

Comparative Analysis of Planning Determinants of the Housing for the Elderly

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The goal of this research is to find the effect of planning factors on the supply of housing for the elderly in 31 autonomous regions in Korea. To find the planning factors that affect the trend of supplying housing for the elderly, analytical hierarchy process surveys were conducted by both experts and people with no specialized knowledge. In case of experts, they treat traffic accessibility as the most important factor for supplying housing for the elderly, followed by neighborhood environments, local attraction and land condition by their importance. Similarly, non-experts also stressed factors in the same order except without local attraction and land condition. The results show what kind of a planning factor will affect the supply of housing for the elderly and how long the impact will last. The result of vector autoregressive model to variance decomposition shows that the impact from variables will last at least two years for cultural facilities and at most more than ten years for well equipped environment. Impulse response model is used for estimating the impact for the future, and variance decomposition model is used for verifying the significance of impact. This result shows that firstly, medical service and well-equipped environment, which are chosen by both experts and non-experts in a survey conducted with analytical hierarchy process, displayed that it strongly affected the supply of housing for the elderly. Secondly, railroads strongly affected the increase of housing for the elderly as a determinant. Thirdly, cultural facilities affected the supply of housing for the elderly positively. Lastly, commercial district and business district nearby negatively impacted the supply of housing for the elderly.

A Study on the Regeneration of Environmental Infrastructure in the Sea-side Industrial Zone of Kawasaki City, Japan

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Kawasaki sea-side industrial zone is the oldest industrial zone in Japan. Its development had started in the beginning of the 20th century, by reclaiming Tokyo Bay. Many heavy industries allocated in Kawasaki, therefore the air and environmental pollution caused serious problems. Therefore, this area is called the brown field of Japan. A lot of efforts to improve environmental qualities have been carried out and, right now, the new trend, how to regenerate this brown field became the main issue of this area. The characteristics of this movement is that many stake-holders, such as Kawasaki City, NPO of major industries, and citizen are involved, and have started to think together of the future of this area. Based on above background, we think it is essential to clarify the existing environmental assets. The purpose of this paper is to analyze the following three points and propose the evaluation system and the method of the regeneration of environmental infrastructure. First of all, we carried out the extensive survey of existing open spaces, and classified those open spaces based on the landownership. We also analyzed the accessibility of citizen to these open spaces. We found that the characteristics of open spaces were drastically different, reflecting the history of the foundation of each industry. In addition to this, because of the enlargement of the harbor activities, small canals which were created before the World War Second, had abandoned. We conceived these changes possessed the potential for the regeneration. As a second step, we set up the evaluation system based on the landownership and the accessibility to waterfront. By synthesizing these analyses, we identified the fundamental resources for creating environmental infrastructure in Kawasaki sea side industrial zone.

A Study on the Improvement of the Public Interest on High-rise Mixed use Developments in Seoul

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As population and industry are constantly concentrated in Seoul, confusions and negative effects occurred on urban structure of Seoul rather than taking advantages from building up. For example, urban problems such as traffic congestion, environmental pollution, and an increase in the cost of infrastructure were brought and a reduced settled population in Seoul has the area get emptied nocturnally. Accordingly, people, living in Seoul, desired to have an urban environment providing them with security, amenity, and a wide range of opportunities.

To solve those urban problems along with the requirement for the new urban environment, various multi-functional developments have been achieved. One of them developed as the high-rise mixed-use development (MXD) in Seoul to satisfy the needs of dense development; the recent urban economy, the tendency of rearrangement for the urban structure, a lack of usable land, and a rise in land prices. Therefore, it seems that the high-rise MXD in Seoul is continually increased.

The high-rise MXD, located in Seoul, plays a unique role in regard to the urban space structure, the economy, the landscape, the regional context, and the walking environment. Furthermore, several possibilities for this development to give a clue to solve the urban problems mentioned above appeared. Those aspects made the high-rise MXD in Seoul to be considered as an urban dimension. However, the state of high-rise MXD in Seoul is not capable of corresponding to the urban problems, and serving for the common good in chase of development profits.

The scope of this study deals with both residential and not-residential MXD cases in Seoul which have more than 30 stories. The purposes of this study are as follow;

1. Defining and clarifying ; Public Interest; which serves as criteria for being an urban structure.
2. Researching the development of the high-rise MXD cases in Seoul.
3. Selecting the each development case, following the urban space hierarchy in Seoul.
4. Analyzing the properties of cases; Average Height, State of Walking Continuity, Location Type and Present Issues
5. Making an improvement strategy for the Public interest on High-rise Mixed use

Developments in Seoul. Clarified items of the Public Interest based on the issues from the high-rise MXD are as follow;

1. Regional aspect: the approach of the urban dimension.
2. Accessibility: the point of view from the public.
3. Amenity: environmental issue along with dwelling.

Conflict Analysis and Effective Management of Specific Permitted Land Use for Neighboring Housing District -Evidence with Social Judgment Theory

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The specific permitted land use has negative impacts on neighboring housing district and an effective way for management is important. This paper aimed to the view point of residents and community opinion leaders living within 500 meters distance range of nightclubs, dance halls, and pubs locating in the 5th land readjustment area in Tainan city. In addition the opinions of the public sectors were also considered in order to obtain management consensus. Moreover the quantification method and social judgment theory were applied and the findings included: (1) Security empowerment (SE) for neighborhood safety explained the most critical management actions; (2) More strictly environmental noise control (ENC) were anticipated in future regulations, though opinion leader shoed pessimistic; (3) Traffic improvement required by residents more than other expert (official); (4) the comprehensive consensus between groups were illustrated in management performance graph and possible action plan were discussed, (5) Constructing a

deliberate cognitive map for better explanation and transferability trial to other area were suggested.

Analysis on the Residential Environment in Agglomerated Region with New Development - Focus on Bun-Dang and the West-Northern Yong-In

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During the 1990's, five new towns were constructed around Seoul such as Bun-Dang and Il-San. We call these five new towns as the first-phase new town and a second round of new town developments are currently underway. These new towns are very popular since they were created based on systemic urban planning and they provide various residential amenities. Many people consider them livable cities. Taking such advantages, other small-scale new public and private developments continued around those new towns and consequently created ;agglomerated region with new development;. The most representative area is Bun-Dang and west-northern Yong-In area which are formed along the Seoul-Busan expressway. This area is a mega-community having more than one million residents in 2005.

Being different from Japan and European countries where policies have moved from ;development; to ;regeneration,; some development potentials and demands still exist in the Seoul metropolitan area in Korea. Judging from recent development trends in the Seoul metropolitan area, it is expected that the formation of other ;agglomerated region with new development; would be continued for the time being.

This study is aimed to analyze the residential environment of Bun-Dang and west-northern Yong-In and find implications to the management of ;agglomerated region with new development;. This study could be differentiated from the existing analyses in that it conducted comprehensive analyses on various factors that constitute urban residential environment. The conclusion of this study was derived from diverse analyses of current development condition, residential sites, regional transportation, awareness of residents, and overseas cases.

An Analysis of the Importance of Planning Factors for Smart Residential Environments of Each Country

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This study sought to determine the relative importance of planning factors for smart residential environments of each country through the comparison of the view of international S.R.E. professionals. Using the categorization of academics, business and research, group of architects, urban designers, and IT professionals were selected from U.S., U.K., Japan, China, and Korea. The completed questionnaires of a total of 191 respondents from focus group interview and e-mail survey were analyzed by A.H.P. (Analytical Hierarchy Process).

To set the priorities of the smart residential environment planning factors of each country through the survey for relative importance, fundamental classification system of smart residential environment was deducted from NTRM(National Technology Roadmap) and SHRM(Smart Home Roadmap) by MOCIE and enhanced with the classification of architecture related authentication system.

Korean professionals reported that since all the expectations after 10 years and 20 years were the re-development for 30 or higher floor of super-high apartment, the preferences of Home Automation and Network IT appliances (0.4026, rank 1) and Home Network (0.3159, rank 2) were high due to possible application in those constructions.

Stress on Mega Cities - Slums : Scenario from India

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Approximately two thirds of humanity will live in cities by the year 2030. By 2015, nearly 60 cities with populations of over than 10 million will exist, the vast majority of them in developing countries. Without further explanation, this statement should bring to mind images of overcrowded streets and housing, hazy, smog filled skylines, and urban sprawl. There are various problems by which megacities are plagued today. One severe problem is rapid growth of slums in the cities. The paper reviews the conditions of slums in million plus cities in India. The population, education level, employment etc. in the slums reveals the socio economic gaps between slum and non-slum population. The paper analyses the condition of slums in Bhopal city and emphasis on to the poverty level, poor sanitation and water conditions in the slums. The paper discusses 2 typical case studies in Bhopal and states that slums in the city are not same and differs in living conditions and socio-economic conditions. Paper also focuses on to the stress on the city infrastructure that is bearing the excess load without much financial return. This leads to the poor services that are borne by deserving taxpayer. To overcome such issues author emphasizes on the reassessment of the slums and need of inheriting psychological changes in the slum dwellers.

How Do Property Crime Rates Change over Time in Urban Neighborhoods?

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We investigate theoretically and empirically the inter-temporal dynamics of neighborhood property crime, a prime contributor to the quality of life and the vitality of markets in urban areas. We develop a microeconomic model of year-to-year changes in crime rates that incorporates endogenous relationships between the recruitment of criminals and deterrent effects spawned by responses of neighborhood residents and/or police. We operationalize the model using annual panel data for census tracts in Cleveland, Detroit, and Seattle, and use dynamic panel econometric procedures to estimate parameters. Although the details vary across cities, all estimated models demonstrate a time path that converges to a stable state within ten years and often sooner, *ceteris paribus*, regardless of the size of disequilibrating shock. The Cleveland and Detroit models provide evidence of nonlinear, endogenous deterrence response effects. The Detroit model provides evidence of an endogenous net fear response producing threshold instability for large increases in neighborhood property crime rates.

High- Rise through Market Based Approach as a Shelter Strategy for Urban Informal Settlements? (Case study; Sustainable Township Program-Sahaspura Apartment Complex, Sri Lanka)

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In the eyes of urban development constraints, the urban informal settlements are an often discussed issue in rapidly urbanizing Asian cities in developing countries. The city of Colombo too being the most burgeoning urbanized city region in Sri Lanka has been proliferated with informal housing sheltering 51% of city's staggering population, covering 11% of prime lands that are mostly owned by the government, in a phase where the city suffers from severe land crisis for urban development. Since early 1970's, different strategies had sought its way such as on-site upgrading, land sharing, forced relocation etc. which were rather unsuccessful in addressing the issue, where as the main cause of this phenomenon of urban informal settlement is the economic transition of cities; from closed to more liberate or open market economic policies. In view of that the Sustainable Township Program, 1999 which operates on a fully market based, self financing concept is a project launched, in order to achieve the dual goal of "homes for people and land for urban development" simultaneously via provision of housing through high rise condominiums for informal settlers.

In this regard the objective of this paper is to evaluate the effectiveness of this approach in solving the issue of urban informal settlements in a situation of lack of urban land, taking in to consideration the high rise Sahaspura Housing Apartment project (2001/2005); the pilot project under the above Sustainable Township Program (STP). Many

countries have rejected the high rise strategy for low-income city dwellers. Nevertheless the analysis of primary and secondary data survey had justified this radical shift of housing policy in terms of better social lives and voluntary relocation in the face of urban land constraints, provided that their former livelihood does not depend on the residential location. Further the analysis indicates that under certain conditions the policy makers should rethink in some practical limitations to its' ideologies and within the main framework of the new approach each housing project may needed to be tailor made according to the preference of the urban informal dwellers.