

Direction for Re-establishment of Land Use Management Systems in Non-urban Areas

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Summary

1. (Current status of land use management) In non-urban areas, the size of land designated for specific development is excessive, and land that requires preservation, such as agricultural land, is declining. Moreover, land development projects are not aligned with each other and there are conflicts over different land uses.
2. (Problems of land use management systems) Spatial management plans are not sufficient for non-urban areas, the principles and criteria of land development and preservation are unclear, and there is no unified system to manage rights and responsibilities regarding non-urban area management.
3. (Need to re-establish land use management systems) It is necessary to address the lack of alignment of development projects in non-urban areas and respond to changes in external conditions, including population decline and low growth.
4. (Direction for re-establishment of land use management systems) ① The balance between development and environmental protection should be promoted through establishment of the principles and criteria of land development and preservation, ② sustainable land use should be encouraged through planned management, and ③ efficiency in land use should be increased through intensive land use.

Policy Implications

- ① (Re-establishment of land use management systems) It is necessary to re-establish the order of priorities on growth management measures; strengthen linkage between land use plans at city, county, and rural

area levels; establish a legal system for spatial management of rural areas; and improve related systems to accommodate the characteristics of rural areas.

- ② (Re-establishment of the approval system for land use) It is necessary to review the existing classification of land uses in the zoning system, adjust conflicts between development activities allowed within parcels of land designated for specific uses, strengthen management of areas allowed for land development, and designate areas to protect villages.
- ③ (Re-establishment of managerial rights) It is necessary to strengthen controls on the designation of areas for specific uses, introduce grading of agricultural land, prepare measures to compensate for losses caused by regulations, and divide the existing approval system for development into approval for development and approval for agricultural purposes.