A Study on the Actual Situation of Farmland Diversion and Process in Xi'an City of China

Kazuyo KAMITA (KPMG Business Assurance Co., Ltd.), Mieko HAMADA and Hitoshi IEDA

This paper aims to discuss how the project scheme should be chosen for the road construction in city planning. In the actual situation, the choices of the project schemes are not always reasonable. As a conclusion, the followings are found:
1) The present methodology is not appropriate from the viewpoint of choosing the best project scheme.
2) In order to choose the best project scheme, each constituent of the project schemes (here called “project tool”) should be considered separately.
3) Multiple project schemes have to be compared in a unified way of cost-benefit analysis, taking into account the time period required until the construction starts.

On the Relationship between Community Participation and Social Network
in Low Income Area in Ho Chi Minh City, Vietnam

Tetsuo Kidokoro (University of Tokyo) and Emiko Katayama

Community-based approach is recognized as a viable method to provide basic infrastructure and service for low-income community. However projects for improvement of living environment for the urban poor doesn’t necessarily follow community-based approach, but they are sometimes insufficient in the level of participation and initiative of community. This study, through the case studies of Ho Chi Minh City, Vietnam, examines relationship between the social network in the community and the level of community participation in upgrading of living environment for low-income community. In conclusion, we found that understanding of existing social network in the community and strengthening and utilization of social network are indispensable for improvement of living environment through community-based approach.

Quantitative Evaluation of Cultural Capital using the CVM

Emiko Kakiuchi (Hitotsubashi University) and Yukio Nishimura

I conducted a quantitative evaluation of the private and public benefits of cultural capital, considering the case of the historic villages of Gokayama, Toyama, registered in the UNESCO World Heritage List. I conducted a survey of tourists and a national postal survey on the benefits of the cultural landscape using a double bounded dichotomous choice VCM (contingent valuation method), and analyzed the results using a random utility model. The heritage benefits derived mainly from bequest value. The total WTP (willingness to pay) of tourists, and nationwide total WTP are large enough to justify social investment in the heritage as cultural capital. Tourists are not only recipients of the benefits but also potential donors and volunteers, and strongly support funding for the maintenance of the villages by the national government. The above findings suggest that a quantitative evaluation is applicable and useful for formulation of cultural policy.

Determing the Optimal Combination of the Project Tools for Road Construction in City Planning

Michio Ubaura (Toyohashi University of Technology)

The impact of the location of large-scale retail stores spreads a wide area range as a result of the development of the motorization; it is not limited to the municipal planning level, but spreads to the regional planning level. The purpose of this paper is to show the effect and limitation of the informal location adjustment system of large-scale retail stores on the regional level in Germany as a countermeasure to the problems of legal system. As a conclusion, it shows some effect in the point of clarification of the criteria and the improvement of the way of adjustment as an auxiliary system of the legal system. But it shows hardly any effect especially to the development in the so-called “old Bplan”-area.

A Study on the Informal Location Adjustment System of Large Stores on the Regional Level in Germany

Weili TIAN (University of Fukui) and Yoji KAWAKAMI

In this study, we examine the actual situation of farmland diversion in Xi'an city located in inland region of China and discuss the issues of farmland diversion and its process. Firstly, we analyze the conditions of farmland diversion based on investigation data of land use for 10 years of LinTong Area of Xi'an city. Secondly, we take up five cases and point out issues of each process. As the result, we find out that under the present land use management system, a lot of farmlands have been converted to land use such as housing and factory etc. around the village of rural area. We also find out that the land titles of the village were expropriated, local government is not enough to consider village’s profit and life, these also cause farmers backlash and farmland are converted by villagers in rural region.
* A Study on the Achievement and Planning Effects of the Co-Operative Rebuilding System based on the District Planning with the Approval as a Group Building ................................................................. 45

**Kota Kawasaki (UG TOSHI KENCHIKU CO., Ltd.)**

This paper aims to discuss the achievement and planning effects of the co-operative rebuilding system using alleys in the Tsukishima District. Specifically, the achievement and planning effects of the District Planning with the Approval as a Group Building with Divided Sections will be examined. This planning system was introduced in order to resolve the problem that many buildings facing alleys had deteriorated because they were not rebuilt in compliance with the Lot-Frontage Regulation, the Building Coverage Ratio, the Setback Regulation from Road Width, and other general building regulations. This study will demonstrate that the planning system is effective for the urban disaster prevention and for increasing the amount of high-quality housing, which are its aims, but that its applications are limited.

Research on present policy for the closure of large-scale shopping stores and future policy development ......................................................... 57

**Yoshie INOUE (SHOKEI Junior College) and Toru NAKAYAMA**

This paper aims to investigate local measures for the closure of large-scale shopping stores, and to seek for future policy development. The results are as follows. In the case of the Kyusyu region, just after the procedure of Civil Rehabilitation Law, national governments and related prefectures have been supporting employment and finance. In the case of the closure by the Civil Rehabilitation Law, local government and chamber of commerce can not take any measures until the submission of rehabilitation plans, therefore, it may be difficult to avoid the closure at the time of submission of plan for the stores to be closed. In future, it would be necessary for local government and related organizations to investigate the managements of large-scale shopping stores to avoid the closure. At present, arrangements for the closure is lacking from the law. However, for the future, it may be necessary to consider about the lawful process.

Impact of Out-of-city Resettlement on Travel Behavior of Urban Poor in Developing Countries ................................................................. 67

**Hironori Kato (University of Tokyo) and Toshihiro Ohtsuji**

This paper intends to analyze how travel behavior of urban poor changes when they resettle from the central district to the out-of-city sites due to the urban resettlement project in developing countries. The authors surveyed the travel behavior of urban poor in Metro Manila, the Philippines. It is unveiled that commuting to the working place and job-hunting are the most essential travel behavior for the urban poor and that many households suffer from the adverse effects of the change in their travel behavior. It is found as well that the long and costly commuting travel deteriorates the quality of life of resettled urban poor so much that some of them return to the previous slum districts and others need to break up their family. Finally it shows that improvement of project manager’s ability of implementation and deeper commitment by the donor to the project are critical for success.

**Change of the Planning System under the Blair Government** ................................................................. 77

**Noriaki SAITO (Urban Renaissance Agency)**

This article reviews the background of the on-going change of the planning system under the Labor Government led by Tony Blair. The government proclaims the need for change for “a better, simpler, faster, more accessible system that serves both business and the community”. Although it claims that the proposed changes are fundamental, it is not difficult to see some resemblance to the reform under the preceding Conservative Government. The government also affirms that devolution and community involvement should play much importance. The way to realize that affirmation, however, does not seem so clear as proposed measures to be taken for the efficiency.

A Study on Mutual Relation between Landscape Evaluation and Intention for Participation in Community Development ................................................................. 86

**Daisuke KITANAKA (Osaka Institute of Technology) and Yoshikazu IWASAKI**

The objective of this study is to clarify a motivation of citizen’s participation to community development as a trigger factor. The method of this research was carried out with the next process. At first, it was analyzed the main factor which influenced citizen's participation consciousness through the amenity evaluation about the landscape of the city park and the little stream that they are community developments. Next, the important landscape elements are set up as the main factor. Then, a trigger factor of the citizen's participation consciousness are clarified by the consciousness structure analysis using a profile which is made the community developments of the imagination composed of these landscape elements. The results of this analysis are as the following. (1)To raise the citizen’s participation intention to the community developments, the main factor which should be made important is the existence of natural landscape that a thickness is given to the area community. (2)Furthermore, a trigger factor which the main factor is taken concrete are the nature resources and its landscape which partly influences human being life. And as concrete examples, they are the existence of the landscape elements such as the street trees and the row of trees and regional activities such as maintenance and improvement.

A Study on the history and effects of the Greenbelt system in Korea ................................................................. 95

**Toshikazu Suto (Ministry of Land, Infrastructure and Transport) and Akira Koschizawa**

This study examines the history and effects of the Greenbelt system in the Republic of Korea. The Korean greenbelt was modeled on the Japanese system and the English system, but it has distinctive characteristics such as the very strict control on land uses and building activities without any compensation. This study analyzes the history, the state and issues of the Korean greenbelt system, and examines its effects from the point of view of policy making and city planning, based on unlisted documents and information from interviews to the persons concerned.