

# 농촌 마을 공간관리를 위한 토지이용의 통합적 관리방안 연구

A Study on the Integrated Management Method of Land Use for Spatial Management in Rural Towns

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SUMMARY

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Korea Government's National Task 70. 'Support for strengthening of rural towns and promotion of its growth' carries forward in order to resolve the 'spatial incongruity of land use' such as residential buildings adjacent with factories and livestock farming facilities emitting odors and pollutants in rural towns. Accordingly, law enactment of 「Rural Space Restructuring & Regeneration Support Act」 and '7 types of Rural Specialized Districts' are in progress. The purpose of this study is to identify the spatial incongruity of relevant land uses in the conditions of institution and spatial contexts of rural towns and present policy implementations in terms of integrated location management of land use.

Recent policy trends and prior researches are reviewed. Points of interest are summarized and problem recognition is identified. This study transcends the understanding of rural areas as a reserve for urban land use, rather recognizes the conditions for rural land use management to differentiate from those of cities. It is needed to redefine the problem of spatial proximity in the given conditions of mixed land use composition. Therefore, focus of discussion is introducing the concept of location management perspective in rural land use management.

In chapter 2, land use management regulations and operating case are analyzed. In chapter 3, survey for residents, government officials, and experts on rural land use management

issues, specifically about spatial incongruity of land use and need for regulations are reviewed. In chapter 4, scope of rural land use management is reviewed through the morphological research and planning simulation. Also, functional segregation between residential environment and productional one is examined through location evaluation criteria simulation.

To understand the spatial scope of land use management in rural towns, land use samples were selected in Sangju, Pyeongchang, and Buyeo. The results of analysis on the spatial composition characteristics of land designation and building use shows 5 morphological types.

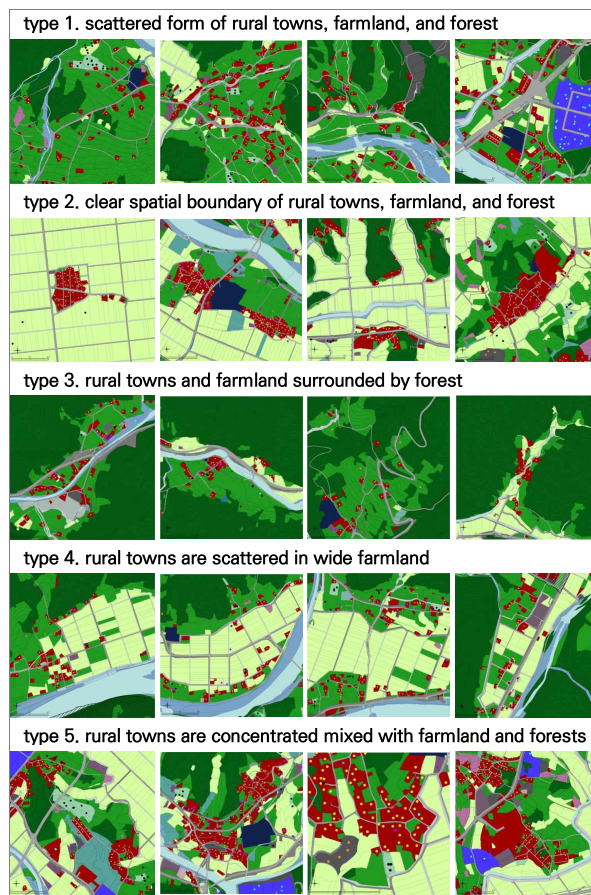


Figure 1. Morphological types of spatial composition of rural land use

Type 1 is scattered form of rural towns, farmland, and forest. Type 2 shows clear spatial boundary of rural towns, farmland, and forest. Type 3 shows rural towns and farmland surrounded by forest. Type 4 shows rural towns are scattered in wide farmland. Type 5 is rural towns concentrated mixed with farmland and forests. This study presents the common characteristics of irregularly composed land use among various land uses related

to residential, agriculture, forestry, animal husbandry, industrial, natural functions. All types are included within management area and agricultural area by zoning law.

The scope of land use management in rural towns should settle the issues of structural arrangement of land categories. The structure of land designation is a cause to accumulates spatial incongruity in land use through mismatching of residential-purpose and production-related land uses under the National Territory Planning Act. To do this, the use district mainly protecting residential land use from production-oriented ones should cover relevant land categories.

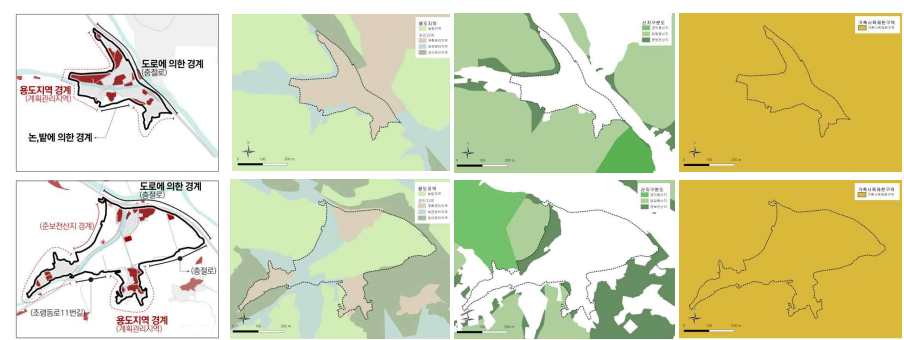


Figure 2. Land use district designating simulation example

The criteria for land use location management in rural towns set 4 location evaluation factors, which are residential areas(1 residential building), roads, rivers, and cultivated farmland. The location evaluation factors set each separation distance standards. The location evaluation standards are 0–50m, 50–200m, 200m– from residential areas an farmlands, distances from roads 0–30m, 30–200m, 200m–, distances from rivers 0–30m, 30–200m, 200–1,000m, 1,000m–. The location assessment results show the possibilities of resolving spatial incongruity of land use in cases in which location evaluation factors were applied to only residential factor, residential and agricultural factors, and all 4 factors in the condition of buffer zone with 200–1,000m, 300–1,000m, and 500–1,000m.

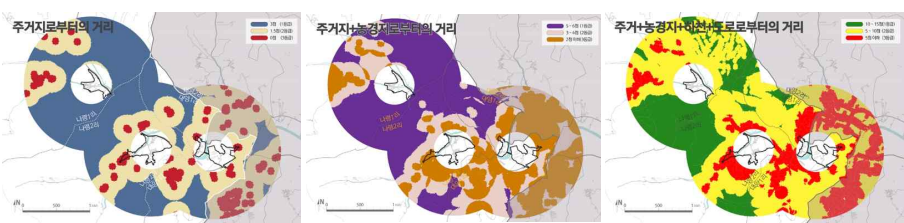


Figure 3. Example of location evaluation criteria simulation with a radius of 200–1,000m in the buffer zone

The research presents the following basic concept of integrated management of rural land use. Rural land use district should cover comprehensive land uses to deal with the agenda of spatial incongruity and distance regulating function. It has a dual spatial structure composed of a district and a buffer zone to apply location management differentially. The dual spatial structure set of absolute location regulation areas and relative location regulation, which shows the donut-shaped buffer zone.

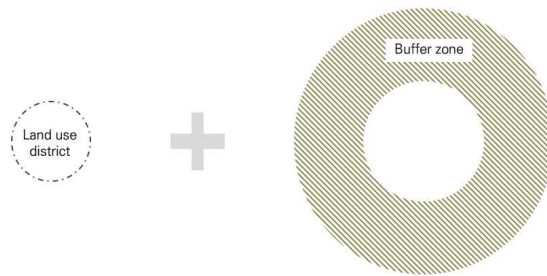


Figure 4. Composition of land use district and buffer zone

Accordingly, the buffer zone can be operated as a zone that allows conditional location of production-related land uses which is very important rural economic activities. Also, small-scale distributed villages that are not designated as districts could be protected through location evaluation to satisfy the minimum separation distance condition for specific uses in the buffer zone. The research introduces an integrated management method for land use in rural towns to establish the role and principle of ‘rural towns protection districts’ in accordance with Article 12, Item 1 of the Enactment Act on the Restructuring and Regeneration of Rural Spaces in the Enforcement Decree.

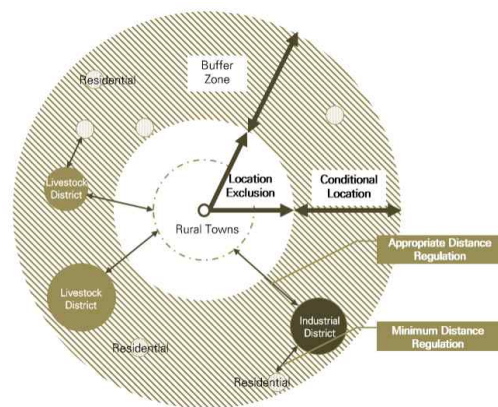


Figure 5. Dual distance regulation concept of Land use district and buffer zone

**Keywords :**

rural town, integrated management of land use, spatial incongruity of land use, land use district, land use regulation, location regulation, rural town protection district, buffer zone