



# The Management of Non-urbanized Areas in Slow Growth Era

The purpose of the study is to suggest the multidisciplinary management alternatives of non-urbanized area developments such as urban planning, economic and environmental perspectives. Gyeonggi-do has 92.8% of non-urbanized areas in the total area. 90.6% of individually permitted development has occurred in non-urbanized areas. The types of land use in non-urbanized areas are usually detached housing, factories and retails, etc. These types of land use have problems such as the lack of infra structures and environmental pollutions. There are several management systems for non-urbanized areas such as District Unit Planning, Impact Fee Zone for Infrastructure, Semi-Industrial District and the District for Factory Location to prevent unplanned development. However, these planning tools have not been effective to control developments in the non-urbanized areas.

The survey was conducted to find specific problems and solutions in non-urbanized area developments by urban planners, local officials, residents and factory owners. Specially, two types of factory owners who are in individually developed sites and in industrial parks are interviewed.

The study suggests that as follows. First, individual developments of factories in non-urbanized areas should not be permitted in the zoning systems. Second, existing systems should be modified to operate properly instead of making new ones. Individually permitted developments must be maintained more strictly and planned developments must be supported financially and institutionally by governments. Third, planning systems should be connected to each other. For example, developments should comply with the direction of a city comprehensive plan. Fourth, the industrial demands location should be considered according to the change of population structure and economic conditions. Also the change of industrial structure with the coming 4th industrial revolution and the demand for quality of life around the industrial parks should be considered.

**Key Word** Non-urbanized Areas, individually permitted development