

ABSTRACT

This project is trying to propose some suggestions to improve the regulation of non-urban land use zoning and editing. The following conclusions and suggestions are based on the results of practical analysis and expert discussion.

1. Conclusion

1.1 The practical difficulties and error types while facing non-urban land use zoning

- 1.1.1 No problem for the non-urban land with cadaster while using the new geographic information to re-delimit and re-zoning.
- 1.1.2 According to the Land Act, the river area and high mountain district without cadaster and land registration can't be put into the procedure of non-urban land use zoning.
- 1.1.3 No matter the data using problem is caused by the data error from NLSC or the Dept. of Land Administration, the essential way to fix is back to the root - the land offices and ask them correct.

1.2 The procedure and legal validity of non-urban land use zoning

- 1.2.1 According to the Enforcement Rules for the Regional Plan Act, it is not necessary to integrate sea land cadaster.
- 1.2.2 According to the Enforcement Rules for the Regional Planning Act and the manual of non-urban land use zoning map, there is no type restriction on district boundaries. That means project scope, road, railway, riverside line and river center line all could be used as district boundaries. Coordinate system is suitable for sea land zoning.

1.3 The credibility of 1/5000 topographic map and geographic information

1.3.1 The NLSC's 1/5000 basic topographic map should be the priority geographic information for zoning reference.

1.3.2 All the range charts announced by the government i.e. river map, federal forest, can be references for cadastral survey incomplete area.

1.4 About the regulation amending

1.4.1 Start from zoning and editing.

1.4.2 The Enforcement Rules for the Regional Plan Act should be amended simultaneously.

1.5 The result of using topographic map to zone and edit

1.5.1 Due to the situation of non-urban land using editing now is distributed; therefore to delimit the non-urban land by purpose should be the main way.

1.5.2 The NLSC's 1/5000 basic topographic map is not sufficient for non-urban land zoning, but suitable for river area and high mountain district.

1.5.3 For those cadastral survey incomplete area, the way National Forest Survey and Registration Plan used, by digitalizing nearby land parcels, administrative boundaries, range charts announced by the government and 1/5000 topographic map beforehand then registering, zoning and editing, should be a manageable one.

1.5.4 Those above are good for big cadastral survey incomplete area. Since the Land Act's limit and the complexity, the zoning and editing of small cadastral survey incomplete area are suspended.

1.6 About function oriented territory zoning

1.6.1 There are cadastral restrictions while non-urban land zoning transfers to

function oriented territory zoning.

- 1.6.2 How to construct a reasonable structure and lead territory-using orderly is an important issue, especially after transferring.
- 1.6.3 The transfer technology is well developed, yet transferring should include some other information to make zoning reasonable, such as topographic map, land capability map and environmental sensitivity information.
- 1.6.4 To avoid land segmentation, complete cadaster should be valued.
- 1.6.5 The existing land classification is a fast, inexpensive but incomplete zoning way. The function oriented territory zoning is accordance with the land survey, so it is more expensive than the existing land classification.
- 1.6.6 No matter the existing land classification or the function oriented territory zoning, how to unify both results in the future is an important issue to face.

2. Suggestion

- 2.1 In the exiting Regional Plan, the basis of non-urban land zoning and editing are not limited on land parcels. That means different type boundaries are allowed. As for editing, relevant provision has been excluded out of Enforcement Rules for the Regional Planning Act. For cadastral survey incomplete area, the government should revise the exiting regulation, offer appropriate classification, reasonable scope of land using control and digital Graphics, and try to accelerate cadastral survey.
- 2.2 Regarding the land with complete cadastral surveying and editing but no classification, the government should identify the reasons, and help the local government process.
- 2.3 After function oriented territory zoning, it will cause some fractional land classification and using. The government should revise regulations in advance.
- 2.4 Regarding the differences between the exiting land classification and the

result of land using survey, the government should accord to the principle of land using control to contradistinguish side by side to find out violation.