Commercialization of Town Space & Environmental, Social Disasters Under Climate Change: Floods and Development During Urbanization Of Zhubei.

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. Abstract

Some of the research results suggest, agricultural land are considered urban preservation lands. It has great profit in its change of use, especially for the strategies of land development for “Developing Government”. It distorts price of agricultural land and encourages their transactions. And thus leads to reduction in sales of produce sections and food shortages. Plus the threats resulted by extreme climate and environmental changes, it endangers land usages and cause more challenges for urban planning. As a result, the current research attempts to investigate through environmental diagnose and indepth field study, supported with research methods such as FLO-2D flood module etc., and layering various disaster tendency images and geology information system operation. Based on before/ after, it does suggests elevate runoff in some of the areas, result in increased potential flood tendency area and depth. The aforementioned empirical study reflects the malfunctioning of environment disasters and land commercialization urban planning in Zhubei.

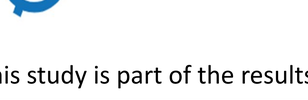
Keyword: FLO-2D, Property-led Development, Zhubei, Urban Planning, Environment Disaster.

. Introduction

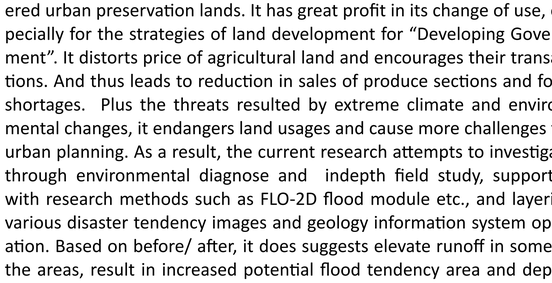
01 Agricultural area as hinterland of development and industry transformation, usually distorts price of existing agricultural land prices due to profits.

01 Land developers normally are willing to pay high prices to acquire agricultural lands, and thus encourages its transactions.

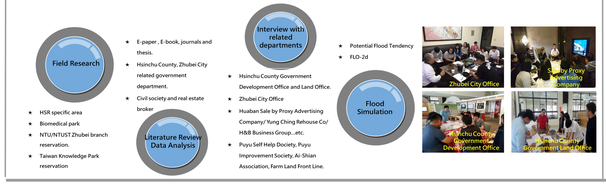
01 More agricultural lands are used as low density urban development area. But a speculation of inefficiently converse agricultural land to urban land.

02 

03 Use “Property-led Development ” of Zhubei District, Hsinchu County, Taiwan as case, drive growth with property development, to fulfill economical, political and social goal’ s strategies (Wang, 2015); becoming force of growth to “ City of Gold and Power ” (Chen, 1995), highlights potential floods threat tendencies and land developments under climate change.

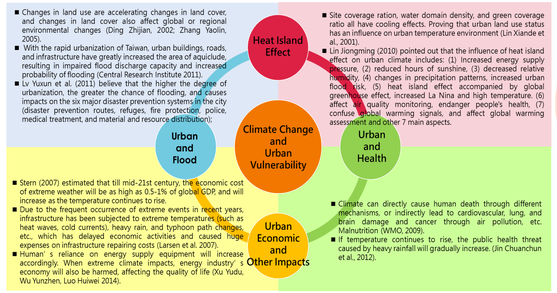


. Research Methods

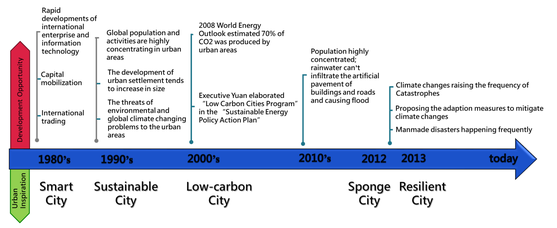


. Literature Reviews

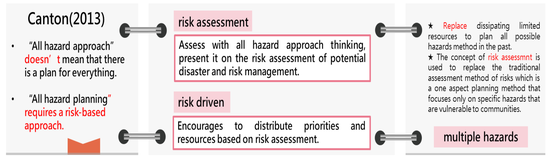
A . Climate Change and Urban Vulnerability



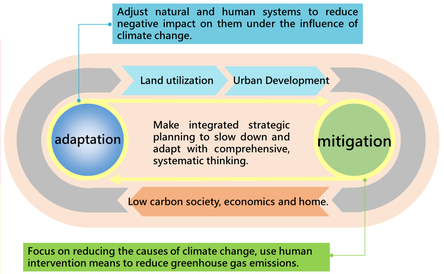
B . Town Development



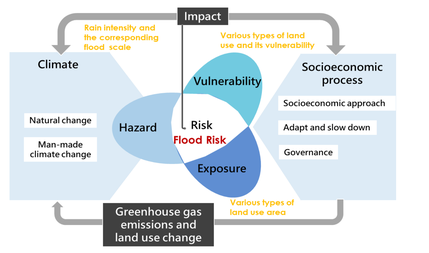
C . All-Hazard



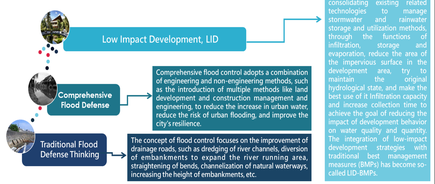
D . Resilient Sustainable Planning



E. Risk Management

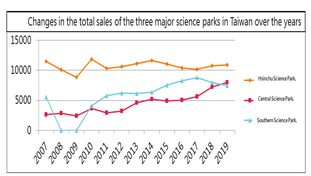


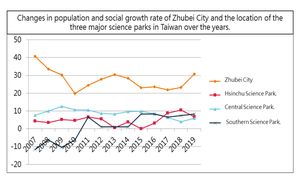
F. Flooding Control



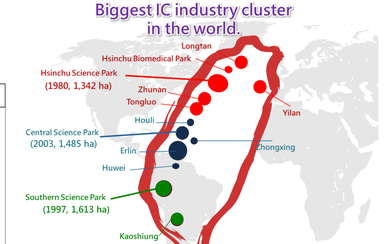
. Research Contents

A . The Rise of Tech Industry and Zhubei

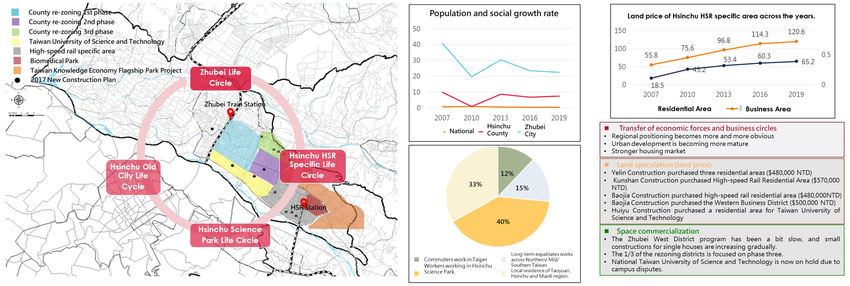




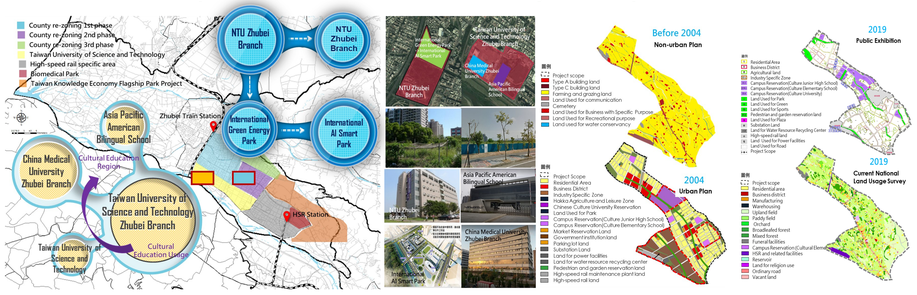
1. Affected by Hsinchu Science Park, population in Zhubei City grew rapidly.
2. Zhubei city has the advantage of industry and transportation (Hsinchu HSR open to traffic in 2007).



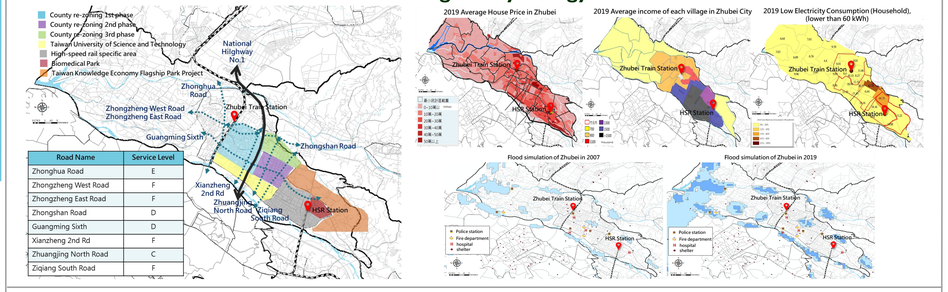
B . Space Transfer of Economic Forces, and the Commercialization of Land.



C . Government Department and Technical Bureaucracy’s Developmentalism.



D . The Hidden Social Disasters of Technological Mythology



Road Name	Service Level
Zhonghua Road	E
Zhongzheng West Road	F
Zhongzheng East Road	F
Zhongshan Road	D
Guangming Sixth	D
Xianzheng 2nd Rd	F
Zhuangjing North Road	C
Ziqiang South Road	F

. Research Findings

The rolling urban governance of Zhubei City has created:

1. Fragility of urban land.
2. Internal imbalances in regional development.
3. Increased endangerment on agriculture industry, and other socio-economic hazards impacts on the environment and land reuse pattern.

Developmentalism only, endless urban expansion, large-scale conversion of agricultural land (enclosures).

All hazard approach management planning and adaptation strategy direction

★ Establish an appropriate system and provide absolute and sufficient resources to support disaster reduction and prevention.
★ Build resilience among organizations and people when facing disasters.
★ Use land planning as a disaster reduction tool to reduce the pressure of responding to disasters.
★ Proper disaster risk assessment and communication.