

# Functions and Transitions of Common Land Management by Local Organizations: A Case Study of Tourism Development and Scenic Conservation in Minamikomatsu, Otsu City, Japan

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## 1. BACKGROUND AND PURPOSE

In recent years, the interest in the utilization of local resources based on the principle of community management increased. In historical perspective, the management and use of land and derived products by the entity of the village was common. Based on a new land reform, since the Meiji Restoration, many of the previously common lands (e.g. forests and ponds) owned by villages were now owned by national or local governments, or property-wards. Omimaiko-Beach, located in Minamikomatsu (MK), Otsu City, Shiga Prefecture, owned by the Minamikomatsu Common Land Management Association (MCLMA), had been such a property-ward zone before. The beach is one of the most famous swimming spots in Shiga Prefecture, visited by hundreds of thousands of people every year, and is also a scenic spot designated as Lake Biwa Eight Views. In this study, the example of tourism development and scenic conservation activities by local organizations in MK since 1900 is investigated to derive a comprehensive perspective on the mechanisms of modern local co-operation. Thus, this study clarifies (1) the history of common land in MK and (2) the transition of its functions and organizations.

## 2. METHODS

Literature surveys, interviews, and field surveys were conducted in MK and surrounding areas in Otsu City between January and December 2019. In the literature survey, the documents and drawings of the Residents' Association and MCLMA, stored from Edo to Reiwa Era, and data provided by the Otsu City Museum of History were analyzed. Furthermore, interviews with the leaders of the above mentioned organizations were conducted.

## 3. RESULTS AND IMPLICATIONS

The six functions worked in conjunction with each other to manage and operate the common land. As the status of land ownership and authority have changed throughout history, local residents have established regional organizations to ensure the cooperative management of local land. The land managing organization, MCLMA, since its establishment in 1988, restricts the membership which goes against the trend of the transition of community-owned to publicly-owned land. Two processes are crucial for sustainable management and operation of commons. First, the organizational structure of the local managing organization for functional differentiation according to the purpose and second, the existence of an organization for distribution of revenues from common land into the community. On the other hand, within the MCLMA, issues arose in dealing with and preventing problems due to restrictions on membership and its consequences within the organization. The entire region has been struggling with current issues and has not yet formulated a medium- to long-term plan for the future development of the community, making it difficult to determine the direction of each organization. In order for the community management organizations in MK to play a role as an independent local association, it is necessary to provide a mechanism to enhance local intellectual resources, rather than providing temporary financial assistance and labor. This is effective through active cooperation with external organizations.

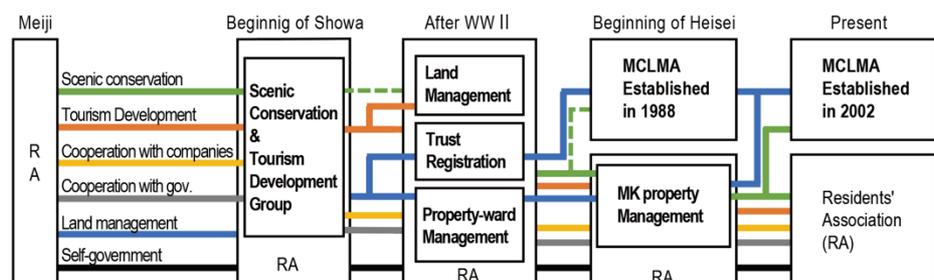


Figure 1 Transition of organizations and functions for common land management