

한옥마을 조성사업의 문제점과 개선방안 연구

A Study on the Problems and Improvements of Hanok Village Projects

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Recently, the national government and the local governments are actively promoting the development of Hanok Village in accordance with the growing public interest and demand for Hanok and Hanok Village. In particular, 「the Law for the Promotion of Hanok and other Building Assets」 provides support for the hanok village development project, which is expected to increase the number of hanok village development projects by local governments and the private sector. However, the newly constructed hanok village does not reflect the value characteristics of the traditional villages and it is a criticism that the utility value is lacking as a modern residential or tourist resort complex.

The purpose of this study is to propose a plan direction to improve the quality of hanok village which will be formed based on the comprehensive analysis of the results of the new hanok village development project and to suggest ways to improve related systems and procedures

Hanok Village is a community in which hanok are generally grouped or newly constructed, and it is a region where traditional hanoks are concentrated and maintain traditional scenery. Although there is no institutional definition of Hanok Village, the requirements for support under the 「Hanok and other Building Assets Law」 and most local government hanok support ordinances are that " at least 10 or more hanoks within a certain range should be organically linked". According to the 「Hanok and other Building Asset Law」, the national or local governments can support the installation and maintenance of infrastructures such as roads, electricity, water and sewage. According to local government hanok support ordinances, it is the

main way to support the cost of individual hanok architecture rather than support for village environment. In addition, the country supports infrastructure installation costs through rural villages projects.

Hanok village development projects can be divided into ‘Urban type’ and ‘Rural type’ by location. Urban type is being constructed in single detached residential units at the urban development project or in the housing site development business. In the case of the urban type hanok village, the public will set up the site and sell the individual land division to the private sector. The individual building acts are regulated by the public district plan. Most of the rural hanok villages are being constructed as a rural village development project for the Ministry of Agriculture, Food and Rural Affairs. In such a case, town development is promoted based on the business plan established by public or private (union). However, the regulations on buildings are not as detailed as those made in cities.

The hanok village development project can be divided into ‘Residential type’ and ‘Tourism type’ by use. Among the resident hanok villages, the only one that was built in the urban area is the Eunpyeong Hanok Village in Seoul, and the sale of the Hanok Village in Sejong City and Andong in Gyeongbuk Province has been completed. The Hanok Village in the rural area is mostly ‘happiness village’ in Jeollanam-do and two hanok villages are built in Chungcheongbuk-do. Most are 20~50 houses . Tourism types are being used for accommodation, cultural experiences, and theme sightseeing. There are not many cases where the number of villages is 10 or more.

Through the above investigation and analysis, the policy direction of the planning side to improve the quality of hanok village and the policy direction about institutional support were suggested. The Hanok Village Planning Guideline is based on the 「Hanok and other Building Property Law」 and aims to induce the Hanok Village, which is newly constructed, to plan appropriately for the modern life while inheriting the dignity and spatial order of the traditional Hanok Village. This guideline consists of space structure, land use, road and parking, ecological environment, public space, and building plan, and it is possible to refer to establishing district plan or business plan for establishing Hanok Village. The institutional support for the Hanok Village Development Project requires a company

certification or registration system that can select a reliable specialist or constructor for the preliminary owner so that the construction process of the owner 's hanok is reasonable and easy. In addition, incentives such as taxation and technical support for related companies should be considered so that creative private developers and constructors can actively participate in the Hanok Village development project.

Keyword : Hanok Village Project, Hanok Village Planning Guidelines