

A Study on the Provision of Hanok in the Residential Zone of Limited Development District

Shin, Chihoo
Jin, Hyun-Young

1. Introduction

For management of residential area which has been excluded from lifting the limited development district (LDD), the policies related with the residential zone have been set up. The residential zone policy aims to solve problems of existing houses such as disordered removing and reconstruction, to improve residential environment, and to establish a long term management system in the limited development district providing maintenance and support services. Basically, establishment as 'residential zone' provides opportunities to maintain infrastructure and install local amenities; but it does not work well in a current situation. Thus inhabitants in the residential zone still have difficulties in their lives and works. Additionally, new construction of houses in the residential zone has changed not only landscape of limited development district, but also the atmosphere of the villages causing disharmony and comparative deprivation among inhabitants.

In the residential zone, there are many Hanoks. However, some of them are very old and inconvenient for dwelling, which are remained without repair due to cost implications. To make better living condition of residents, and to preserve the natural landscape of the limited development district, it is necessary to seek ways to build new Hanoks as well as to preserve existing Hanoks.

This study aims to preserve the existing Hanoks in the residential zone of limited development district and make a plan to provide new Hanoks. For this purpose, it is necessary to examine the act on special establishment and management of limited development district which has hindered provision of Hanok, and to analyze current supporting policies and implementation of providing Hanok of government, local governments and private organizations, and finally to provide supporting plans considering financial burdens of building and maintaining Hanoks.

2. The Residential Zone of Limited Development District

To set up a provision plan of Hanok in the residential zone of limited development district, it is necessary to examine current status and policy of the residential zone of the limited development district. For detailed information, a case study of Uiwang city of Kyunggi-do and interviews with its residents were done.

In the first section, the limited development district policy will be examined . Several issues are discussed as follows: analysis of the conditions for designating limited development district in law, restrictions on activities in the limited development district, community support project, current status of land trade, and regulations of managing limited development district.

In the second section, a brief analysis on the residential zone of the limited development district and a research on the current status of establishment and maintenance of the residential zone is done. The purpose of establishment of the residential zone is to relax building regulations in the damaged residential area and to encourage movement to the area, and finally to improve residential environment of the area.

Additionally, it is anticipated to solve problems of existing houses in the area such as chaotic removing and reconstruction, and to establish a foundation for the improvement of residential environment and a long-term management of the area. The current maintenance project in the residential zone of limited development district is largely divided into 'residential zone maintenance project' and 'community support project'. Maintenance project provides an overall maintenance of residential areas in line with the district unit plan. Community support project consists of improving infrastructures such as road, parking lot, park, and water sewage, and providing amenities such as community facilities and children's playground.

The third section deals with the case studies of Chopyeongdong Saemal village and Hakeuidong Saetmal village which are located in the Uiwang city of Kyunggi province. In these two villages, there are many diverse housing types including old style Hanoks, modern style Hanoks, prefabricated houses, and modern style houses. In case of Hanoks, some of them are worthy to be preserved, because they have kept their original form with wooden structure; however, due to their deteriorating condition, residents have to deal with the difficulties and inconvenience. Most of the dwellers of Hanoks are old people but they want to live in Hanoks as long as repairing and building cost is supported. However, illegal trades of the right of removing and reconstruction occurred because of financial reasons, and its residents have felt a sense of deprivation when modern houses are built in their neighborhood.

The mixture of existing Hanoks and diverse modern style houses makes heterogeneous landscape, and strong boundaries between newly built modern style houses make separated spatial structure. Residents have difficulties in living in uncomfortable environment because maintenance of Hanok requires a substantial knowledge and expenses. Thus, it is necessary to provide functional Hanok at low cost with various supporting

system proposed by Hanok R&D research center. Additionally, it is necessary to make a plan to encourage inhabitants to build Hanok when new residential house is planned.

3. Improvement of the residential zone policy and implementation for providing Hanok

In the first section, restrictions on acts, criteria for permission of buildings, and building codes of the residential zone of limited development district were analyzed. Especially, restrictions on the acts and building codes are not suitable to Hanok because they were made for modern architecture. Thus it is required to suggest an improvement proposal for the provision of Hanok.

All criteria for the permissions on buildings of an attached form no.1 of enforcement decree of the act on special measures on the establishment and management of a limited development areas, is set up for modern architecture, making it necessary to make additional criteria for Hanok. And for providing Hanok in residential zone, we suggest several items in the attached form no.1(types of buildings and structures, and scope of building and installation).

In the second section, improving maintenance project is proposed. As current community support project with convenience provision, welfare improvement, income increase, and research works, does not deal with housing issues, it is necessary to insert an additional clause related with housing issues such as housing improvement project. If the housing improvement projects partially deals with Hanok, it would encourage residents(?) to build Hanok. In case of sustainable Hanok after renovation, it is possible to prevent disappearance of existing old Hanoks. Therefore, it is required to support renovation costs on the basis of income level of inhabitants. When building new residence instead of deteriorated one,

supporting building costs partially encourages inhabitants to build Hanok. In case of residents who have enough funds to build Hanok, providing social incentives instead of subsidies is suggested in considering fairness.

The third section tried to examine current status of preserving charges for limited development district and suggest an improvement proposal to secure finances for preservation and maintenance of limited development district. In the residential zone of limited development district, preserving charges for the limited development district and so on are imposed, and land use is changed due to expansion of housing area according to growth of household or new construction. For the provision of Hanok, it is necessary to input exceptional or eased rules for building Hanok.

4. Relations with Hanok supporting system and service

In the first section, local ordinances related with Hanok of Seoul, Jeollanam-do, Jeonju-si are analyzed, and available items for the residential zone are chosen. The second section suggests a proposal for supporting building Hanok through investigating support projects for Hanok by government, local government, and private organizations.

The support policy of local ordinances dealing with Hanok which includes financial aids, loan support, and tax cut can be applied to the residential zone policy. The support projects are helpful to provide Hanok, and it is confirmed by surveys targeting community members of Haengbok village of Jeollanam-do. The survey shows that providing subsidies have positively affected the choice of members to build Hanok. Especially, the support projects including financial aids, loan support and tax cut, have a strong influence on people with low income to build Hanok in the residential zone of the limited development district. In addition, support projects for Hanok by government, local government, and private organizations can be helpful to reduce their financial burden. The evaluation

by 'Hanok committee'(tentatively named) would prevent indiscriminate support and make it possible to provide Hanok of a good quality.

5. Conclusion

This research aims to suggest proposals to provide Hanok in the residential zone of the limited development district. Nowadays, there are several attempts to enhance conservation value of the limited development district, and especially, maintenance of outstanding landscape and conservation of traditional culture are regarded as the important elements to improve conservation value. To preserve traditional culture and landscape of limited development district, priority should be given to the preservation and provision of Hanok as it is deeply related with the conservation of traditional culture.

It is difficult to apply policies related with the residential zone of limited development district directly to Hanok, because its criteria of restriction are based on modern architecture. Therefore, it is necessary to make exceptional or eased rules for building Hanok. Especially, people who have lived in old Hanoks in the residential zone have difficulties in activities related with building and require modification of rules. Building and repairing houses have to follow the building code, but the building code which is made for modern architecture is not suitable to Hanok. Thus, it is necessary to make additional clause for Hanok in the building code.

The most active area of residents' support services among the residential zone maintenance projects is infrastructure; however, there is no support for housing itself. Thus people with low income who live in old Hanok still find it difficult to manage their houses, and sometimes end up selling the right of removing and reconstruction of house illegally. This has caused demolition or undesirable renovation of many valuable Hanoks and eventually damaged the landscape of limited development district. It is

required to add services for renovation and improvement of housing to community support project, with differential treatment of inhabitants based on income levels.

It is considered to establish an exceptive clause for Hanok instead of imposing a levy on the expansion of housing according to dwellers' needs, which will help to encourage the residents to build Hanok. For the sake of fair treatment, differentiated benefits based on the level of and mandatory dwelling period should be required.

The costs incurred in the residential zone of the limited development district can be reduced with support projects for Hanok by government, local government, and private organizations. As well as financial support by government, it is also necessary to establish an autonomous system with participation of inhabitants. Through these endeavors, Hanok can be provided in a more effective way and the income of inhabitants can be increased as well.

This research makes a proposal for providing Hanok in the residential zone of the limited development district. It is obvious that Hanok and Hanok village can play the pivotal role to keep the outstanding landscape of limited development district. However, considering the possibility that supporting programs for Hanok might be against fairness, systematized rules and regulations such as fair selection of the beneficiaries by 'Hanok committee', support based on income level, and mandatory dwelling period should be prepared. Moreover, making consensus for the provision of Hanok is needed. Finally, proposals for the provision of Hanok are expected to bring out convenience in life and increase of the income to the inhabitants who have lived in an uncomfortable environment.

Keywords: Limited development district, Residential zone, Provision of Hanok