

역사문화도시 경관관리체계 개선방안 연구

- 고도(古都) 보존육성지구를 중심으로 -

The Improvement of Landscape Management System
in Historical and Cultural Environment Preservation and Promotion District

이민경 Lee, Min Kyoung

오성훈 Oh, Sunghoon

이종민 Lee, Jong Min

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This research examined the current state of landscape management of Gyeongju-si, Gongju-si, Buyeo-gun, and Iksan-si designated as ancient cities in order to improve of landscape management system of ancient cities as a historical and cultural city and drew characteristics and implications of the systems concerned by analyzing system in operation by foreign countries and cases of application. Four different points of view were divided for the management of a landscape of ancient cities by vitalizing it through a structure of legislations and systems and the establishment and details of a guideline, approval and review, and residents support to manage the landscape based on the permission to engage in acts and deliberated it. Through this, a way to effectively create an image of ancient cities was suggested by systematically and reasonably improving the management of the landscape of ancient cities

A way to improve the management and revise legislations and systems from four different points of view such as legislations and systems, guideline, approval and review, and residents support for the improvement of landscape management system of ancient cities was presented through an analysis on the current state of the management and foreign cases.

First of all, a basis to establish a spatial plan of districts designated by law and a way to connect it with the overall spatial plan of a city were presented. Now, an institutional basis that affects a landscape of ancient cities is a detailed standard for permission and preservation and promotion management guide of ancient cities about a basic plan of the preservation and promotion of ancient cities and the act of districts designated by 「Special Act on the Preservation and Promotion of Ancient

Cities」. However, the basic plan doesn't include a spatial plan, and the guide is currently used as a criterion for review when registering the permission to engage in acts. Thus, the current management of a landscape of districts designated as ancient cities are insufficient and doesn't play a role to present a direction to create a new way to manage it. To increase the predictability of permission to engage in acts and show historical and cultural characteristics of the districts, it is necessary to deal with the usage and floor area ratio as urban planning elements of areas concerned as well as to integrate details of historical and cultural characteristics.

Also, according to foreign cases, spatial plans of historical and cultural districts and cities are mutually connected and operated together. Japan tries to establish a legal basis to decide a plan to maintain and improve the historical scenic beauty explicitly based on an urban plan, [Act on Maintenance and Improvement of Historical Scenic Beauty of Areas]. For this, the research set up a base to establish a spatial plan of districts designated based on [Special Act on the Preservation and Promotion of Ancient Cities] and presented a way to come up that if the spatial plan was actually established, this meant that a district unit plan was established by [National Land Planning and Utilization Act] for discussion. If a basic plan for ancient cities preservation included details of the district unit plan, it allowed to go through processes to establish a basic plan of the management of cities and districts and proposed to connect it with an urban space plan by considering that the basic plan was actually established.

The second one is about a standard of reviewing permission to engage in acts(guideline). This guideline is to present a standard to design elements of a landscape in order to make the historicity and spatiality of areas concrete and control the historical and cultural environment. Also, if a civil petitioner wants to build something in districts concerned, the petitioner should present a predictable design and write it really concretely to be used as a standard for the basis of the act of civil servants or reviewers. Therefore, the guideline of a landscape of districts designated as ancient cities should set up matters about a design of individual buildings and public facilities as well as a landscape and atmosphere that the buildings and public facilities create altogether as limits.

For this, the research carried out a pre-investigation about the history and

characteristics of the historical and cultural environment within the districts, exactly presented features to contribute to the historical and cultural landscape, and suggested a way to make up for a basic investigation specified in [Special Act on the Preservation and Promotion of Ancient Cities]. Furthermore, it examined the historical and cultural environment and scenic characteristics of historical streets and buildings in the districts concerned. After then, it selected major scenic elements to be managed and presented a necessity of the management according to order of priority for the elements. Even more than that, it suggested the need of a standard for the management of a landscape of buildings, public spaces, and public facilities in districts designated and proposed to apply a guideline considering characteristics by each district and street. Therefore, it is necessary to consider the characteristics by each district and street based on matters specified in the district unit plan, include various ways to apply individual design elements, make a standard of permission of the act on an old capital preservation and promotion management guide currently in operation concrete, and provide a guideline. Moreover, it presents the development of a checklist to check whether the act is right or not in advance and use it as a standard of processes to review.

The third one is about matters to improve permission to engage in acts and processes to review. To be able to review in a detail about permission to engage in acts at first is followed by an indistinct standard of review and involved with problems about subjective opinions of reviewers and an overlap with another review. For this, the research presented a necessity to prepare and apply a systematic standard to review in order to help applicants to understand and save time and cost for preparation of the review. The definite standard will lead to increase the predictability of permission to engage in acts and reduce the possibility of civil appeals. Also, the research proposed to select a process to make a prior consultation possible in a step of writing a plan to transfer the application for consideration. However, it was considered that it was suitable to cooperate with advisory committees or local universities and practically support the consultation rather than regulating the prior consultation as a mandatory process.

Lastly, the research presented a necessity to accelerate make a beautiful landscape of ancient cities by vitalizing residents support. There are a lot of districts

to be preserved and promoted with strict restrictions due to cultural properties protection zones and too remarkably more deprived areas than other areas in a city. In spite of considering the current state of permission to engage in acts, there is a limit to carry out an autochthonic change. Thus, it is necessary to vitalize residents support to recover a landscape of ancient cities.

The ancient cities in a historical and cultural city should be managed and created to restore areas' own historicity and identity, and a landscape is a key element for this. In this research, a way to improve the landscape management system of ancient cities as a historical and cultural city is expected to play an important role in improving a role of a local government concerned to allow a space of districts to have historical and cultural features, and make it possible to support residents, and achieve a goal of the districts. In particular, based on a political suggestion about landscape management of ancient cities, it is expected that it is possible to present a way to expand areas with historical and cultural characteristics.

KEYWORD : Historical and Cultural Environment Preservation and Promotion District, Historical and Cultural Cities, Historical and Cultural Environment, Landscape Management System, Permission to engage in acts