

## 산업단지 경관가이드라인 마련 연구

A Study of Landscape Guidelines in Industrial Complexes

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SUMMARY

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This research establishes guidelines for the development and review of landscape planning for industrial complex landscape management. To this end, guidelines and means of utilization for the formation of new industrial complexes and the improvement of decrepit industrial complexes were presented. The selected subjects of the study were a national industrial complex and a general industrial complex with relatively similar characteristics. The scope of the research was limited to the stages of district designation and planning of industrial complex development as well as regeneration projects. The contents of the research consisted largely of the following: analysis of landscape planning and review criteria, analysis of landscape management and review standard examination in the legal system related to industrial complex development and regeneration, analysis of landscape management cases of domestic industrial complexes, and proposals for landscape guidelines for industrial complexes.

Industrial complexes have played an important role in the industrial development and economic growth of the nation over the past 50 years, but are now major problems to be solved due to aging facilities and poor working or residential conditions. In the past, industrial complexes were planned only as a space for production, with no consideration given to the working or residential environment within the complex. What limited infrastructure and facilities that were constructed have now aged severely.

The development of new industrial complexes has been steadily increasing in recent

years, but the current legal systems and standards related to industrial complex development projects indicate that they are majorly focused on location selection and site development, without consideration given to the quality of the built environment or landscape of the industrial complex. The government is currently actively promoting regeneration projects for decrepit industrial complexes, but it lacks interest and efforts to improve the landscape in the process.

Under the revision of the Landscape Act in 2014, the Landscape Review System was introduced for projects of a designated size or larger, such as industrial complex development projects or regeneration projects, and maintenance projects for semi-industrial complexes.<sup>1)</sup> As of the end of 2019, 64 percent of all development projects, 95 percent of urban high-tech industrial complexes, 78 percent of national industrial complexes, and 64 percent of general industrial complexes are subject to landscape review. As for regeneration projects, most of them are subject to landscape review.

However, the operational guidelines of the landscape review provided by the Landscape Act are general enough to be applicable to all development projects, and include contents that are difficult to be applied to the development or regeneration projects of industrial complexes. Also, the details of the established landscape plan are rarely included in the district's plan, making it difficult to guarantee the effectiveness of the landscape review or the feasibility of the landscape plan. Therefore, a reasonable plan should be established and an effective landscape review should be conducted by preparing standards for the establishment and review of landscape plans suitable to the characteristics of industrial complexes.

For this purpose, the direction and goal of development of 'Industrial Complex Landscape Guidelines' were established through analysis of the cases of domestic industrial complex landscape formation and management. The three goals for creating and improving the landscape of industrial complexes are as follows: 1) creating a pleasant and safe industrial complex, 2) creating an image for industrial

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1) In urban areas, development projects with an area larger than 30,000 square meters, and outside of urban areas, those larger than 300,000 square meters are subject to landscape review.

complexes with its identity, and 3) creating a vitalizing industrial landscape.

The first purpose of this landscape guideline is to ensure landscape is taken into consideration during the planning stage by presenting the landscape standards for development plans or regeneration project plans. The second purpose is to provide landscape review standards and checklists for projects subject to landscape review, so that review documents may be prepared before proceeding with the review, with the landscape characteristics of industrial complexes in mind.

Landscape guidelines were proposed in the 'Landscape Guidelines for New Industrial Complex Development Projects' and the 'Landscape Guidelines for Decrepit Industrial Complex Regeneration Projects.' The 'Landscape Guidelines for New Industrial Complex Development Projects' are applicable to national or general industrial complex development projects designated by the 「Industrial Sites and Development Act」 and the 「Act on Special Cases Concerning the Simplification of Authorization and Permission Procedures for Industrial Complexes」.

The 'Landscape Guidelines for Decrepit Industrial Complex Regeneration Projects' are applicable to regeneration projects for national/general industrial complexes and industrial sites as designated by the 「Industrial Sites and Development Act」 and competitiveness projects for decrepit hub industrial complexes as designated by the 「Special Act on Revitalization and Competitiveness Enhancement of Hub Decrepit Industrial Complexes」.

Development projects and regeneration projects differ in landscape planning and management factors due to different directions and purposes of planning. Therefore, the guidelines for the planning of the development projects for new industrial complexes and the regeneration projects for decrepit industrial complexes were formed with this consideration. Also, the guidelines separate the public sector, responsible for the project entity or the local government, and the private (construction) sector, responsible for the occupying company, in order to provide an integrated approach of the entire complex for development and regeneration.

The results of this study will allow the development of new industrial complexes or

the regeneration of decrepit industrial complexes to be carried out efficiently by considering the quality of the environment. This will ultimately contribute to improving the landscape of industrial complexes and improving the work and residential environments of workers.

**Keywords :**

Keywords: industrial complex, development projects for industrial complexes, regeneration projects for industrial complexes, landscape guidelines, landscape review