

도시재생의 효율적 추진을 위한 제도개선 연구

The Suggestions of Improvement Schemes for Urban Regeneration Act

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This study aims to clarify the current limitations of Urban Regeneration Act and suggests improvement schemes for the Act. Although Urban Regeneration Act has been in operation for less than three years, we considered that a review of the Act is needed timely for following several reasons. First, the Act provides unclear goals and strategies for ‘economic-based urban regeneration’, so that it has led the private sector to poor participation. Secondly, while urban regeneration projects require frequent changes in plans to reflect residents’ fluid needs and uncertainty, a procedure to modify urban regeneration plan needs flexibility. Thirdly, due to a lack of legal basis regarding residents’ participation, residents’ participation has been conducted only as perfunctory efforts to show compliance. Lastly, there is a limitation to proceed separate legal procedure to approve each plans based on other regulations by other relevant laws, although regeneration plans target similar area and contain similar projects.

To explore limitations of Urban Regeneration Act, 33 weekly reports, seven monthly reports, two review boards and an annual monitoring report submitted by National Urban Regeneration Assistance

Agencies have been analyzed. As a result of the analysis, the limitations of the Act were categorized into three types, including planning system, promotion system, and implementation system. We also conducted focus group interviews with urban regeneration professionals, including researchers, National Urban Regeneration Assistance Agencies staffs, projects coordinators, planning professionals, and public servants, in order to collect various opinions on the current Act.

After comprehensive considering of both reports analysis and interviews analysis, we proposed several suggestions for the improvement of Urban Regeneration Act. First, we provided a concrete definition of “Urban Regeneration Strategy Plan” and “Urban Regeneration Area Action Plan”, reflecting each plan’s fundamental purposes. Secondly, we revised and simplified the provision of the Act related with urban regeneration strategy plan and urban regeneration area action plan. A city-level urban regeneration strategy plan concentrates designating urban regeneration areas, defines the type of regeneration projects for each area, and prepares a regeneration ordinance and an assistance center. A local-level urban regeneration area action plan provides visions and actions with a detailed implementation strategies, so that it could respond easily to local conditions and potential future changes in the plan. Thirdly, we suggested to give the right to propose some part of an urban regeneration area action plan to local residents, so that local residents could put their good ideas into the area action plan. Lastly, we proposed “Urban Regeneration Special Zone” to promote the private sector’s investment and involvement, by providing exceptions on urban planning regulations, relating to a floor area ratio and a rapid construction consent.