

지구단위계획 변경제도 합리화 방안

- 경미한 사항 변경을 중심으로 -

Suggestions for Rationalizing Alteration-District Unit Planning Regulations

- Focusing on the alteration of minor planning matters -

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Suggestions for Rationalizing District Unit Planning Alteration Regulations: focusing on the alteration of minor planning matters

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If the district unit plan is to be changed as a minor matter for the efficient operation of the district unit plan by the Act on the Plan and Utilization of the National Territory, the relevant procedures such as the deliberation of the Urban Planning Commission may be omitted and operated. Therefore, the purpose of this study is to review the scope of the district unit plan and the regulation method, and to suggest a policy plan to flexibly use the district unit planning system. Also, based on the result of collecting diverse opinions on the scope and criteria of minor changes in the district unit plan, we will clarify the gap between legal standards and reality and propose a plan to improve related regulation system for rationalization of regulation.

In this study, major research questions were set as follows.

- For District Unit Plan, what are the problems and improvement needs due to the unreasonable operation of the Minor Change Rules?
- What is the scope of minor planning issues for District Unit Planning regulation and the alternative to enhance policy efficiency and effectiveness?
- What are the ways to improve the system for minor changes of District Unit Plan ?

The analysis of the changes made by the minority of the District Unit Plan established by the National Land Planning Act and the following regulations was analyzed by collecting the opinions of the officials of the basic local governments who are studying and operating the literature through the data. As a result, it is confirmed that there is a part of the district unit plan which is operated as a general change.

We analyzed the complaints received and inquiries received from the Ministry of Land, and Transportation. As a result of the analysis, it was decided to change the plan due to 'Change of area', 'Change of district unit plan based on business, facility, location', 'Change of guidelines and procedures', 'Change of building plan', 'Change of use area', 'change of plan, etc.'.

As a result of analyzing the complaints and responses of the Ministry of Land, the following suggestions were drawn. First, it is necessary to prepare remedies for civil complaints that are not mild. Despite the fact that the current system specifically specifies the extent of general changes in the district unit plan, there are a number of inquiries about whether to include minor matters in the national land sector.

Second, in the case of minor changes that operate by linkage between the laws and regulations of the district unit plan and local government regulations, there is a need to be specified in the Local Government Ordinance. The Ministry of Land, Transport and Maritime Affairs, which is recognized as a minor issue in the Act, needs to confirm and judge the decision makers of the relevant district unit plans, and cases where consultation with local governments is necessary. Supplementation and refinement are necessary.

Third, it is necessary to judge whether the contents that are repeatedly raised among the contents of the query can be included in the range of minor matters. It is necessary to collect opinions from public

officials and experts regarding the regulation of minor changes to the non-urban areas and the changes between the use areas, which are frequent inquiries.

The opinions of experts were collected for reviewing the scope of minor changes in the items of the district unit plan change. As for the necessity of consultation and professional judgment on changes by items, it was found that it is most necessary in case of 'change of use area and use district', and for items evaluated as 3.0 ~ 3.5 level relatively, You will need to review it. As the necessity of diversification of the change procedure is recognized, it is considered that the local government can differentiate the procedure according to the circumstances. It is effective to use the ordinance as much as possible, but it is effective to create and operate the district unit plan operation guide for each local government.

The proposed scheme is divided into short and medium term.

- Short-term: Maintain the current standards by improving and regulating way, focusing on measures that are deemed to be unreasonable at present, but applying the criteria supplemented by the reorganization according to the local conditions in the regulations
- Long-term: Separate scope and procedure according to local conditions

In addition, we classified the matters that can be taken into consideration for the minor change subject by dividing the minor items in the current system by the plan items, and proposed the improvement plan of the short - term system by applying it to the current Enforcement Decree of the National Land Planning and Utilization Act.

In the mid to long term, it is necessary to find a way to set up autonomous standards for minor changes in the district unit plan according to local characteristics. In this study, we can apply the attempt to enlarge

and present the range of minor matters differentiated from the procedure. However, at this point, it is unreasonable to revise the existing framework of minor changes. It is effective to establish criteria for establishing regional specialization for each district's district unit plan which is to be managed by the local governments and to prepare the district unit plan operation standard by comprehensive review of the difficulties in the operation of district unit plan change.

Keywords: National Land Planning and Utilization Act, District Unit Plan, Minor matters