

건축자산 진흥구역 활성화 방안 연구

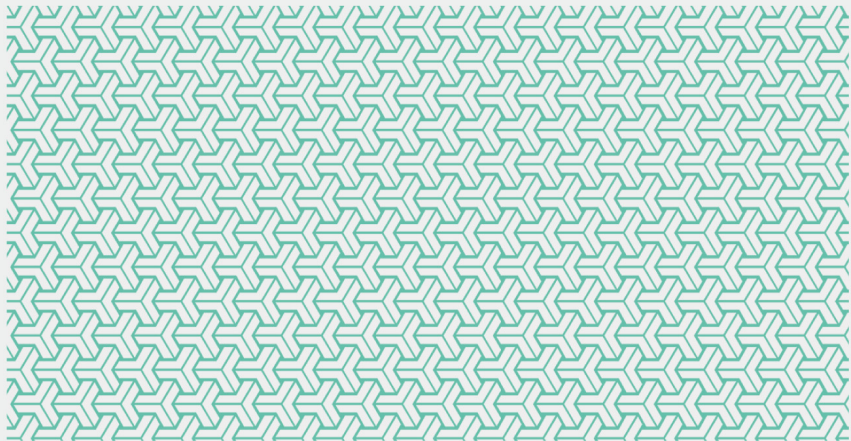
Study on the Revitalization of Architectural Asset Value Enhancement Zones

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Summary



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Since the enforcement of the Act on Value Enhancement of Hanok and Other Architectural Assets, 14 exceptional architectural assets and a total of 13 architectural asset value enhancement zones have been registered and designated as of December 2022. Leading cases for the utilization of outstanding architectural assets have been created, and each local government has established and promoted plans for registration and utilization. This study was planned to review the specific designation and management status of the architectural asset value enhancement zone, and to identify problems in the operation of value enhancement zones at the present time. In addition, through the operation of architectural asset value enhancement zones, it was intended to propose policies and institutional improvement plans that can promote regional revitalization and the effective preservation and utilization of architectural assets.

As of December 2022, 13 architectural asset value enhancement zones have been designated nationwide, and two local governments are pursuing additional designation. As of now, most of the cases where the management plan was established was for a district unit plan. For all value enhancement zones for which management plans have been established, district unit plans reflecting this have been established or are scheduled to be established.

The status of designation and management of architectural asset value enhancement zones was reviewed by dividing them into basic investigations and zone designations, management plans and district unit plans, and financing and promotion projects. After a general analysis of the designation and management plan establishment status of value enhancement zones in general, it is apparent that the order of implementing architectural asset policies is different for each local government. As such, it can be inferred that the order of promoting the value enhancement zone project is becoming generalized. In addition, the main buildings to be managed through the designation of value enhancement zones are largely divided into hanok and modern-era and contemporary buildings.

Meanwhile, local governments must conduct a basic architectural asset survey before designating an architectural asset value enhancement zone. In most local governments, basic surveys are conducted in accordance with the Ministry of Land, Infrastructure and Transport's Guidelines for Conducting Basic Surveys on Architectural Assets, and basic survey tables are prepared according to the "Enforcement Rules of the Hanok, etc. Architectural Assets Act", so the methods and contents are similar for each local government. However, since the description method of the basic survey table is too comprehensive, the city of

Seoul supplements it and prepares its own detailed checklist to use for the basic survey. Based on the results of this basic survey, the local government determines the specific scope of the architectural asset value enhancement zone. Methods for determining the scope of the basic survey and value enhancement zone are largely divided into two types.

The contents of the architectural asset value enhancement zone management plan are largely composed of guidelines for the overall architectural management of the region, a special plan for the conservation and utilization of architectural assets, and policy project proposals. Since the contents of the management plan and the district unit plan are stipulated by law, there is no significant difference in the composition of the management plan by local government. As a distinguishing feature from other local governments, in the case of Seoul, the architectural management of the overall area continues to be implemented through the already established district unit plan for hanok-dense areas, and special cases for architectural assets other than hanok are established through the newly established architectural asset value enhancement zone management plan. In addition, the district unit plan was reorganized and changed so that the existing district unit plan and the promotion area management plan were linked. A common feature of management plans by local governments is establishing detailed districts based on the current status of the district and to present detailed guidelines for each district to manage the architectural landscape of the district. Since the goals of designation of zones and the characteristics of major buildings vary by local government, the specific details of the guidelines are also different. As for special cases for architectural assets, Seoul applies special cases for the most diverse items, such as building coverage ratio, obligation to set back building lines, annexed parking lots, building restrictions according to building lines, open space within the site, building opposing walls and connecting corridors. In addition, Daejeon and Daegu apply special exceptions for building-to-land ratio and Naju for building line designation and attached parking lots. The subject of special exception application is limited to architectural assets such as hanok, and for the management of general buildings other than architectural assets, Seoul supports the repair of general buildings through the housing performance improvement project.

In the urban regeneration project linked to architectural assets, the budget for building base facilities was found to account for a large portion of the urban regeneration project cost. On the other hand, Seoul and Naju are expanding and

promoting the existing hanok support project, and in the case of Daejeon, securing financial resources through a traditional Confucian folk village development project, and are thus evaluated to have prepared relatively stable financial resources. However, in the case of Gunsan, it is difficult to find a related project that can secure financial resources after zone designation, thus being difficult to implement, and most local governments face difficulties in preparing their own budget for their respective zones.

Based on the review of the current status, problems in the management of the architectural asset value enhancement zone can be seen, above all, in the difficulty of securing stable financial resources for local governments. In addition, there is a lack of understanding of the architectural asset system by the people in charge of the local government and a lack of consensus among local residents, difficulty in establishing a management plan for the architectural asset value enhancement zone rather than a district unit plan, and the absence of specific revitalization plans for the pre-designated architectural asset value enhancement zones.

Based on the problems outlined above, a plan for revitalizing architectural asset value enhancement zones was proposed. As a support plan for the architectural asset value enhancement zone of the central government, this involves first, planning for pilot projects aimed at revitalizing architectural asset value enhancement zones; second, national support projects linked to architectural asset value enhancement zones; and third, using the architectural asset information system to ensure management of architectural asset value enhancement zones. As a system improvement plan of the central government, simplification of the items of the management plan required by the district unit plan was proposed, as well as the efficient management of them in architectural asset value enhancement zones, which does not require special exceptions. As for local governments' architectural asset value enhancement zone policies, first, the implementation of an architectural asset value enhancement zone policy according to the architectural asset promotion implementation plan; second, a plan for linking the architectural asset value enhancement zone with the local community, and finally, the operation of an architectural asset value enhancement zone system were suggested. A plan to establish a plan for revitalization of architectural asset value enhancement zones was reviewed by reviewing the current status of the project, identification of problems, and preparing of concrete improvement plans.

This study was designed for the purpose of diagnosing the current status of architectural asset value enhancement zones, deriving a set of issues, and preparing improvement measures. Since there have been no case studies in which the operational status of architectural asset value enhancement zones has been specifically confirmed, it is of great significance to highlight the current status of 13 areas designated as architectural asset value enhancement zones and areas preparing for designation through interviews with related officials and field surveys. However, there are some limitations in the current status survey.

In order to improve the legal system related to architectural asset value enhancement zones, it is necessary to promote the revision of the law through closer cooperation with the Ministry of Land, Infrastructure and Transport. Following the 2021 architectural asset system improvement study, the Architectural Culture and Asset Center is now in the process of conducting a research study on the revitalization of architectural asset value enhancement zones. Although the grounds and specific amendments have been prepared for the revision of the law, there is nevertheless a lack of consensus among the central and local governments and experts on the revision of the law and the discussion of the policy effect through the revision. Moving forward, there are plans to form a consensus by creating opportunities to discuss and agree on more specific and in-depth system improvement measures, including, the 'Local Government Architectural Asset Policy Council' hosted in collaboration with the metropolitan government, the Ministry of Land, Infrastructure and Transport, and the Architectural Culture and Asset Center, and the 'Local Architectural Asset Symposium' jointly hosted by the local government and the Architectural Culture and Asset Center to focus on the status and direction of the architectural asset policies of local governments.

Keywords :

Architectural Assets System, Architectural Asset Value Enhancement Zones, Management Plans for Architectural Asset Value Enhancement Zones, District-Unit Plans