

건축자산 진흥구역 운영을 위한 주요 쟁점 분석
Implementation Issues for Architectural Assets Promotion District

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The Architectural Assets Promotion District(AAPD) has been introduced by 「Act on Promotion of Architectural Assets including Hanok(APAAH)」 in June, 2015. In this regard, this study considers major issues in AAPD implementation. Results of this study organize the AAPD system and propose the concrete operation plans for ten issues that have not been defined in the APAAH. Each operation plan is provided in a form of description, including reference cases.

The AAPD has been introduced for systematic management of the surrounding areas of an Excellent Architectural Asset(Listed Architectural Asset). The AAPD has been also introduced to conserve and manage architectural assets not with a single unit based approach but by a regional approach. The boundary and management subject of AAPD can be designated not only by city governors but also by residents' proposals. Once the AAPD has been designated, subsidies for repairing buildings and infrastructures as well as for operating consultative groups. Deregulation also can be applied to cases of fixing and building structures that locates in the AAPD.

Regarding AAPD operation, the operation plans and descriptive explanations on major ten issues are as follows.

1. Definition of Architectural Assets

By the law, architectural assets are defined as being buildings, built environments, and infrastructures to have historic and cultural values, for example Hanok, or to contribute toward promoting the national architectural culture and establishing the regional identity that provide social, economical, and scenic significance for the here and the hereafter. Architectural assets that have been designated and registered as cultural assets or properties are excluded.

2. Architectural Assets Preliminary Investigation

The necessity and basic direction of architectural assets preliminary investigation are proposed. Processes and methods for the preliminary investigation are explained by each step(step 1: pulling out and listing up candidates of architectural assets; step 2: field survey for understanding candidates). How to fill out an investigation form is also described.

3. Selection of Architectural Assets

The selection of architectural assets should be followed by the enforcement decree of a local government, allowing additional specific criteria that consider local environments and characteristics. For the criteria that need to be applied identically to nationwide, the central government should provide the nationwide criteria to effectively use the field investigation results.

4. Designation of Architectural Assets Promotion District(AAPD)

The AAPD should be designated in the area where local scenery, that consists of Excellent Architectural Asset or clustered architectural assets, needs to be maintained and improved and where local buildings need to be maintained and managed to harmonize with local environments. Because the designation of AAPD is not one of business-oriented district, the designation should be considered not with

quantitative analysis based criteria but with designation purpose based criteria that can locate AAPD in necessary areas.

5. Designation Plan for AAPD

This explains about contents that need to be included in ‘Designation Planning for AAPD’ and matters that need to be considered in delimiting of AAPD.

6. Relation with existing Zoning & Districts

AAPD can be designated in and over existing Zoning & Districts where the District Unit Planning(DUP) or Urban Redevelopment Planning has designated. Regarding this, each possible cases(e.g., a case that plans for existing Zoning & Districts are not prepared, a case that DUP is on preparation, and a case that AAPD locates in partial areas of existing DUP Areas) are considered and the relationships are explained.

7. Implementation Methods of deregulation & subsidy

Relaxation of the irrational regulation of architectural assets should be directly applied by a management plan without additional deliberation on the relaxation like the relaxation cases in existing district unit planning. When specific matters of the relaxation need to be concerned through deliberation, a local government should establish and organize a committee to deliberate on the matters.

8. Implementation Range of Management, deregulation & subsidy

Maintenance in AAPD is limited to the exterior of a building, excluding the interior spaces. Relaxation of the regulation can be applied to new constructions for maintain streetscape of architectural assets. Subsidies should be differentiated between architectural assets and general buildings.

9. Directions and Contents of a AAPD Management Plan

This section provides details on the management plan APAAH states. For architectural assets and general buildings, a management plan, a landscape plan, and a relaxation plan especially to maintain landscape scenery are included in the detail. Using a Q&A form, subjects, processes, and cycle of establishing a management plan are explained.

10. Directions and Contents of a Building Management Plan

A building management plan should be established based on local architectural assets preliminary investigation and value estimation because the management plan provides grounds for applying building relaxation and subsidizing building maintenance. Management of the buildings in AAPD should be directed to preserve unique building types that come from the consideration of urban structures, building features, and scenic characteristics.

Regarding the operation of AAPD, this study explains concepts, processes, and contents, providing directions for matters which has not been decided. In order to promote stakeholders' understanding on the AAPD and APAAH, Ministry of Land, Infrastructure and Transport is asked to provide an operation policy or manual for matters that Act, enforcement decree, and ordinance fail to clearly state. As an explanatory study for operating AAPD, this study contributes to the preparation of 'An Operation Manual for Architectural Assets Promotion District' that would be provided or notified by Ministry of Land, Infrastructure and Transport.

Keywords : Architectural Assets Promotion District, Architectural Assets, District Unit Planning, Historic and Cultural Environment, Modern Buildings, Hanok