

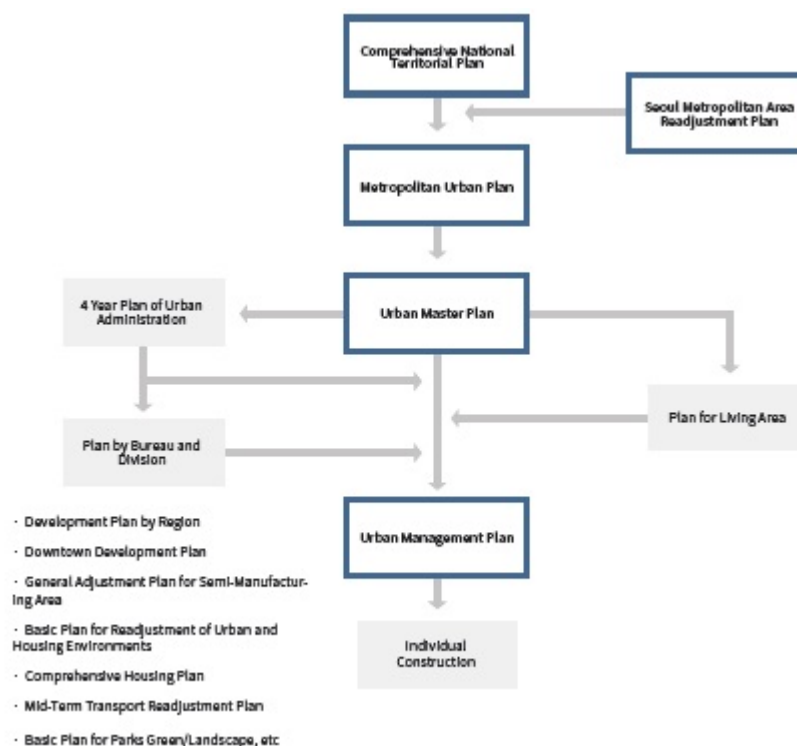
# Urban Planning System of Seoul

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## Structure of Urban Planning System of Seoul

The Seoul urban planning system currently in operation consists of 3 stages; urban master plan, living area plan and urban management plan. Before introducing the living area plan as the second stage, urban planning had been divided into 2 stages, urban master plan and urban management plan. According to the “National Land Planning and Utilization Act,” the long-term urban master plan was established for 20 years and the urban management plan was set for the next 10 years. However, because Seoul had grown so rapidly, there were limits to the planning and management for a population of 10 million and 25 autonomous districts with a two-stage planning system. The urban master plan suggests the development direction of a megalopolis Seoul from the long-term and abstract perspectives, whereas the urban management plan is established focusing on the individual lots of land. Therefore, the urban master plan could not work as a guideline for the urban management plan because the two plans lacked connectivity. Actually, there were big differences between the two plans in terms of target years, contents of planning, scale, legal binding, etc.

<Figure 3> Structure of the Urban Planning System of Seoul



In order to compensate for the limitations, Seoul sought for the ways to strengthen the connectivity of the two plans and increase the possibility of realizing the urban master plan. Thus, Seoul introduced the living area plan as an intermediate stage to make the urban master plan concrete and to suggest guidelines for the urban management plan. According to the policy, Seoul established “Development Plan by Region in Seoul” separately to give concrete shape to the plan by region suggested in the existing urban master plan in 2007, and developed the plan above more to establish the living area plan in spatial units (small living area), which are smaller than regional units (large living area) in 2009, reorganizing the existing urban planning system into 3 stages. However, the living area plan has been operated as a non-legal plan until now. It is necessary to legalize the living area plan as soon as possible to establish a more stable urban planning system.

As a sub-plan of the urban master plan and the living area plan, the urban management plan is an implementation plan that aims to materialize and realize the long-term urban development direction suggested in the upper level plans in the relevant spaces. The urban management plan includes the land use zoning plan, the urban planning facility project plan, the Plan for each District Unit, urban development project plan, various kinds of readjustment project, etc. Each project plan is established and operated individually. Seoul is seeking ways to strengthen the functions of the urban management plan to operate it efficiently by preparing the integrated implementation of the current urban management plan.

In order to improve the establishment and operation of the urban planning system while accommodating the characteristics and changes of Seoul, Seoul exerts continuous effort to prepare the concrete and detailed plans through professional monitoring and expanded citizens' participation, and to establish a Seoul's constant urban planning system.

## Stage 1. Urban Master Plan

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### Definition

The urban master plan established according to the “National Land Planning and Utilization Act” is a general plan to suggest the basic spatial structure of Seoul and its long-term development direction. It works as a basis or guideline in establishing the urban management plan. The divisional plans made for the environment, transportation, water supply, sewage systems, housing, etc. which are under its jurisdiction according to the other acts or regulations should comply with the contents of the urban master plan.

### Purposes and Background of Planning

The urban master plan is established for the purpose of rational use, sustainable development and preservation of affordable land. It is a comprehensive plan to present a framework of the developed city after 20 years. The urban master plan suggests the direction of policies to utilize the limited resources efficiently and reasonably, to improve the life quality of residents and to achieve environmentally sound and sustainable development.

The urban master plan is a comprehensive plan that encompasses various areas of the entire city including society, economy, environment, energy, transportation, infrastructure, culture, welfare, etc. Therefore, it is necessary to collect the various and extensive opinions of the citizens, experts, administrators, etc. and adjust the plan in the planning process, securing procedural justification.

The urban master plan of Seoul was established for the first time in 1990 after it was established by law according to the amendment of the “Urban Planning Act” in 1981. Since then, legal planning was conducted 4 times, including the adjustments in 1997 (target year: 2000), 2006 (target year 2020) and 2014 (target year: 2030). The “2030 Seoul Plan” is the 4<sup>th</sup> legal plan formally established on the Seoul-level. As the plan takes the highest status in the planning system of Seoul, it furnishes a guide to the directions of the sub-plans like the urban management plan, etc. and provides consistent and unified establishment of them.

The 2030 Seoul Master Plan (Seoul Plan) was made by reorganizing the previous contents and formats according to the advent of time to readjust the Seoul urban master plan in 2020, transfer of the right to set the urban master plan to the local government and consequent expansion of the Seoul Mayor’s autonomy, and request for the realization of new social values such as civil participation and a sharing society.

### Range of the Plan

**Temporal Range:** The target year of the urban master plan is set to be 20 years from the time of planning, according to the guideline for establishment of the plan<sup>1</sup>. The status of each sector such as population, industry, economy, environment, transportation, housing, etc. is documented as of the beginning year. Based on the investigated status, the goals and strategies for each sector are established and the planning indicators are set.

**Spatial Range:** The spatial range for the plan is the entire urban planning area matching the Seoul administrative districts with a total area of 605.96km<sup>2</sup>. However, the target areas are expanded to the Seoul metropolitan areas in the vicinity of Seoul when analyzing the status and conditions to draw the planning tasks and planning the spatial structure reorganization.

### Status and Roles

1. The highest legal plan encompassing all areas of Seoul
- The urban master plan is the highest level of spatial plan that takes precedence over the divisional plans and policies of each sector related to the use of spatial structure and land. It is used as the basis for integrating and adjusting all the divisional plans and policies through the use of spatial structure and land. In addition, it acts as the guideline for establishment of the urban management plan as its sub-plan.

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<sup>1</sup> Ministry of Land, Infrastructure and Transport, Instructions No. 45

## 2. Long-term plan to present the future image after 20 years and development directions

- The urban master plan is a long-term plan to present the framework of the future vision containing the values of Seoul and development directions looking 20 years into the future.
- The future vision and development direction of Seoul based on the basic status analysis of the main parts including population structure, social and economic conditions, change of land utilization according to climate change, industrial structure, changes of housing and built-up areas, etc. and in consideration of changes to internal and external situations, etc. in the long-term perspective.
- In addition, the feasibility of the urban master plan shall be reviewed every five years in consideration of the changing in order to revise and compensate for changes.

## 3. Spatial plan to realize the future image and core issues into the spatial structure and land utilization

- The urban master plan is meant to materialize and accomplish the plans regarding the core issues strategically set to achieve the future vision of Seoul in the space dimension. Therefore, it is a feature of the plan that it is materialized and realized in the shape of spatial planning for the urban spatial structure reflecting the future vision and plans regarding the core issues, suggestion of principles and directions of land use, and presentation of development directions, planning tasks by the living area.
- The plan aims to regulate the land use and efficient use of locations by integrating and adjusting the divisional policies and plans of each sector in the spatial dimension.

## 4. Strategic plan emphasizing the efficiency of resources by establishing policy priorities

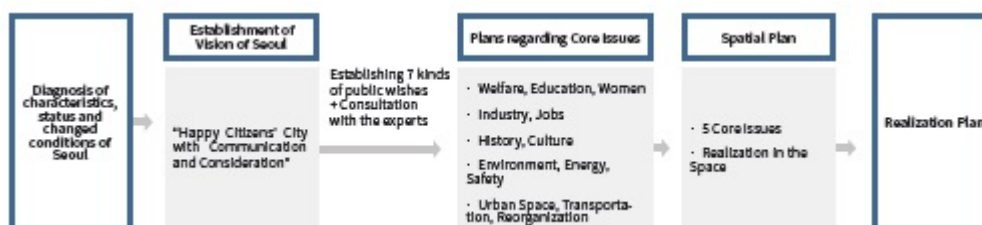
- The demand for public policies increases continuously due to continued slow economy, growing requirement for the financial commitment, diversified demand of citizens, etc. In order to address the policy demand effectively, it is necessary to clarify the priorities of policies, to implement the policies strategically and to use limited resources efficiently.
- The urban master plan combines multiple administrative areas to realize the future vision and sets the main strategies to be implemented in priority through the process of consultation and agreement with the citizens and experts who participated.

### Contents of the Plan

The 2030 Seoul urban master plan (Seoul Plan) presented the future image of Seoul as the “Happy Citizens’ City with Communication and Consideration” from the long-term point of view, draws 5 core issues to realize the vision and established 17 divisional plans that contain the goals and strategies for each of the issues.

The plans regarding the core issues are intended to set the priorities of administration while combining the entire administrative fields of Seoul and securing the consistency of the plans. They are the theme plan for Seoul in which the specific theme-centric plans presented in the guidelines for the establishment of the urban master plan are reconstituted considering the characteristics of Seoul.

**<Figure 4> Procedure of Establishment of Vision of Seoul and Selection of 5 Core Issues**



To facilitate the establishment of 2030 Seoul Plan, Seoul had organized a civil participation group that discussed the tasks to be solved by Seoul and selected planning tasks in the 7 areas of education, welfare, jobs, communication, historical culture & landscape, climate change & environment, and urban development & reorganization. The 7 planning tasks formed the foundation of divisions in 5 areas including welfare/education/women, industry/jobs, history/culture, environment/energy/safety and urban space/transportation/reorganization. And they were positively reflected in the process of establishing goals and strategies of the plans regarding the core issues.

In addition, Seoul presented the regional conception of the living area plan while considering the regional characteristics in order to materialize the basic contents of the plan and to facilitate balanced development between regions. In order to accomplish the goals of the plans, the urban planning system of Seoul, constant monitoring system, establishment of civil participation and governance system and principles and directions of financial investment were included.

**<Figure 5> Planning Tasks and Core Issues of the 2030 Seoul Urban Master Plan**



In the 2030 Seoul Plan, the spatial structure of Seoul was planned to be transferred to the structure of multi-centers by setting it to be '3 city centers, 7 metropolitan centers and 12 regional centers.' The multi-centered structure was designed to facilitate win-win development through cultivation of special content by the center and the functional links between centers. The Seoul Metropolitan Government manages the city centers, the metropolitan centers and the regional centers strategically in the perspectives of the metropolitan region of Seoul and the 5 macro living areas.

### **Spatial Structure**

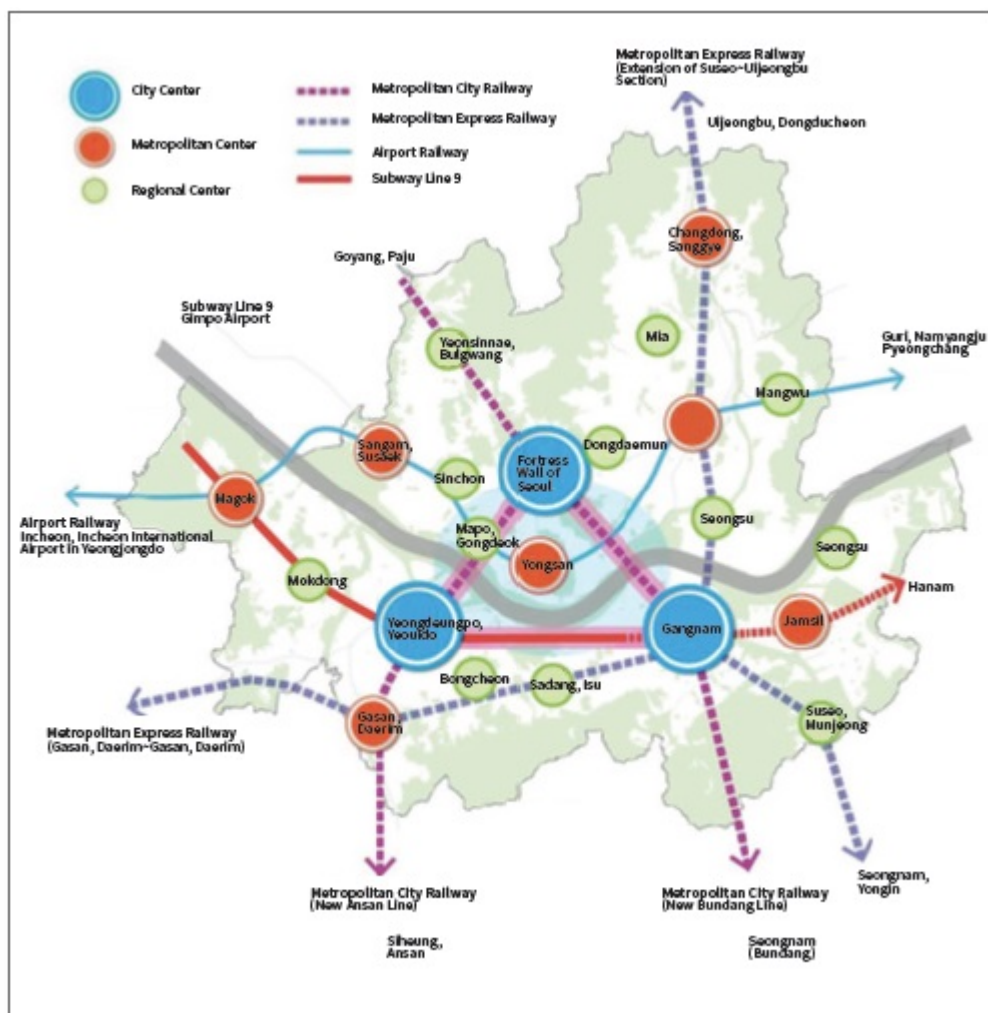
In the 2030 Seoul Plan, the transfer of spatial structure from the existing single centered one to the multi-centered was proposed to initiaively solve the tasks related to the spatial structure such as residents' demand for improved quality of life, deepening of differences among the regions, area broadening to the metropolitan regions of Seoul and deepening of competition among the big global cities.

The existing single centered system consisting of '1 city center, 5 sub city centers and 11 regional centers' in a simple hierarchy had limits in solving the issues raised at the upper levels. Through the 2030 Seoul Plan, Seoul

reorganized the single centered system into '3 city centers, 7 metropolitan centers and 12 regional centers' to emphasize the functional system of multiple centers and to facilitate the win-win development through cultivation of special content by the center and the functional links between the centers.

The single centered system was the basic element in forming the spatial structure of Seoul. The special structure was formed by designating the centers that the Seoul Metropolitan Government had to manage directly. In other words, Seoul decided to provide strategic management service to the city centers, metropolitan centers and regional centers that took core roles in the Seoul metropolitan areas and 5 regional living areas. The centers of the districts as the basis for daily life in each regional living area in the existing 2020 urban master plan were maintained, but they were allowed to be adjusted through consultations with the autonomous districts if necessary when establishing living area plan following the urban master plan. In other words, the designation and management of the district centers could be negotiated and adjusted in consideration of the demands of the autonomous districts and the residents.

<Figure 6> Spatial Structure of Seoul



- City Centers: Strengthening of global competitiveness
  - Seoul would have a 3 city center system in consideration of the development axes of Seoul to reflect the multi-centered spatial structure and to strengthen the global competitiveness of Seoul. Fortress Wall of Seoul (downtown inside the existing four gates) would be specialized as an International Cultural Center (ICC), Yeongdeungpo & Yeouido as an International Financial Center (IFC) and Gangnam as an International Business Center (IBC) and global functions would be assigned to each of them.



- Metropolitan Centers: Facilitation of regionally balanced development through fostering the functionally specialized centers
  - The metropolitan centers would play the roles to support the global functions of the city centers to create the metropolitan employment basis specialized in the areas of business, commerce, culture, tourism, R&D and high-tech industry and to facilitate regionally balanced development through the strengthened self-sufficient functions. The metropolitan centers are designated according to the intensity of new growing industries, connectivity to the metropolitan railways, large scale of available development land and separate development plans in the central areas over regional center level. Based on these criteria, Seoul selected Changdong & Sanggye, Magok, Gasan & Daerim, and Jamsil in addition to the sub-centers of Yongsan, Cheongnyangni & Wangsipni, and Sangam & Susaek.
- Regional Centers: Preparation of employment basis by living area and strengthening of self-sufficiency
  - The roles of regional centers are to strengthen self-sufficiency by living area and facilitate the improvement of living quality through the activation of commerce and business functions based on regional characteristics. Based on these criteria, Seoul selected 12 regional centers that would build up the regional employment basis, provide public services and take the roles as the centers of business and culture.

### Establishment Procedure

To establish the urban master plan of Seoul, discussions were conducted about the formation of Seoul considering the characteristics of Seoul, nature and status of the strategic plans and the future vision. Seoul organized 'Citizen Participation Group' with 100 people to select the vision of Seoul and plan tasks that the citizens wanted. In order to accomplish this vision and these tasks, Seoul established a 'Committee to Promote the Establishment of 2030 Seoul Plan' consisting of civic groups, city council experts and public officials separately.

The 'Committee to Promote Establishment of 2030 Seoul Plan' drew up the urban master plan (draft), including plans regarding the core issues, plans for spatial structure and land use, regional designs and methods to realize the plans through survey, opinion collection of the districts and advisory conference by field. The draft was modified and supplemented in reflection of the opinions of the related divisions of Seoul City and the appropriate opinions of the citizens through the briefing sessions and public hearings in the districts. The urban master plan established by the citizens, experts and administrators together was finally confirmed after going through the legal administrative procedures like the deliberation of urban planning committee. The feasibility of the urban master plan has to be reviewed and adjusted every 5 years by the special city mayor, the metropolitan city mayor, the special autonomous municipal mayor, governor, or heads of counties, if any.

**<Figure 7> Establishment Procedure of the 2030 Participatory Urban Master Plan of Seoul**



## Stage 2. Living Area Plan

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### Definition

In the 2030 Seoul urban master plan (Seoul Plan), the 'living area' is set as the necessary range of activities to engage in the day-to-day life and defined as the spatial range for commuting to work or school, shopping, leisure activities and social activities. Currently the living area plan is not the statutory one. For the continuous establishment and operation of the living area plan, it is required to legalize the plan according to the 'National Land Planning and Utilization Act.'

### Purposes and Background to Establish the Plan

The living area plan is the intermediate stage of the planning system established on the level of Seoul regions and living areas. It is established not only to materialize the vision of Seoul and the long-term development directions regarding regional issues, but also to carry out the guidance role for the consistent and unified establishment of the urban management plan, the sub-plan of the urban master plan. The background of the living area plan is as follows.

- Intermediate level of plan to improve the realization of the urban master plan

Seoul, with a population of 10 million people is not only the capital city of the Republic of Korea but also the center of a metropolitan economic bloc with population of 25 million. Like the other small and medium sized cities, Seoul was operated using a two-layer plan consisting of the urban master plan and the urban management plan until recently. But there were limits in connecting the long-term development directions presented in the urban master plan to the urban management plan to realize them in the case of a metropolitan city like Seoul. Therefore, the need emerged for the living area plan as an intermediate step to link the two plans to improve the effectiveness of the urban plans. Based on the scheme, dual planning is made for the 5 regions (large living areas) and sub-divided zones (small living areas).

- Establishment of area plans based on the lives of many citizens.

The city development and management in the past were led by the large scale of development and demolition such as the large scale of housing land development, reconstruction and new town projects. The areas outside of the plan suffered from continued decline and the small units of plans were no longer a priority. In other words, the existing urban plans of Seoul had limits in solving the problems of inconvenience felt by the citizens in their daily lives systematically. In order to address such problems, Seoul initiated the living area plan which was close to the citizens' lives to set the regional vision and development directions together with the citizens and to implement various urban plans.

- Bottom-up plan established by the participation of the residents living in the regions.
  - Most of the urban plans of Seoul were made using the top-down system established and operated mainly by the officials and experts. The top-down plans have the advantage in managing all of Seoul synthetically and consistently, but have limits in reflecting the regional characteristics and diverse demands of the residents. The 'living area plan' was designed to switch the existing planning system to the bottom-up system like the 2030 Seoul Plan in which the citizens participated and to support the residents' participation actively. With the plan, the procedural measures to seek the solutions for the improvement of regional pending issues and living conditions together with Seoul and local governments were prepared and the justification and the procedural rationality could be secured.
- Plan as a mediator to integrate and coordinate the related plans by sector (bureau and division)
  - Seoul established and operated the plans by sector (bureau and division) on housing, transportation, parks & green, landscape and industry in addition to the urban master plan. But the plans by sector (bureau and division) are at odds because they were established at different times. So, the living area plan plays an important role as a mediator to integrate and adjust the plans by sector (bureau and division).



## Range of the Plan

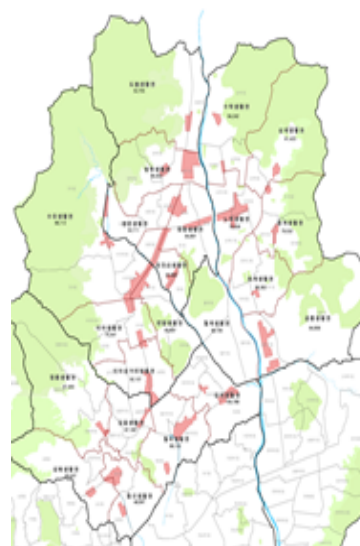
**Temporal Range:** The living area plan is the follow-up for the urban master plan. Its regional (large living areas) plan targets the next 20 years like the urban master plan and its area (small areas) plan targets the next 10 years like the urban management plan. The first stage of the living area plan was established for the period of 2013 to 2015 for 4 regions (northeast, northwest, southwest and southeast regions) and 1 zone (small living area) of the autonomous districts in order to show an example. The second stage of the living area plan took place from 2015 to 2016 for downtown regions and the other zones (small living area) and implementation of the necessary administrative procedures.

**Spatial Range:** The spatial ranges of the living area divided depending on the urban scale, administrative economy, single centered system, main terrains, purposed and natures of activities and service zones by facility. In general, the large cities have 3 categories; small living areas, mid-sized living areas and large living areas. In the case of Seoul, the living areas are divided into the 2 categories of 'regional area (large living area)' and 'zone (small living area).' Currently, there are 5 regional areas (large living areas) and around 140 zones (small living area).

**<Figure 7> Division according to the 5 Regional Living Areas**



**<Figure 8> Northeast Regional Area**



**<Table 1> Comparison between the Regional Living Areas and the Living Zones**

Classification	Regional Living Area	Living Zone
Concept	Regions including city center, sub-centers and the adjacent areas	Regions including district centers, main station influence area and the adjacent residential area
Criteria	Hangang (River) and Mountain area running from north to south	Considering topography, large constructions and population
Intention Point	Spatial structure towards job-housing proximity in the regions Balanced development based on self-sufficiency	Suggestion of regional development direction Establishment of tasks to improve residents/zone contacted living environment
Categories of Space	5 Regional Areas (When necessary, they can be supplemented by mid-sized living areas)	Around 140 Zones (around 3 administrative sections with less than a population of 100,000)

## Status and Roles

### 1. Established as a follow-up plan to the urban master plan

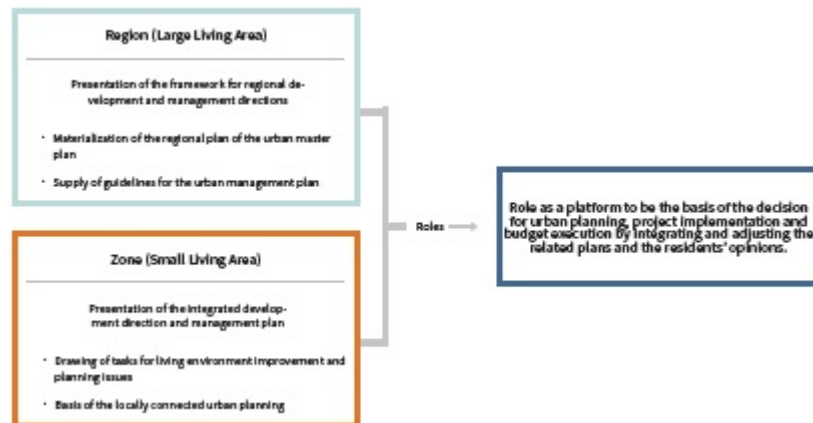
- The living area plan was established as a follow-up plan to the urban master plan to materialize the regional core issues and spatial structures presented in the 2030 Seoul urban master plan (Seoul Plan) on the level of 5 regional areas and 140 living zones.
- With the planning system consisting of the urban master plan, the living area plan and the urban management plan

established, Seoul was equipped with the systematic planning framework containing the plans not only on the level of the metropolitan city but also the regional living zones for daily life.

## 2. Basis for the decision of urban plans, project implementation and budget execution

- The living area plan established to materialize the urban master plan integrates and adjusts the related plans made in the individual bureau or division of the Seoul Metropolitan Government in consideration of residents' opinions. That would play a role as a platform to be the basis for the decision of the urban management plan, project implementation and execution of the relevant budgets.

**<Figure 10> Status and Roles of the Living Area Plan**

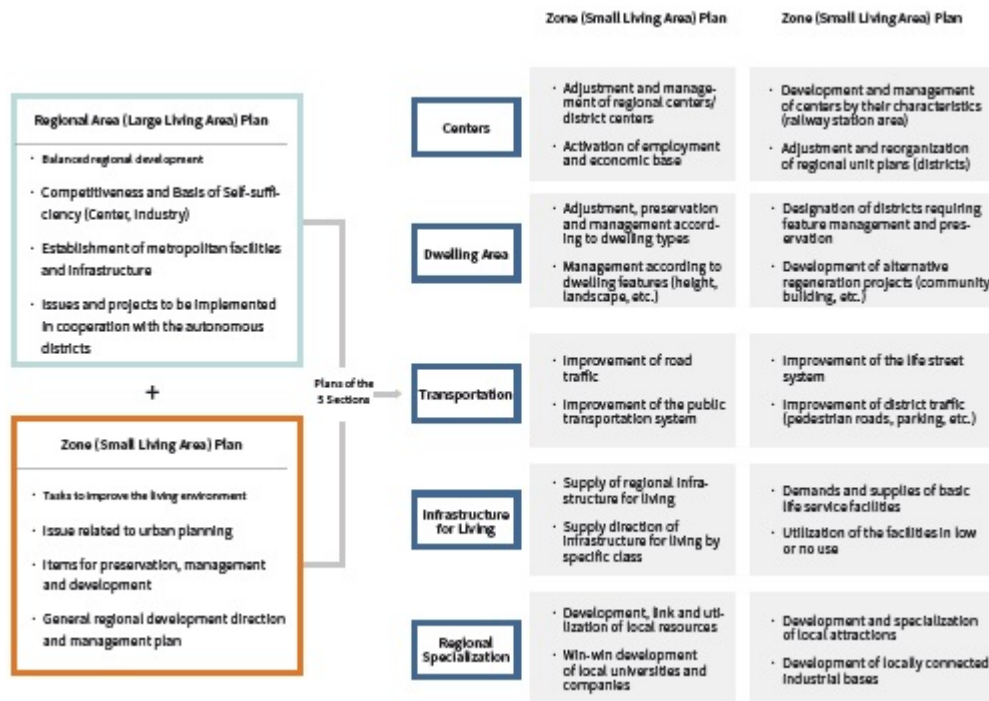


## Contents of the Plan

The living area plan is the spatial plan that aims to materialize the urban master plan. It is established in 5 sections including 'centers & industry,' 'dwelling areas,' 'transportation,' 'infrastructure for living' and 'regional specialization.' The sectors can be added, omitted or integrated according to the characteristics of the living area.

In the section of center & industry of the living area plan, the development directions of the centers taking the roles of main business and commerce and the main railway station areas, and development methods and directions of industrial resources to lead economic growth and to create jobs are produced and presented. In the section of dwelling areas, readjustment, preservation and management directions are proposed according to the dwelling types and features. In the section of transportation, the improvement directions of public transportation and transportation infrastructure are suggested on the regional or zone level. In the section of infrastructure for living, how to supply infrastructure for living and to improve its utilization are presented. In the section of regional specialization, how to develop and manage nature, history and culture to strengthen the local identity and features is proposed.

<Figure 11> Details of the Living Area Plan



## Establishment Procedure

The living area plan is established through 6 steps in total from the 'preparation for planning' to 'administrative procedures and plan confirmation.' The living area plan is focusing on the establishment process where 'Seoul city – autonomous districts – residents' and the experts. So it is important to create conditions that attract proactive participation of the subjects at each stage.

In particular, 'citizen/resident participation group' is organized in step 2. The group diagnoses the issues of the changes to living areas and problems, and facilitates the regional vision and spatial development plan. For the issues that can be solved in cooperation with neighboring districts, Seoul supports the task force team in each living area to perform collaboration and preparation for the necessary reaction plans. When necessary, district consultative groups in the region can be organized.

Finally, the living area plan has to go through the same administrative procedures for the urban master plan, the upper level one, to be confirmed. The regional area (large living area) plan is confirmed through an opinion hearing of the Seoul City Council and deliberation of the Seoul City Planning Committee. The zone (small living area) plan is confirmed through an opinion hearing of the District Councils, the deliberation of the District City Planning Committee and the approval of the Seoul Metropolitan Government.

<Figure 12> Establishment Procedure of the Living Area Plan

	Regional Area (Large Living Area) Plan	Zone (Small Living Area) Plan
1	Preparation for the establishment of plans	
	<ul style="list-style-type: none"> <li>Organization of TF for establishment of the regional plans</li> </ul>	<ul style="list-style-type: none"> <li>Organization of TF for establishment of plans by the autonomous district</li> </ul>
2	State analysis and diagnosis of issue by the living area	
	<ul style="list-style-type: none"> <li>Organization of consultative groups in the autonomous districts (when necessary)</li> <li>Recruitment of civil participants and preliminary meetings</li> </ul>	<ul style="list-style-type: none"> <li>Workshop of the officials in charge (hosted by Seoul)</li> <li>Recruitment of resident participants and preliminary meetings</li> </ul>
3	Preparation for the establishment of vision and spatial development plan	
	<ul style="list-style-type: none"> <li>Workshop of the civil participants</li> </ul>	<ul style="list-style-type: none"> <li>Workshop for the residents</li> </ul>
4	Establishment of plan tasks and strategies	
	<ul style="list-style-type: none"> <li>Operation of advisory committee of the related division</li> </ul>	
5	Draft for plans	
	<ul style="list-style-type: none"> <li>Presentation for autonomous districts</li> </ul>	<ul style="list-style-type: none"> <li>Presentation for residents</li> </ul>
6	Administrative procedures and plan confirmation	
	<ul style="list-style-type: none"> <li>Opinion hearing of the Seoul City Council</li> <li>Deliberation of the Seoul City Planning Committee</li> <li>Confirmation of the plan</li> </ul>	<ul style="list-style-type: none"> <li>Opinion hearing of the District Council</li> <li>Deliberation of the District Planning Committee</li> <li>Approval of Seoul and confirmation of the plan</li> </ul>

### Stage 3. Urban Management Plan

#### Definition

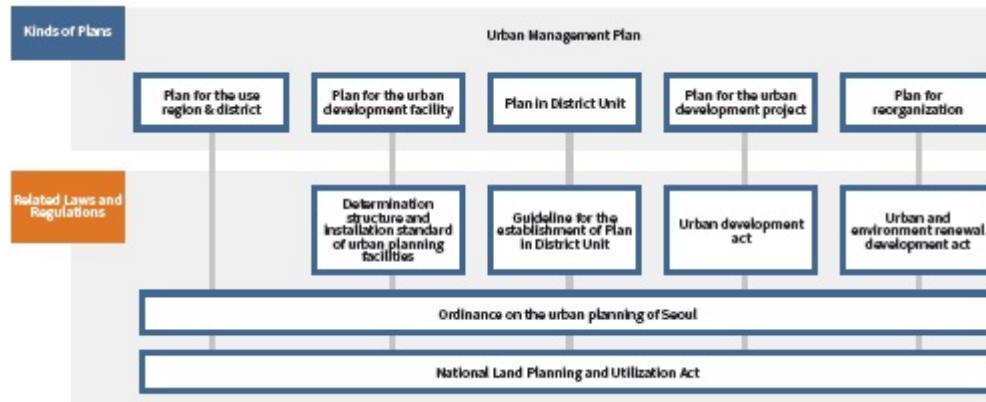
The urban management plan established according to the "National Land Planning and Utilization Act" for development, reorganization and preservation of cities is for the following items on land use, transportation, environment, landscape, safety, industry, information & communication, health, welfare, security and culture.

- Plans for designation or changes of the use region and use district.
- Plans for designation or changes to the limited development zones, urban nature park zones, controlled urbanization zones and fishery resource protection zones
- Plans for the installation, reorganization or improvement of infrastructure
- Plans for urban development or reorganization projects.
- Plans for designation or changes to the district unit planning areas and the plan in the district unit

The urban management plan shall be consistent with the metropolitan urban plan and the urban master plan. It has to be established with respect to the types of infrastructure decided by the level of details and the urban management plan differentially in overall consideration of the population, characteristics of land use and surrounding environment.

The urban management plan established to materialize and realize the long-term urban development directions presented in the urban master plan in the specific spaces, is individually established according to the purposes of plans in these areas; plan for the use region, district & area, the urban planning facilities, Plan in District Unit, urban development project and reorganization plan.

**<Figure 13> the Urban Management Plan and the Related Laws and Regulations**



#### Purposes and Background to Establish the Plan

The background of establishing the 2020 Seoul urban management plan is to meet the necessity of the administrative procedure according to the regulation in the National Land Planning and Utilization Act, to review and renew the entire existing urban management plan every 5 years and to present how to realize the plan after the renewal of the 2030 Seoul urban master plan.

The purposes of establishing the Seoul urban management plan are to lay the groundwork for the urban management plan of Seoul, to suggest the concrete methods to realize the established 2030 urban master plan of Seoul and to prepare for the management standard for the use districts by integrating the adjustment standards for the use districts that has been operated individually.

The urban management plan manages and regulates the land use and development of land directly for development, reorganization and preservation of the cities, carrying legal binding force.

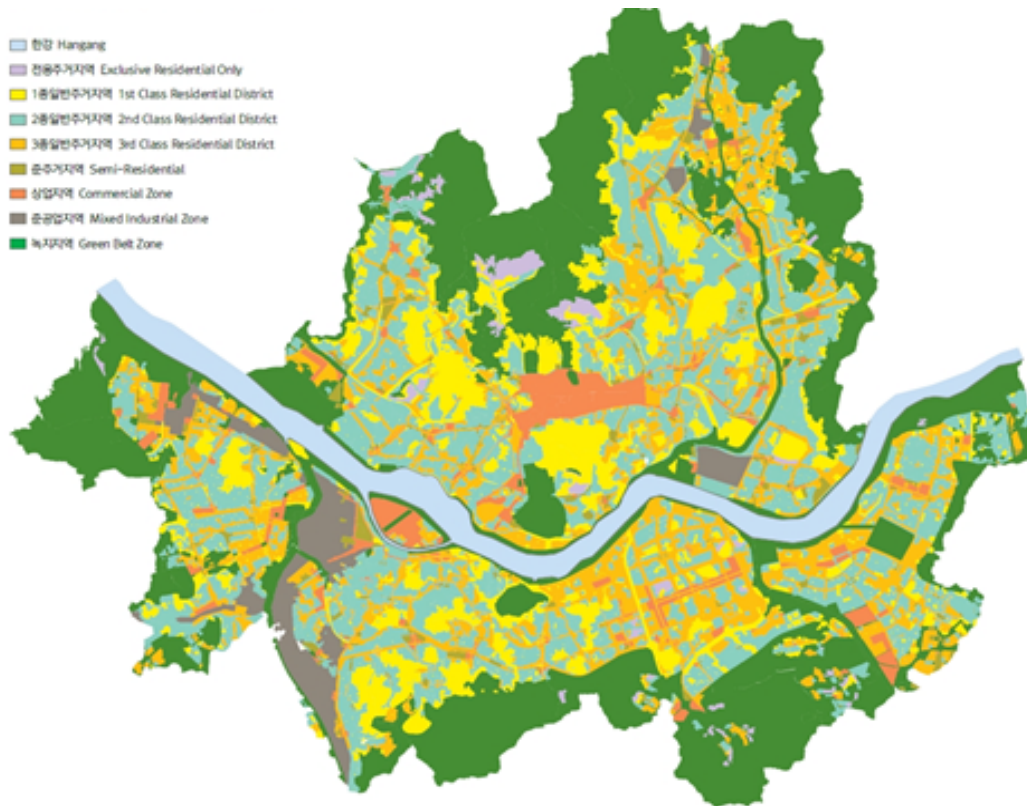
## **Contents of the Plan**

### 1. Plan for designation or change to the use region, district or area.

- “Use Region” means the area designated by the urban management plan to use the land economically, efficiently and without overlapping to facilitate the improvement of public welfare by limiting the use, building-to-land ratio, floor area ratio and height of the constructions. According to the National Land Planning and Utilization Act and the Ordinance on the Urban Planning of Seoul, it is divided into 4 use regions (urban region, management region, agriculture and forestry region and nature environment protection region), and all parts of the land shall be designated as one of them. As of 2013, the whole area of Seoul was designated as urban regions (605.96km<sup>2</sup>), which was sub-divided into residential regions (51.6%), business regions (4.3%), industrial regions (4.5%) and green regions (39.6%).
- “Use District” means the area designated by the urban management plan to increase the functionality of the use regions and facilitate their beauty, landscape and safety by strengthening or relaxing the limits on the use regions in terms of use, building-to-land ratio, floor area ratio and height of the constructions. The use district was introduced as a means of planned management and easy change of institution because there were difficulties in managing the city just with rough regulations on use regions. The use district is divided into the districts of landscape, fine view, height, prevention, preservation, facility protection, community, and development promotion. As of 2013, 197.80km<sup>2</sup> making up 33% of Seoul was designated as use districts.
- “Use Area” means the area designated by the urban management plan to prevent the disordered expansion of urban streets, to facilitate the planned and systematic use of land, and to perform the comprehensive adjustment and management of the land use by strengthening or relaxing the limits on the use of land, building-to-land ratio, floor area ratio and height of the constructions in the use region or in the use district. The use area acts as a mean to control the development activities or land uses in general by applying various kinds of regulated projects unlike the use region or use district. It is divided into limited development area, urban nature park area, urbanization control area and fishery resources protection area. The limited development areas are designated by the urban management plan when it is necessary to limit urban development to prevent the disordered expansion of an urban area, to prevent the natural environment, to secure a sound living environment or to meet the requests of national security. In the limited development area, urban planning projects are prohibited except the activities or projects that obtained permission on a case by case basis. Since 1972, Seoul had designated 166.82km<sup>2</sup> as a limited development area, but lifted the restriction for 15.45km<sup>2</sup> for the purposes of the clustered settlement, national public housing and Bogeumjari (nest) housing.



&lt;Figure 14&gt; Status of the Use Region of Seoul (As of 2012)



원도지역 Specific Use Area	면적 Area [㎡]	비율 Percentage [%]
제1종전용주거지역 1st Class Exclusive Residential Area	5,445,969	0.9
제2종전용주거지역 2nd Class Exclusive Residential Area	844,368	0.1
제1종일반주거지역 1st Class Residential District	64,594,960	10.7
제2종일반주거지역 2nd Class Residential District	132,938,478	21.9
제3종일반주거지역 3rd Class Residential District	94,174,496	15.5
준주거지역 Semi-Residential Area	11,619,587	1.9
중심상업지역 Central Commercial Area	360,078	0.1
일반상업지역 General Commercial Area	23,246,007	3.8
근린상업지역 Neighboring Commercial Area	807,068	0.1
유통상업지역 Circulating Commercial Area	1,557,824	0.3
준공업지역 Semi-Industrial Area	27,645,005	4.6
녹지지역 Green Belt Zone	242,724,160	40.1
합계 Total	605,958,000	100.0

## 2. Plan for Installation, Renewal or Improvement of Urban Planning Facilities

- 'Urban planning facilities' refer to the essential public facilities that form the framework of cities, ensure smooth urban activities and maintain a good urban environment.
- According to Article 2 of the "National Land Planning and Utilization Act," the infrastructural facilities are divided into 52 types within 7 classifications which the urban management plan designates as 'urban planning facilities' to maintain urban functions.

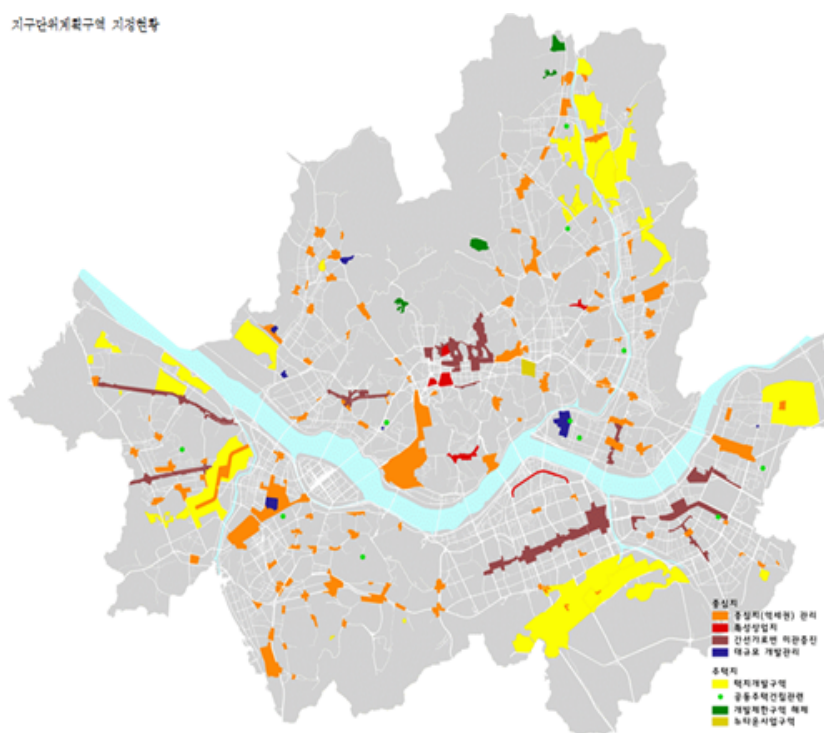
&lt;Table 2&gt; Kinds of the Infrastructural Facilities

Classification	No. of Facilities	Kinds
Transportation Facilities	10	Roads, parking lots, railways, tracks, harbors, canals, airports, inspection facilities for vehicles and construction machinery, driving academies for vehicles and construction machinery, automobile stops
Spatial Facilities	5	Plazas, parks, green areas, amusement parks, public open spaces
Distribution & Supply Facilities	9	Water supply facilities, electric power supply facilities, gas supply facilities, oil storage and supply facilities, broadcasting & communication facilities, heat supply facilities, pipe utility conduits, markets, distributing facilities
Public, Cultural and Physical Training Facilities	10	Schools, libraries, schoolyards, public offices, physical training facilities, cultural facilities, R&D facilities, social welfare facilities, youth training facilities, public vocational training facilities
Disaster Prevention Facilities	8	Rivers, reservoirs, storage dams, fire prevention equipment, wind protection facilities, flood protection facilities, embankment facilities, erosion control facilities
Sanitation Facilities	7	Cremation facilities, cemeteries, enshrined facilities, natural burial sites, funeral homes, slaughterhouses, general medical facilities
Environmental Basic Facilities	4	Sewers, water pollution prevention facilities, waste treatment facilities, junkyards

### 3. Plan in District Unit

- The plan in district unit is a part of the urban management plan established to rationalize the land use of the target regions under urban planning, to enhance the functions, to improve the appearance, to secure a good environment and to manage the regions systematically and methodically.
- There are limits in solving the problems related to urban appearance and growth management using only the construction law that regulates use regions and districts in loose ways and proposes minimum construction standards because of the accelerated extensional growth and the quantitative growth of Seoul since the 1970s. In order to address such problems, Seoul introduced the plan in district unit to allocate the functions and roles to cope with various urban problems. The plan in district unit has been settled as an integrated and intensive urban management institution that considers the flat land use plan and the three-dimensional construction plan at the same time for harmony.

&lt;Figure 16&gt; Designation Status of the Districts under the Plan in District Unit



- The plan in district unit includes subdivisions or changes of use region or use district, placement and scale of the infrastructure, land scale and development plan, use restrictions for buildings, building-to-land ratio, floor area ratio, minimum or maximum heights for construction, plans for the arrangement, shape, colors or construction lines, environmental management plan, landscape plan and traffic management plan.
- The districts that Seoul designates as the area for plan in district unit are the areas for strategic development and planned renewals such as areas requiring public facility renewal, street environment renewal, premeditated management of use, building-to-land ratio, floor area ratio and height, local specialization and activation via attracting the cultural functions and venture industries, the areas of mixed land use area of residential and industry in the semi-industrial regions, concentrated areas of low-rise housings, areas requiring financial support for balanced local development, areas for the development of private capital stations.

#### 4. Planning for the Urban Development Project

- The urban development project refers to the project to create complexes or town areas having functions such as dwelling, business, industry, distribution, information & communication, ecology, culture, health and welfare in the urban development area.
- The goals of the urban development project are to create a pleasant urban environment and to increase public welfare. It can be implemented only when it is decided and announced as an urban management plan according to the 'National Land Planning and Utilization Act.' The project shall be executed according to the 'Urban Development Act.'
- In order to designate the section for urban development, the designator shall establish the plans for the development project in the relevant area. The name, location, area, designation purposes of the urban development section, project period, contractor, implementing method, population accommodation plan, land use plan, traffic processing plan, environmental preservation plan and financing plan shall be included in the development plan.

#### 5. Plan for the Renewal Project

- The renewal project is implemented to systematically reorganize the areas requiring recovery of urban functions or in a poor residential environment or to improve old and poor buildings efficiently. The goals of the projects are to improve the urban environment and increase the quality of residential life.
- The renewal project can be implemented only when it is decided and announced as an urban management plan according to the 'National Land Planning and Utilization Act.' The project shall be executed according to the 'Urban and Residential Environment Renewal Act.'
- The renewal project refers to renewal of infrastructure and improvement or construction of buildings including houses in the renewal sections or town street sections (which are not the renewal sections but are designated by Presidential Decree).
- In order to have an area designated as a renewal section, the head of a local government shall establish the renewal plan, notify the residents of the plan in writing for over 30 days for public inspection and opinion collection and apply for designation as a renewal section to the Seoul Metropolitan Government. Name of the renewal project, renewal section and area, urban planning facilities, joint use facilities, main use/building-to-land ratio/floor area ratio/height of the buildings, environment preservation and disaster prevention plans, educational environment protection plan, tenant housing measures and scheduled period of the renewal project should be included in the renewal plan.

## Implications

Seoul, the capital city of the Republic of Korea with a 2,000-year history has undergone a turbulent development period so far. Especially since the 1960s, Seoul has gone through urbanization in rapid industrialization and quantitative growth, resulting in Seoul becoming one of the global metropolitan cities. The big changes to Seoul made over the short period of 50 years were backed by an urban planning system such as the urban master plan.

The urban planning system works in 3 stages; 'urban master plan – living area plan– urban management plan' as shown above. For better and more desirable operation of the urban planning system, however, the following improvements and complements are needed.

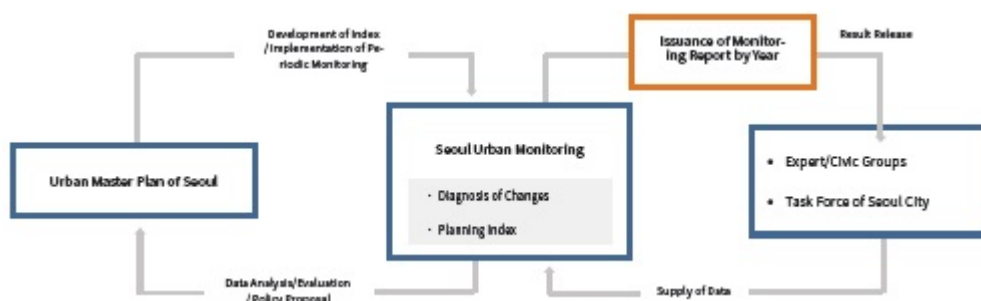
### Substantiality of the Planning System

It is necessary to ensure the planning system consisting of the urban master plan, living area plan and urban management plan. The vision of Seoul, spatial structure and plans regarding the core issues presented in the urban master plan as the highest level plan shall be realized by the living area plans and various urban management plans. In other words, all sub-plans shall share the vision of Seoul as a "Happy citizens' City with communication and consideration" presented in the 2030 Seoul Plan, and shall be established in consideration of consistency with the 2030 Seoul Plan. The living area plan established as a sub-plan shall embody the spatial structure plans, plans regarding core issues and regional plans presented in the 2030 Seoul Plan in its own plan in consideration of the regional characteristics and draw the living connected issues concretely. It shall also be the guideline for various urban management plans as an intermediate plan connecting the urban master plan and the urban management plans. In other words, the living area plan shall suggest the planning direction and operating principles for the urban management plans that are individually established and operated for use regions, use districts, use sections, plan in district unit, renewal plans and urban planning facilities. Through continuous renewal, the living area plan shall provide the integrated framework for urban management.

### Establishment of Urban Plan Monitoring System

The 2030 Seoul Plan was established as the urban master plan. It is important above all to monitor the realization process of the Seoul Plan continuously and to propose supplemental points and development directions which can be considered in establishing the next urban master plan, securing the realization of plans. The desirable policy execution and realization of plans on the issues in the urban planning area on population, housing, industrial economy, land use, transportation and climate change presented in the urban master plan and the living area plan shall be monitored and reflected in the subsequent plans by a well-established monitoring system.

**<Figure 16> How to Establish the Urban Monitoring System**



The monitoring system of Seoul can work in multi-levels for 1) changing status of urban environment in population, industry, land use and housing 2) achieving the degree of the policy goals set in the urban master plan and 3) comparison analysis with the global metropolitan cities. The monitored results are reflected in the subsequent planning through the feedback process. By the diagnosis and evaluation on the changes in conditions of Seoul, the existing planning tasks can be adjusted, new planning tasks can be presented and the priority of tasks and the main progress direction can be reset. It is necessary to prepare concrete action plans and procedures to reflect such results.

### **Civil Participation and Strengthened Communication System**

The 2030 plan was the first urban master plan established in which various members participated. The 'Citizen Participation Group' drew the vision of Seoul directly and the 'Committee on the Establishment of Seoul Plan' consisting of citizens, experts, city council members and the Seoul Institute led the establishment of the specific and concrete plans. The living area plan established following the urban master plan was made in cooperation with the residents even in small living areas using the bottom-up method. Seoul released the information related to the planning processes and prepared various programs such as the 'Urban Planning School' to facilitate the participation of the citizens and to seek governance that the citizens can exert their abilities.

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