

Republic of Korea

4. Land Development (Focal point: Ministry of Construction and Transportation)

Comprehensive Plan of National Land Construction

The development of land in Korea has been subject to around 90 individual legislations based on the Act on Comprehensive Plan of National Land Construction, the Act on Management of Use of National Land, and the Act on City Planning, for regulating the use of land and approving development projects. Consistent and efficient planning and management of land has been lacking which led to development without consideration for the environment.

In particular, the Act on Comprehensive Plan of National Land Construction, which was enacted in 1963 and based on the principle of construction in the era of development, has its limits in responding to new challenges of development such as striking a balance with environment.

Against this backdrop, the Republic of Korea revised the Act and reorganized it as the Framework Act on National Land in 2002 to prevent sprawl development and to promote sustainable development. This laid the foundation for balanced development of land, creation of competitive land environment, and environment-friendly management of land.

This Framework Act, enforced in January 2003, stipulates the goal of sustainable development of land as its basic principle, by promoting balanced development based on the harmonization between development and environment, enhancing competitiveness of land, and improving quality of life.

The planning of land is categorized into comprehensive planning of national land, comprehensive province planning, comprehensive county planning, regional planning, and sectoral planning in accordance with the Framework Act on National Land.

- The Comprehensive Plan of National Land aims for revamp of national space structure & division of function by region, establishment of policy for national balanced development and promotion of regional industry, efficient use and management of national resources including land, water, forestry, and marine, improvement of living conditions and quality of life including provision of housing water supply and sewerage, and conservation and improvement of national environment for sustainable development.
- The comprehensive province planning reflects directions and policy framework of the higher plan set by the central government such as the comprehensive plan of national land. The plan is embodied at the regional level to set policy direction not covered under the higher plan and present directions and directives for development under the comprehensive county planning.
- Regional planning focuses on development in specific regions like metropolitan areas and the outskirts. Sectoral planning is established by the head of central administrative body targeting the entire land.

Modern development and planning of national land in Korea started in the 1960s. The comprehensive plan of national land was established in the 1970s and the 4th Revised plan of the Comprehensive Plan for National Land (2006-2020) was established and currently being implemented.

Comprehensive Plan for National Environment

Under the Framework Act on Environmental Policies, the Republic of Korea also established the Comprehensive Plan for National Environment in November 2005 and has been implementing the plan which will be effective from 2006 to 2015 to distinguish and conserve environmental values of national land in a systematic manner.

The comprehensive plan for national environment includes environmental plans by sector such as air, water quality, natural environment, national land environment, and coastal and marine environment.

The comprehensive plan for national environment recognizes problems of managing national land focused on development such as lack of environmental capacity, impediment of balanced development, and disharmony between environment and development projects. The plan sets new basic directions and approaches for managing national environment as following.

- Basic Direction
 - National land management based on environmental capacity
 - Enhancement of eco-efficiency based on efficient and planned use of land
 - Management of national environment based on space information
 - Management of environment considering regional environmental characteristics

- Approach
 - To establish an integrated ecology network linking mountains, water and sea based on the three pillars of Baekdu Daegan Mountains, areas around Demilitarized Zone, and Small islands and coastal areas to promote conservation and restoration.
 - To promote sustainable development for the five regions of environment management.