Addressing Urbanization Challenges:

New Town Development & Balanced Regional Development

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Overpopulation and Challenges of Urbanization

Short of infrastructure and services in all sectors

Exponential population growth

Inadequate housing supply to meet needs of population
Solutions for Land Supply

01 Public Water Reclamation

- Building river banks and trunk roads to control the flooding
- Creating new housing land inside the banks
- Using profits from the sale of the land to fund public projects

Disadvantages
- Building banks and roads restricted citizens’ access to the Han River
- Splendid view of the river became the privilege of those living in the houses located along the river
Solutions for Land Supply

02 Land Pooling

- **Replotting**
  The developer redefines the borderline of a particular piece of land before returning it to its owner.

- **Reproportioning**
  During reploting, only 30-70 percent of land is returned to the owner after an area required to cover the cost of building roads, parks, and other public facilities is deducted.

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**Advantages**
- No land compensation being required
- Minimal civil complaints
- Easier participation in the project
- Ease of securing public land
- Less pressure for selling large scale housing land

**Disadvantages**
- Frequent delays in the project due to complicated procedures for planning reploting
- Limited efficiency in land use
- Risk of unfair distribution
- Possible grievances if the repropotional rate is raised

Before development of Gangnam Area

1972

Today
# Public-led Development: New Town Development

- **Policy Goal**: Stabilizing housing prices and resolving housing shortage by expanding housing supply
- **Objectives**:
  - Emphasis on settlement
  - Resolving overcrowding in Seoul
  - Sharing urban functions of Seoul
- **Number of New Towns** (Distance from Seoul): 5 new towns (20–25km)
- **Total Areas**: 50.14 km²

- **Policy Goal**: Preventing urban sprawl and achieving sustainable urban development
- **Objectives**:
  - Emphasis on green and self-sufficient
  - Establishment of hub cities in metropolitan region
  - Balanced regional development
- **Number of New Towns** (Distance from Seoul): 13 new towns
  - 10 in Seoul Metropolitan Areas (40-45km away from Seoul), 2 in Local
- **Total Areas**: 163.7 km² (136.3 km² in Seoul Metropolitan Area)
Best Practice: Bundang (1st Generation New Town)

**Purpose of Development**
Create a self-sufficient town accessible to Gangnam’s commercial districts and serve as business and commercial center

**Location / Area**
25km southeast of Gangnam, Seoul / 19.64㎢

**Land Use Plan**
- Residential: 32.3%
- Commercial & Business: 8.35%
- Public: 59.2% (Green Area: 19.4%)

**Planned Population** 390,500
**Number of Households** 97,500

292,000 units of houses supplied through development of 1st Generation New Towns
Best Practice: Pangyo (2nd Generation New Town)

**Purpose of Development**
Prevent urban sprawls and supply land through planned public-led development; linked development with techno valley as strategy for self-sufficient economy.

**Location / Area**
20km from Seoul city center, 10km from Gangnam district / 8.9km²

**Land Use Plan**
- Residential: 26.6%
- Commercial & Business: 3.1%
- Public: 70.3% (Green Area: 36.8%)

**Planned Population** 87,798  
**Number of Households** 29,000

Today, Pangyo is home of 1,619  
IT companies generating US$ 101,969 million  
Sales revenue (2021)
Widening gap between capital and non-capital

Status of Imbalance

50.5% (as of 2021)
Population in the metropolitan area

81% (as of 2021)
Use of credit card in the metropolitan area

92% (as of 2021)
Headquarters of the largest 50 companies in the metropolitan area

Seoul’s Living Condition in early 2000s

14 km/h
Travel Speed in Seoul (in 2005)

US$9.2 billion
Cost of Traffic Congestion in the metropolitan area (in 2004)

89th
Ranking of Quality of Life among 215 cities worldwide (in 2006)
Two Initiatives for Balanced National Development

Sejong Multifunctional Administrative City
Self-sufficient multifunctional city concentrating on administration

Area: 72.9 km² (1/8 of Seoul), 200,000 units of housing
Planned Population: 500,000

47 central authorities and 16 national institutes relocated

Ten Innovative Cities
Self-sufficient multifunctional cities concentrating on regional economic development

Area: 45 km², 100,000 units of housing
Planned Population: 260,000 for 10 cities
No. of public companies relocated: 112 companies
Local employment rate: 28.6%
Registered population: 224,019
No. of companies relocated: 1,663
Multifunctional Administrative City Sejong
### Ten Innovative Cities

#### Relocation of Public Organizations
- **112** Relocated Public Organizations
- **28.6%** Recruitment from the Region
- **224,019** Population
- **1,663** Registered Private Companies

#### Relocation by City
- **Gangwon**
  - Relocated: 12
  - 26.4%
  - 25,681
  - 50
- **Gyeongbuk**
  - Relocated: 12
  - 27.6%
  - 22,487
  - 61
- **Daegu**
  - Relocated: 10
  - 43.5%
  - 18,878
  - 146
- **Ulsan**
  - Relocated: 9
  - 29.2%
  - 19,888
  - 78
- **Busan**
  - Relocated: 13
  - 33.9%
  - 7,428
  - 167
- **Jeju**
  - Relocated: 6
  - 32.1%
  - 4,703
  - 87
- **Chungbuk**
  - Relocated: 11
  - 40.1%
  - 29,057
  - 75
- **Jeonbuk**
  - Relocated: 12
  - 28.3%
  - 28,477
  - 198
- **Jeonnam**
  - Relocated: 16
  - 27.0%
  - 36,284
  - 310
- **Gyeongnam**
  - Relocated: 11
  - 24.3%
  - 31,136
  - 491

#### Specialization by City
- **Gangwon**
  - Mining, Biomedical, Tourism
- **Gyeongbuk**
  - Transportation, Agriculture, Innovation, Power Technology
- **Daegu**
  - Industrial Promotion, Education & Academics, Gas
- **Ulsan**
  - Energy, Workers' Welfare, Occupational Safety
- **Busan**
  - Maritime & Fisheries, Financial, Film Promotion
- **Jeju**
  - International Exchange, Education & Training, Tax Management
- **Gyeongnam**
  - Housing, SMEs, National Pension

### Additional Information
- **Chungbuk** Information & Communication, Science & Technology, HR Development
- **Jeonbuk** National Land & Management, Agriculture & Bio, Food Research
- **Jeonnam** Information & Communication, Agricultural, Culture & Arts
Best Practice: Gyeongnam Innovative City in Jinju

11 Public Organizations relocated with 4,249 employees (as of 2022)

Population

- 2015: 9,848
- 2022: 33,100

Increased 36.3%

86.8% achieved compared to the planned population

Residents’ Satisfaction of Settlement Conditions

- Not satisfied: 6.1%
- Satisfied: 52%
- Average: 43%

2nd place among 10 cities

Overview

- Area: 4,093,000m²
- Planned Population: 38,000
- Housing Supply Unit: 10,847 Households
- Development Period: 2007 ~ 2015
- Development Period: LH, Gyeongnam Development Corporation
- Land Use Plan
Best Practice: Gyeongnam Innovative City in Jinju

### Economical Effects

![Graph showing increased GDP](image)

**GRDP of Jinju City**

- **2015**: 64,000
- **2019**: 84,000
- **Increase**: 14.6%

![Graph showing increased businesses](image)

**Number of Businesses in Innovative City District**

- **2015**: 300
- **2019**: 1,600
- **Increase**: 686%

![Graph showing increased local tax income](image)

**Local Tax Income in Gyeongnam Region**

- **2015**: 20,000
- **2021**: 120,000
- **Increase**:
  - **TOTAL**: 56,000
  - **ONE-OFF**: 66,000
  - **CONTINUITY**: 37,000

![Graph showing increased workers](image)

**Number of Workers in Innovative City District**

- **2015**: 5,000
- **2019**: 17,000
- **Increase**: 173%
Lessons Learned

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<th>Capital-centered development</th>
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<td>- Common feature during the early stage of urbanization</td>
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<td>- Explosive growth of population in the capital region causes consecutive urban problems</td>
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<th>Urban policy driven by housing and development challenges</th>
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<td>- Housing shortage in the Capital area led the development of new towns in the outskirts of Seoul</td>
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<td>- The new town development further intensified overcrowding in the Metropolitan area, exacerbating the imbalance problem between regions</td>
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<th>Challenges of today</th>
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<td>- Smarter and greener cities for sustainable and inclusive urban development</td>
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<td>- Ongoing endeavor for balanced regional development and urban regeneration</td>
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Ongoing Journey toward Sustainable Cities

**New Town Development**

- **3rd Generation New Towns (by 2029), Green & Smart Cities**
  - 6 New Towns
  - about 32 million households
  - within 30 min travel time from Seoul

**Balanced National Development**

- **Equity in Lifestyle, Independent Self-Sufficiency, and Hope for All**
  - 3rd Phase of Multifunctional Administrative City Sejong - Completion Stage
    - Becoming the nation's administrative capital
    - Completing urban infrastructure & self-sufficient city
  - More Public Organizations will be relocated to the 10 Innovative Cities
  - Presidential Committee for Decentralization and Balanced Development launched in July 2023
    - To implement policies for further balanced national development
    - Emphasis on empowering the local governments

**Urban Regeneration**

- **Transforming Aging Cities through Strengthening their Competitiveness**
  - Toward Sustainability and Value Capture of Urban Space
  - Promote urban space innovation
  - Strengthen cities’ competitiveness
  - Promote balanced regional development
  - Supply quality housing and support the installation of infrastructure
Thank You