



Addressing Urbanization Challenges:

New Town Development & Balanced Regional Development

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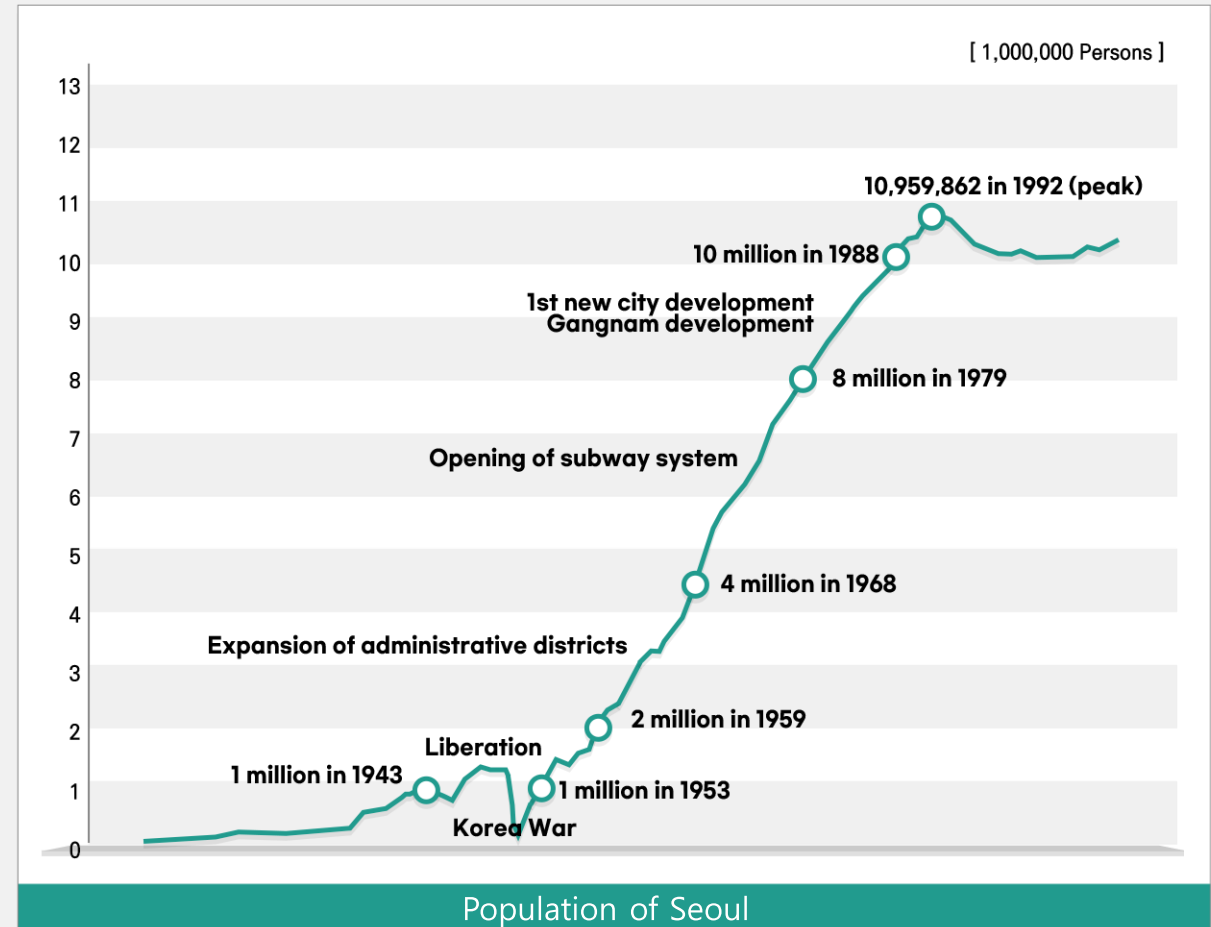
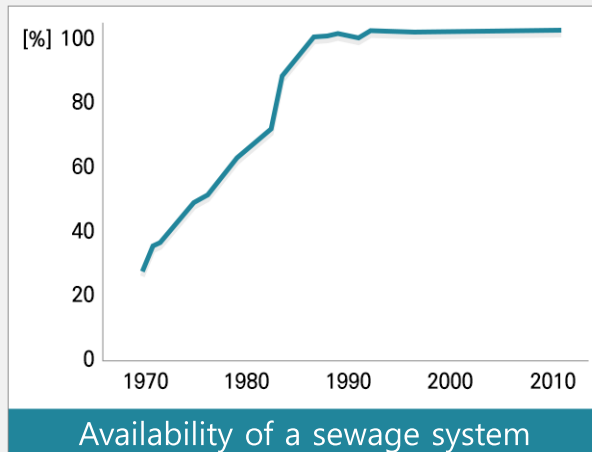
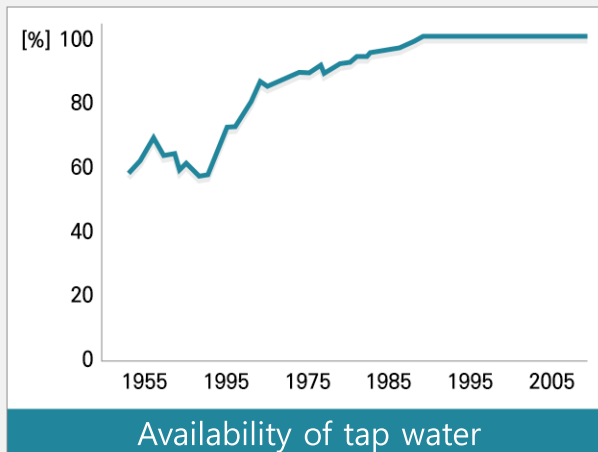
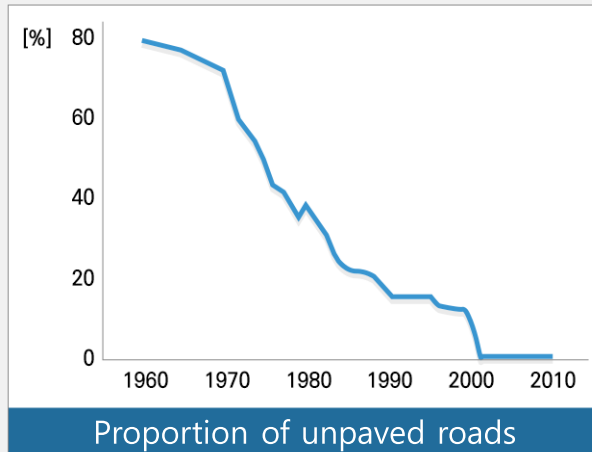
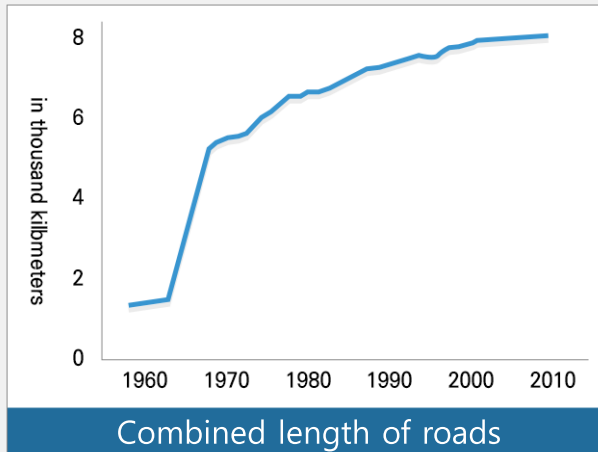
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Overpopulation and Challenges of Urbanization

Short of infrastructure and services in all sectors

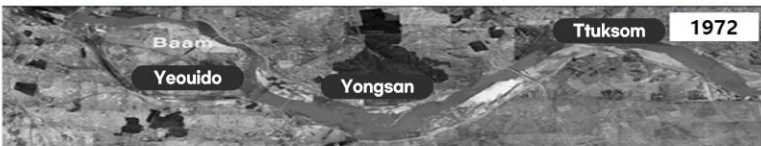
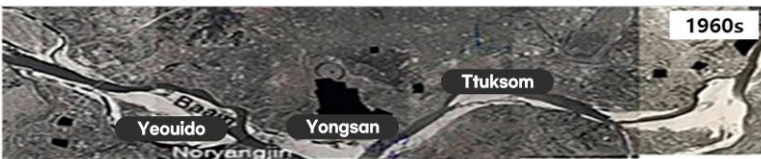
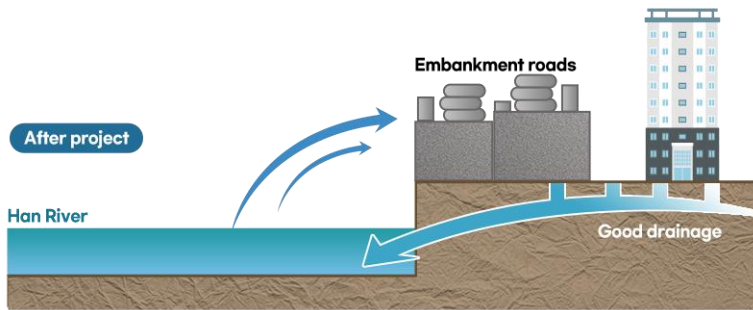
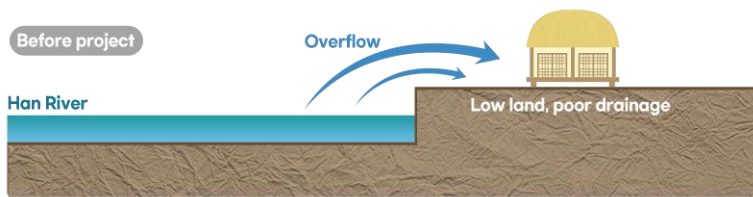
Exponential population growth

Inadequate housing supply to meet needs of population



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

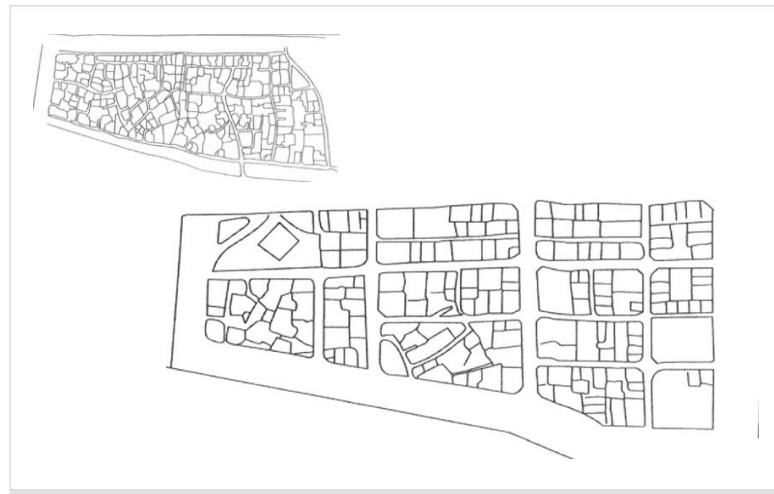
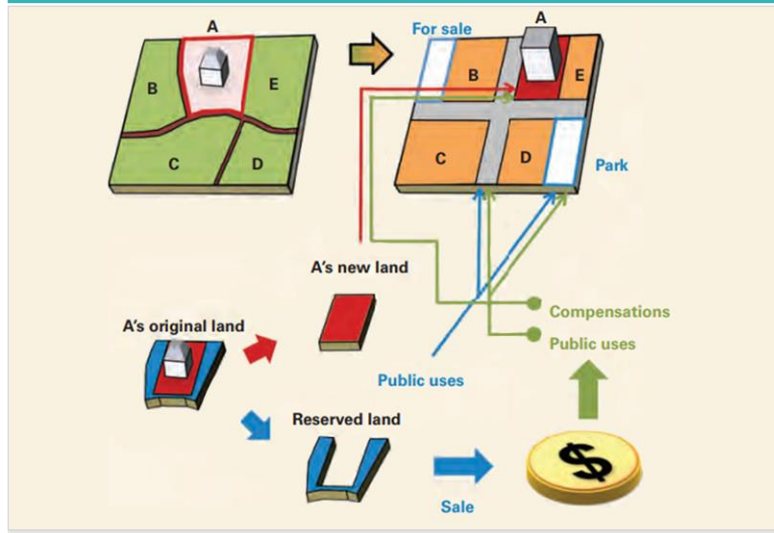
Disadvantages

- 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



02

Land Pooling



Replotting

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

Reproportioning

During replotting, 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.

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 replotting
- Limited efficiency in land use
- Risk of unfair distribution
- Possible grievances if the reproportional rate is raised



Before development of Gangnam Area



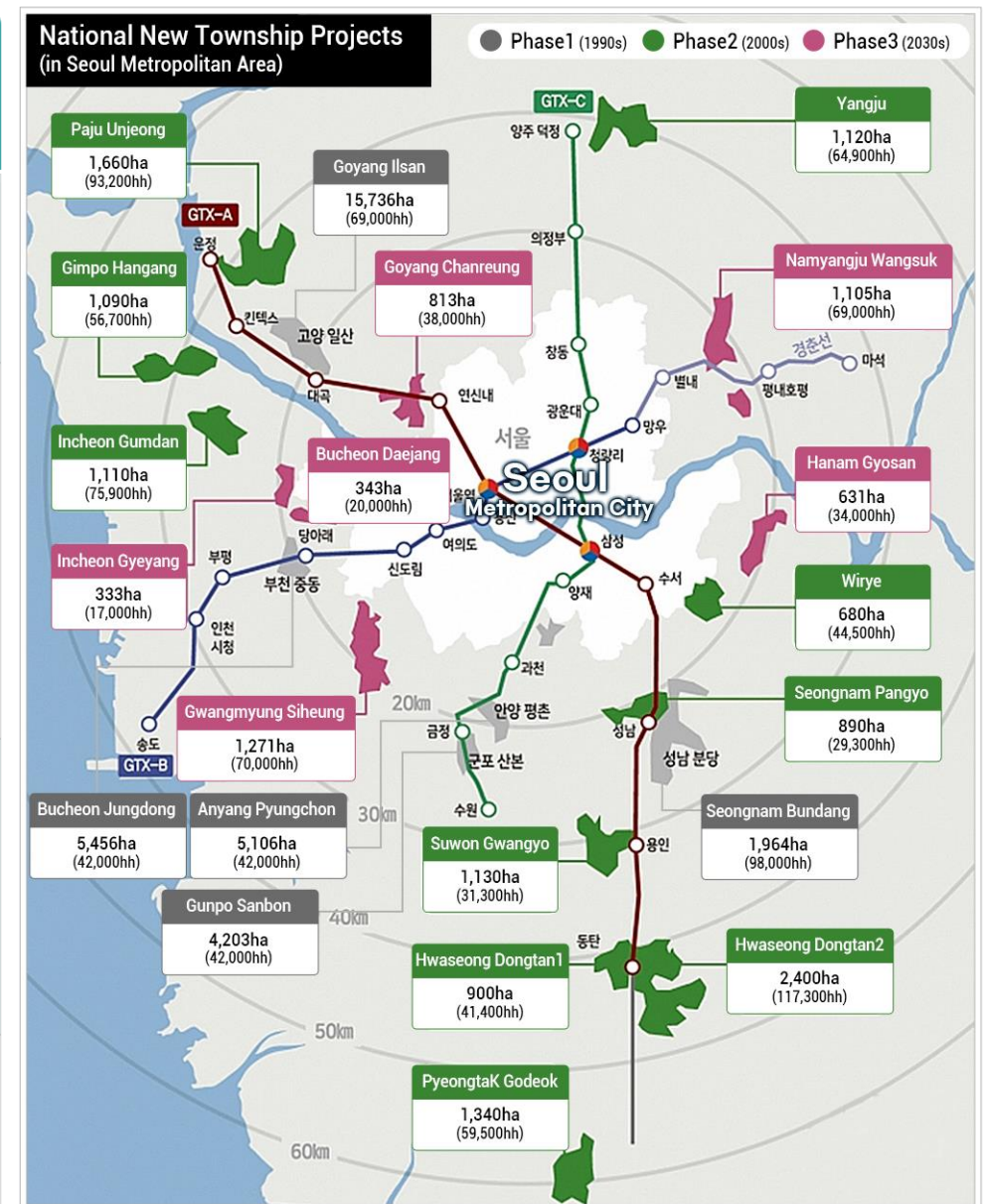
1972



Today

Public-led Development: New Town Development

	1 st Generation New Town (1989-1996)	2 nd Generation New Town (2001-2010)
Policy Goal	Stabilizing housing prices and resolving housing shortage by expanding housing supply	Preventing urban sprawl and achieving sustainable urban development
Objectives	<ul style="list-style-type: none"> Emphasis on settlement Resolving overcrowding in Seoul Sharing urban functions of Seoul 	<ul style="list-style-type: none"> Emphasis on green and self-sufficient Establishment of hub cities in metropolitan region Balanced regional development
Number of New Towns (Distance from Seoul)	5 new towns (20~25km)	13 new towns * 10 in Seoul Metropolitan Areas (40~45km away from Seoul), 2 in Local
Total Areas	50.14km ²	163.7km ² (136.3km 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 / 19.64km²

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



Seoul &
metropolitan area
11.8% of total
area of Korea

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



14km/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



Initial Stage

Relocation of central agencies
Installation of urban infrastructure



Mature Stage

Enhanced sustainability
Improved urban infrastructure



Final Stage

Complete sustainability
Complete city



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**

Before

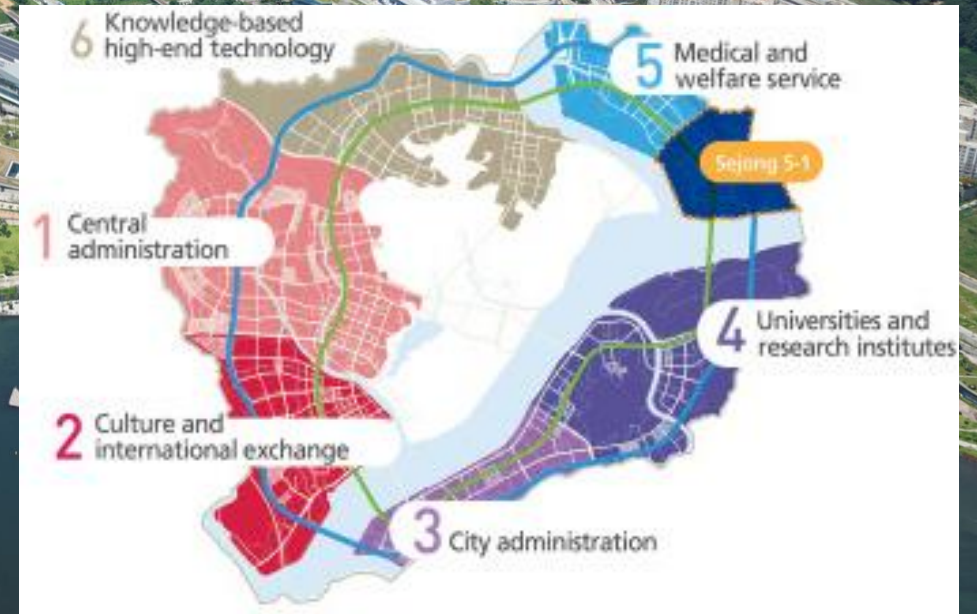
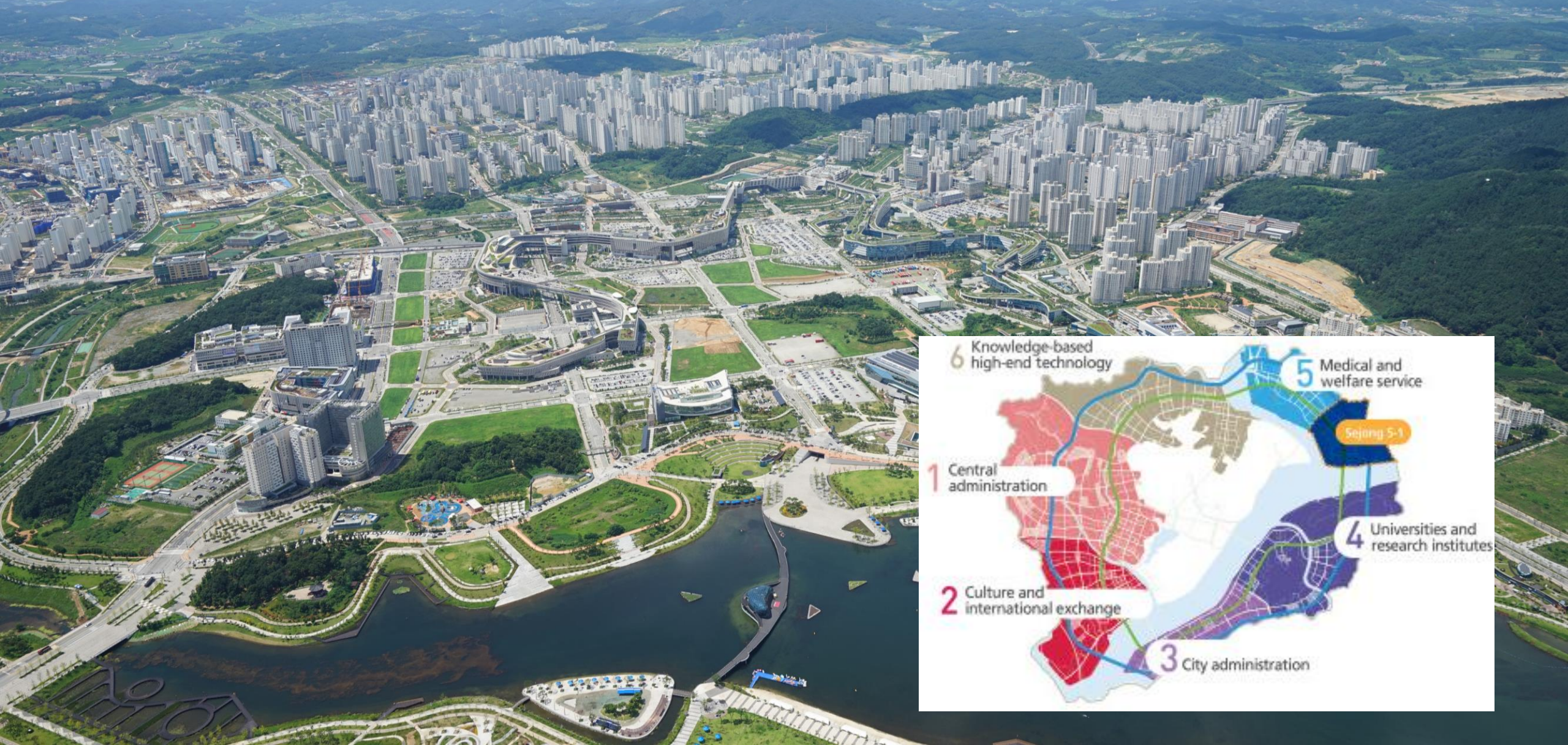


After



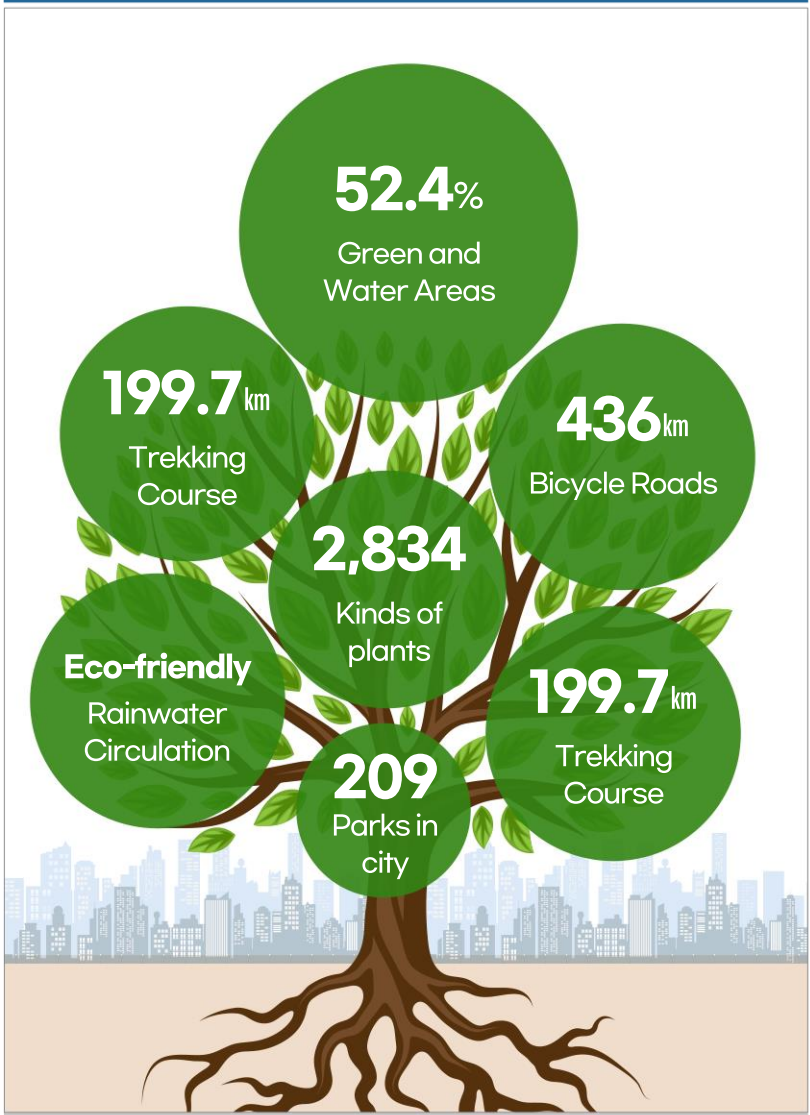
LH HQ at Jinju Innovative City

Multifunctional Administrative City Sejong

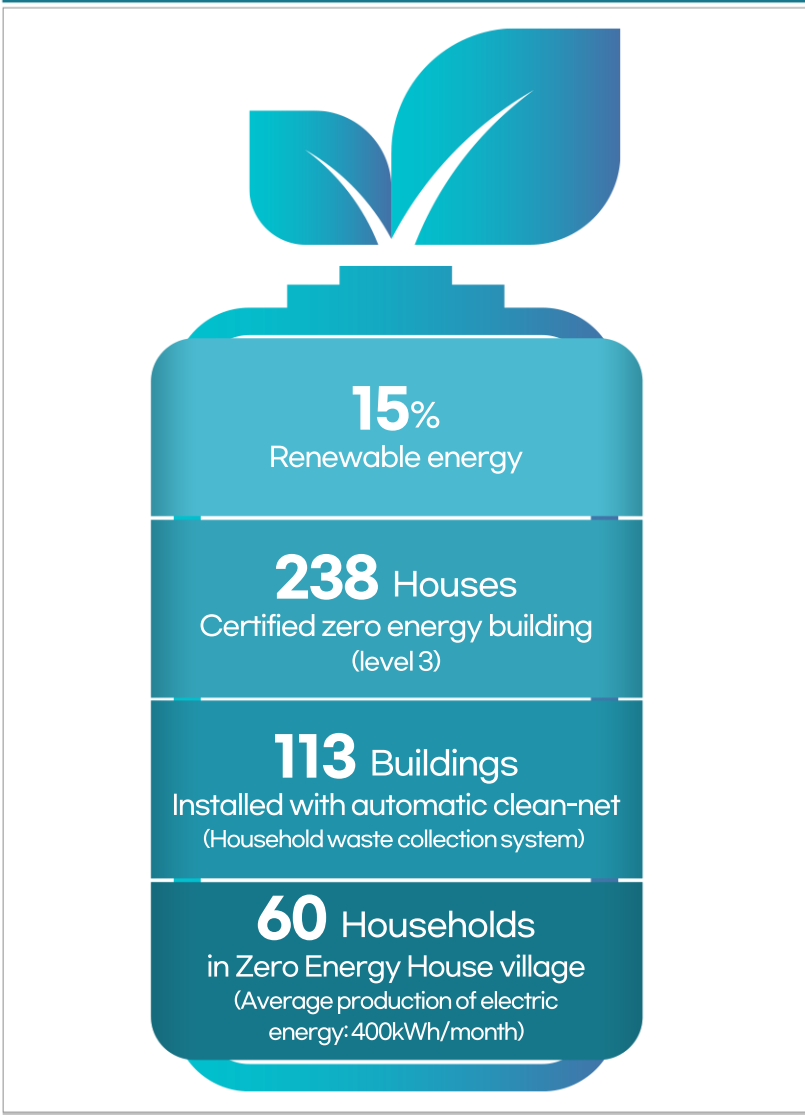


Innovative Smart & Green Elements of Sejong City

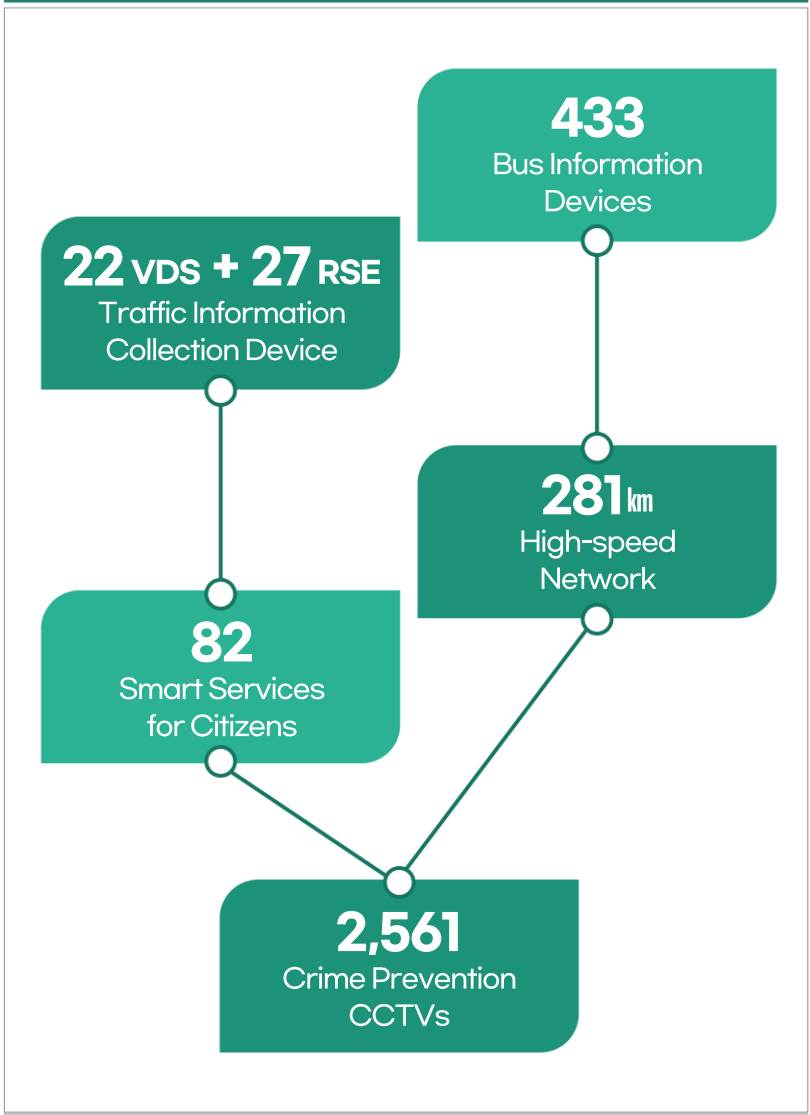
Eco-friendly City



Energy Independent City







Safe & Convenient City

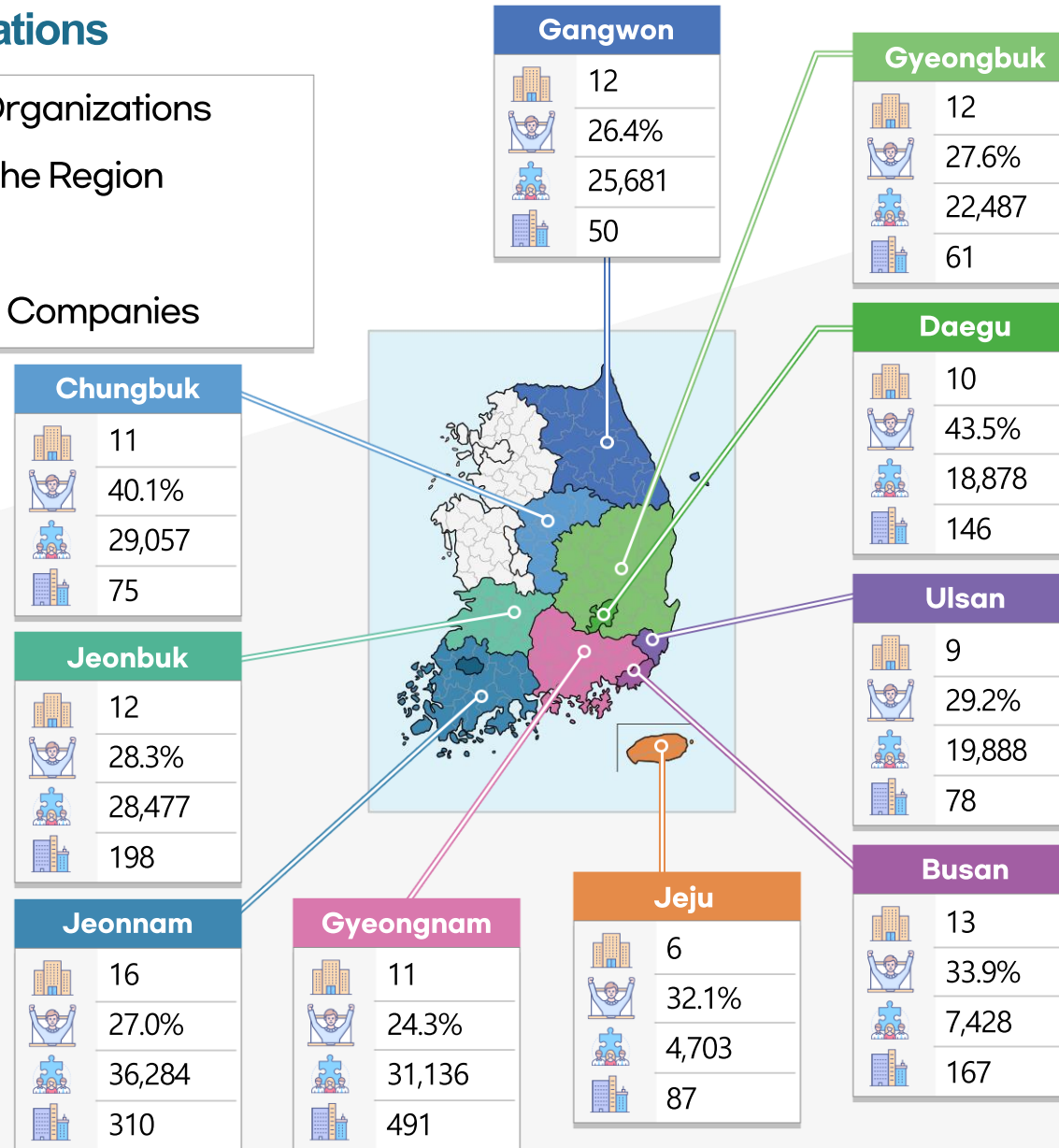


Ten Innovative Cities

Relocation of Public Organizations

112		Relocated Public Organizations
28.6%		Recruitment from the Region
224,019		Population
1,663		Registered Private Companies

Chungbuk
Information & Communication, Science & Technology, HR Development
Jeonbuk
National Land & Management, Agriculture & Bio, Food Research
Jeonnam
Information & Communication, Agricultural, Culture & Arts



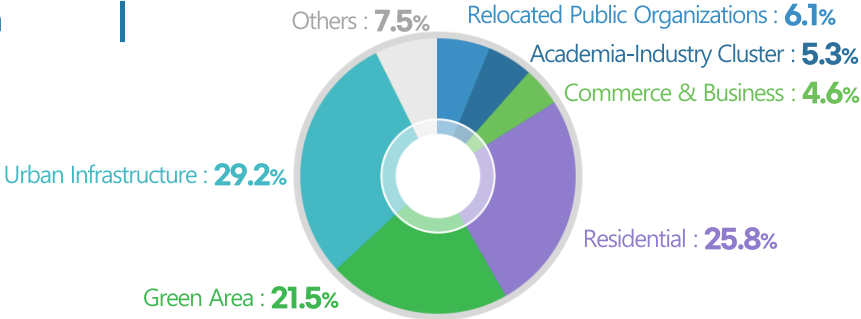
Gangwon	Mining, Biomedical, Tourism
Gyeongbuk	Transportation, Agriculture Innovation, Power Technology
Daegu	Industrial Promotion, Education & Academics, Gas
Ulsan	Energy, Workers' Welfare, Occupational Safety
Busan	Maritime & Fisheries, Financial, Film Promotion
Jeju	International Exchange, Education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

Best Practice: Gyeongnam Innovative City in Jinju



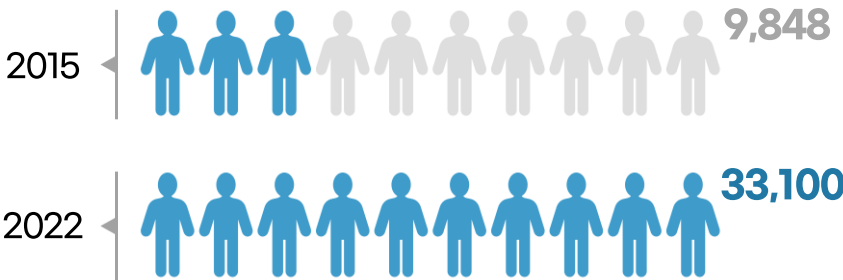
Overview

- ▶ 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 |



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

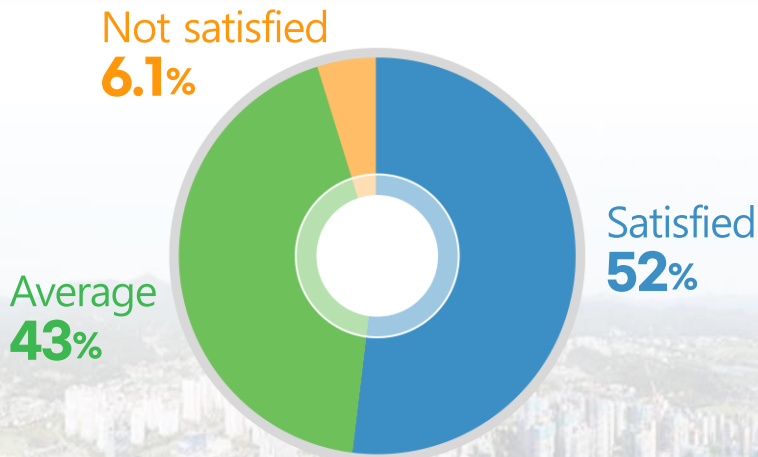
Population



Increased
36.3%

86.8% achieved compared to the planned population

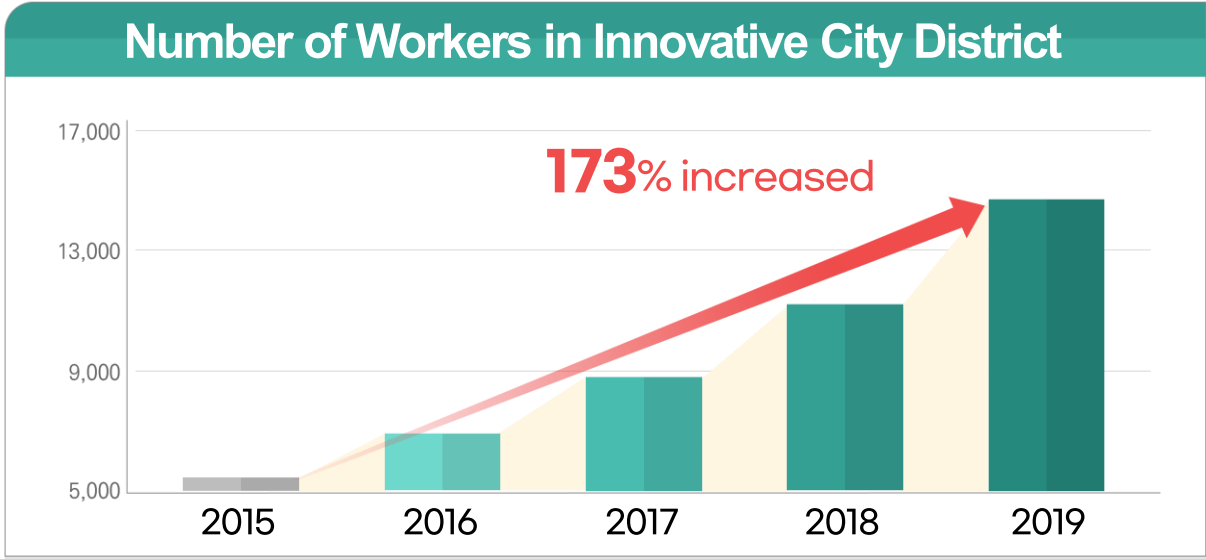
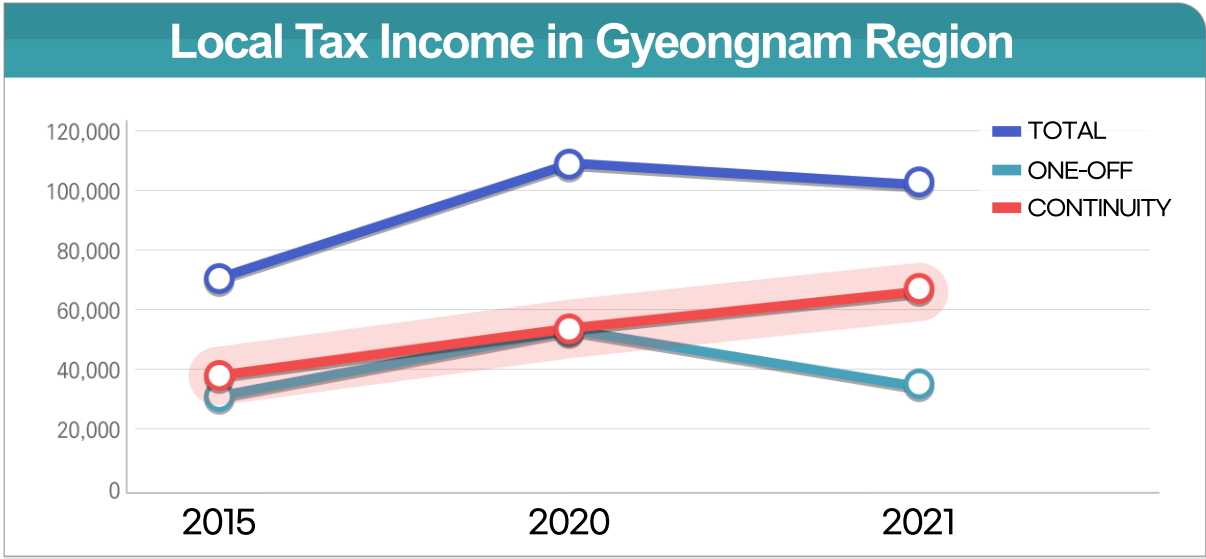
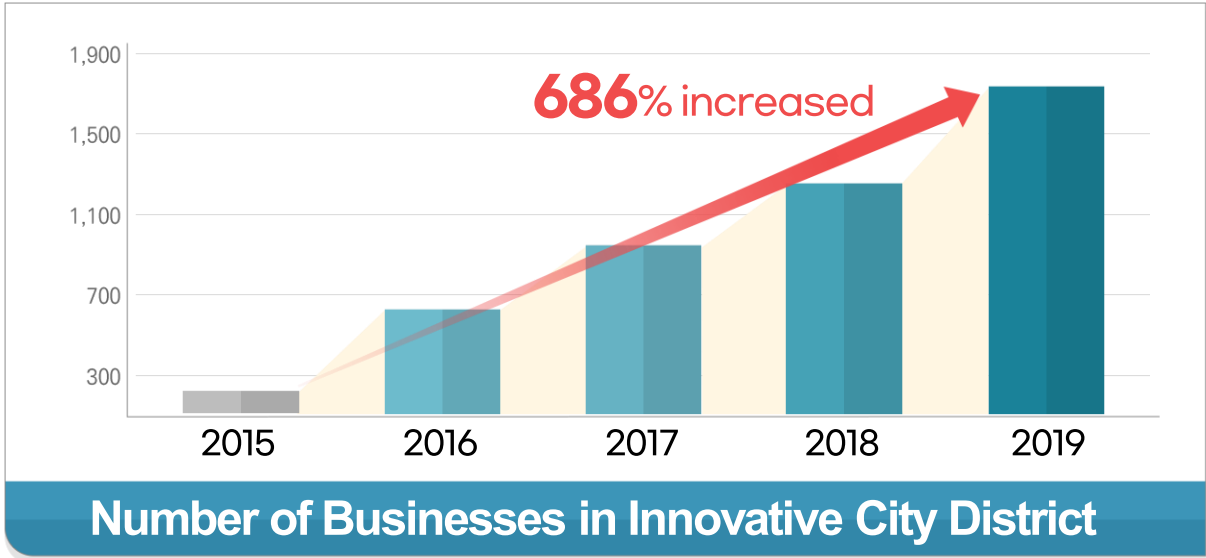
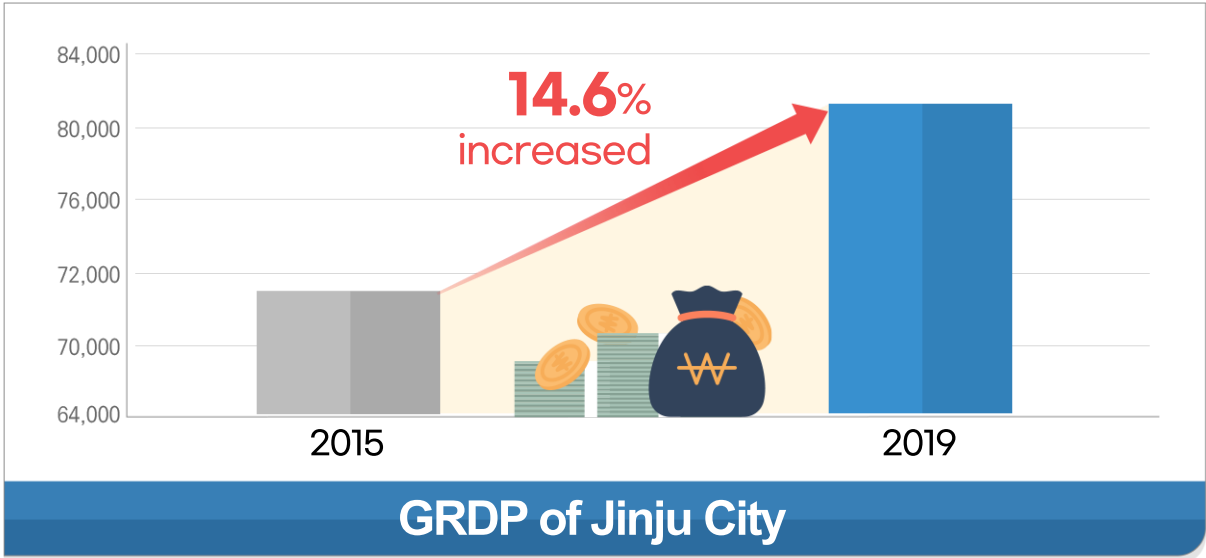
Residents' Satisfaction of Settlement Conditions



2nd place among 10 cities

Best Practice: Gyeongnam Innovative City in Jinju

Economical Effects



| Capital-centered development

- Common feature during the early stage of urbanization
- Explosive growth of population in the capital region causes consecutive urban problems

| Urban policy driven by housing and development challenges

- Housing shortage in the Capital area led the development of new towns in the outskirts of Seoul
- The new town development further intensified overcrowding in the Metropolitan area, exacerbating the imbalance problem between regions

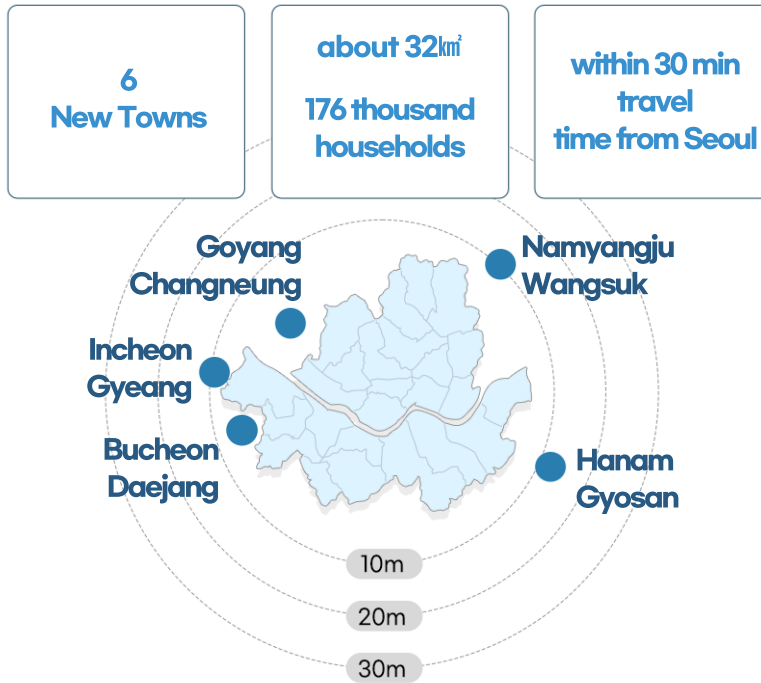
| Challenges of today

- Smarter and greener cities for sustainable and inclusive urban development
- Ongoing endeavor for balanced regional development and urban regeneration

Ongoing Journey toward Sustainable Cities

New Town Development

3rd Generation New Towns (by 2029), Green & Smart Cities



- ✓ Cities with happy children
- ✓ Cities with plenty of jobs
- ✓ Cities that grow into green and smart cities

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

KGID CAIRO