

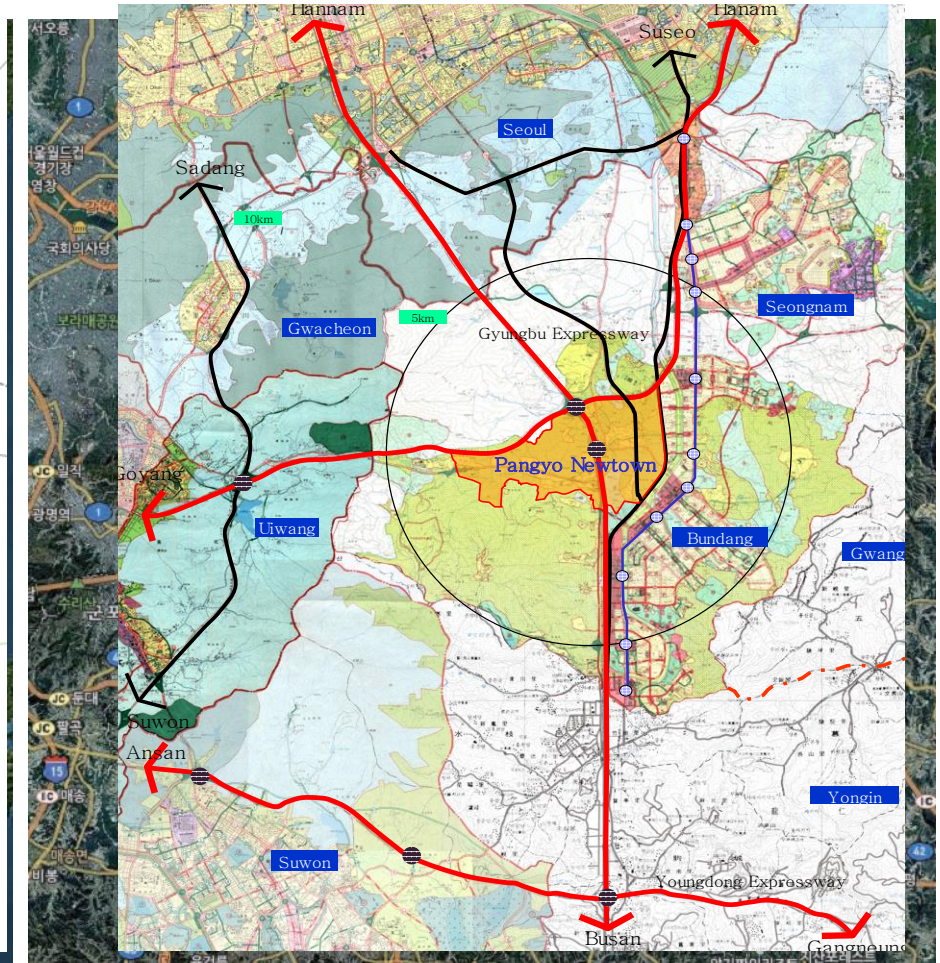
# New Town of Pan-gyo

2017



Korea Land & Housing Corps.

# 1. Location



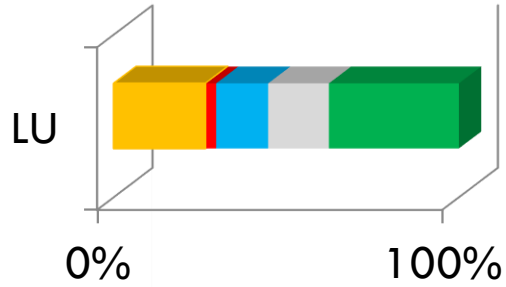
## 2. Needs for New town

- **Needs for Planned dev. (Prevention unplanned development when construction restriction is dismissed)**
  - Planned development is needed due to unplanned development on green field unplanned
  
- **Needs for Housing in Capital region (Stabilizing housing supply in metropolitan region)**
  - 180,000 dwelling unit construction is required to keep 84% housing supply ratio in metropolitan region on 2001
  
- **Needs for Economic dev. (Expectation of economic revitalization)**
  - Effect on production inducement for 5 years is about 10 trillion won, Effect on employment inducement is about 130,000 employees.

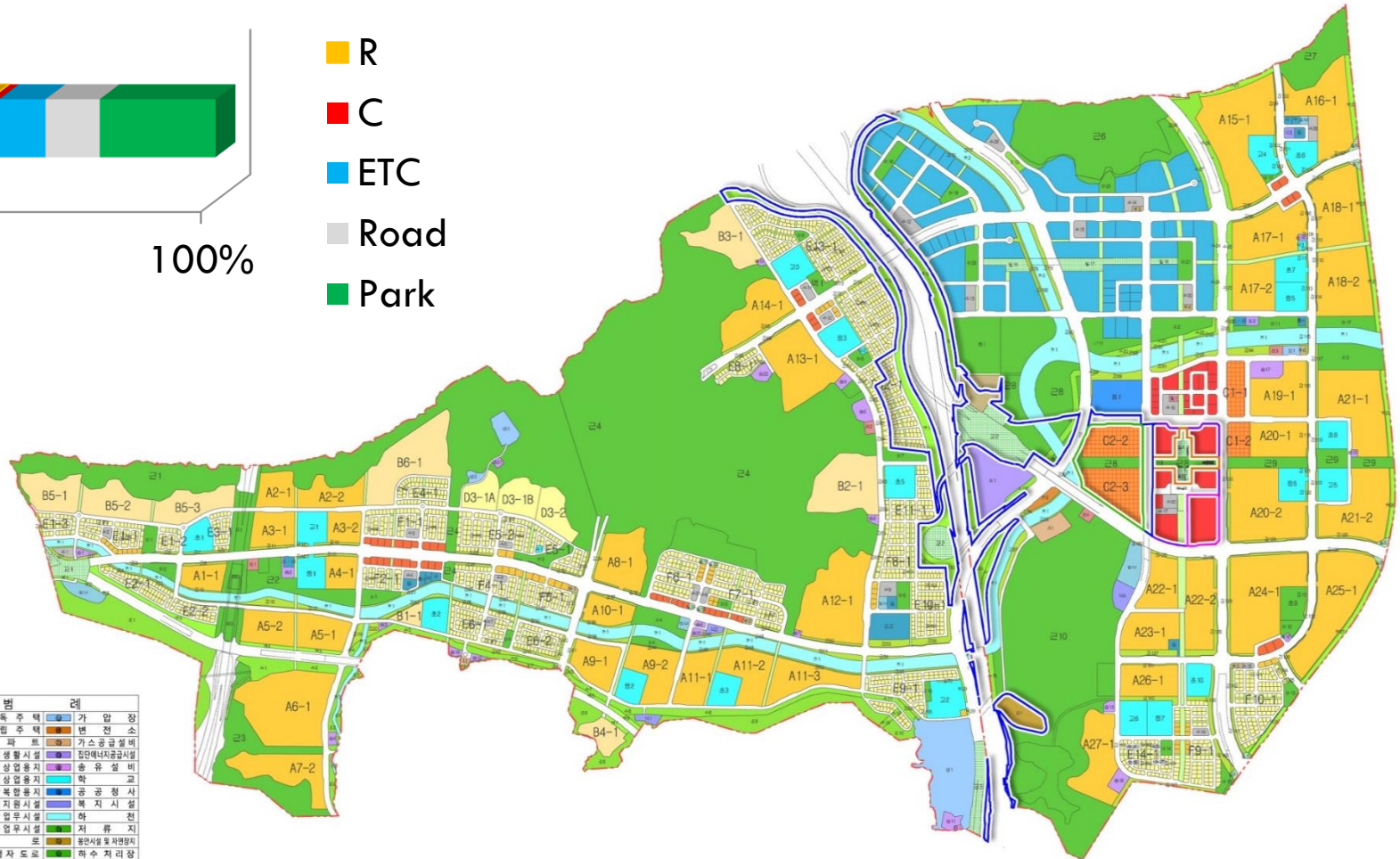
# 3. Project Summary

- **Size : 8,921,788.2m<sup>2</sup>**  
(1<sup>st</sup> phase : 8,393 / 2<sup>nd</sup> phase : 339 / 3<sup>rd</sup>~ 6<sup>rd</sup> phase : 191)
- **Population : 87,789 persons ( 98 per./ha)**  
(1<sup>st</sup> phase : 84,690ppl, 2<sup>nd</sup> : 306ppl, 4<sup>rd</sup> phase : 2,793ppl)
- **Housing units : 29,263 units**  
(1<sup>st</sup> phase : 28,230units, 2<sup>nd</sup> : 102units, 4<sup>rd</sup> : 931units)
- **Developer : LH, Gyung-gi , Seong-nam**
- **Term of Business : '03.12 ~ '19.06**  
(1<sup>st</sup> : '09.12, 2<sup>nd</sup> : '10.12, 3<sup>rd</sup> : '15.06, 4<sup>rd</sup> : '16.12, 5<sup>rd</sup> : '18.03 , 6<sup>rd</sup> : '19.06)

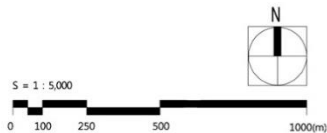
# 4. Master Plan



- R
- C
- ETC
- Road
- Park



별 레			
	단독주택		가압장
	연립주택		변전소
	아파트		가스공급설비
	근린생활시설		점대내차공급시설
	중심상업용지		송유설비
	근린상업용지		학교
	부상복합용지		공공청사
	도시원시설		복지시설
	일반업무시설		학원
	공공업무시설		저류지
	도로		방안시설특차영양지
	보행차도로		하수처리장
	철도시설		오수중계원프장
	주차장		쓰레기소각장
	교통공정		쓰레기유출방지시설
	일반공정		유출물차량정지시설
	공원		중교시설
	완충녹지		사업단계(2단계)
	경관녹지		사업단계(3단계)
	공공공지		사업단계(4단계)
	수도용지		사업단계(5단계)
	배수지		사업단계(6단계)



# 5. Characterizing Pan-gyo plan

- Environmental –Infrastructure
- Environmental–friendly Urban Space
- Digital Pangyo (Smart City)
- Pangyo Techno–valley
- Alpha–dom City (Specialized commercial complex)
- Worlden Hills (Specialized residence complex)

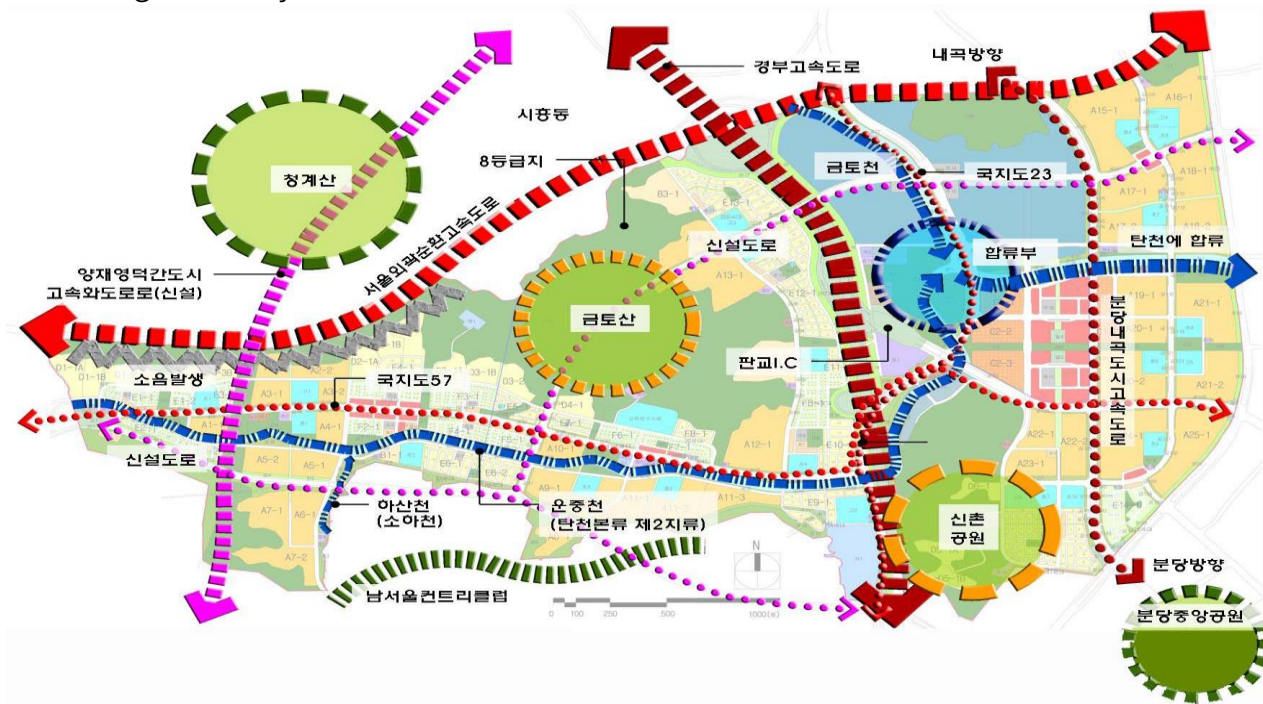
# 5-1 Environmental - Infrastructure

- Clustering and tying utilities
  - Resource recycling and improvement of energy efficiency such as exchange surplus heat
- (Incinerator) Offering community facilities in incinerator building such as a swimming pool and fitness club
  - Applying incineration heat for a swimming pool and fitness club
- (Sewage Treatment Plant) Completely placing the plant under the ground, Park construction on the ground
  - Sludge is treated and transported to near incinerator through underground transport pipe
- (District Heating Plant) Provide Heat energy to residents of Pangyo
  - The waste heat from the incinerator is converted into heat energy and supplied



# 5-2 Environmental-friendly Urban Space

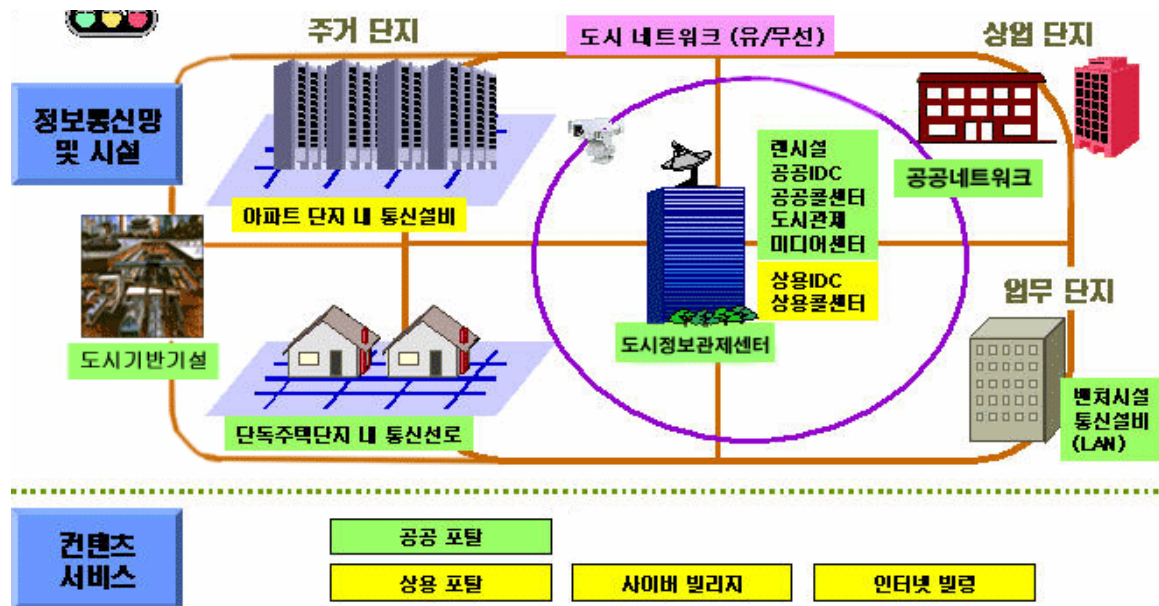
- Highly obtained Open Space : 37.6%
  - Offering enough open space to provide a neat landscape as a clean residence
    - \* Pangyo: Green space ratio 37%(Population density: 94.5ppl/ha), Bundang: Green space ratio 27%(Population density: 200ppl/ha)
  - Accessibility and occupancy of open spaces are improved by pedestrian-only streets and greenways.





# 5-3 Digital Pangyo(Smart City)

- Providing various informations (news, weather, etc) in real time through media board and wired, wireless devices, such as application, cellular phone and IPTV
- Adopting traffic information system. It controls a traffic signal by traffic flow and providing various traffic information such as current bus position and arriving time, etc
- Install CCTV(closed-circuit television) to arrest criminal and to prevent crime
  - ※ 33 CCTV are installed and operating
- Urban management efficiency enhancement by adopting park and road lamp remote control, and water leak management service for water supply



# 5-4 Pangyo Techno-valley

- Developed Pangyo Techno valley on self-sustained districts(661,000 m<sup>2</sup>) to develop R&D specialized district by securing Pangyo new town self-sufficiency, promoting Gyunggi high-tech IT base



# 5-5 Alpha-dom City

- Alpha-dom City (Multi Complex District, 207,320m<sup>2</sup>) is the main commercial place in Pangyo–Newtown. It contains **Commercial, Official, Residential and Cultural Zone**. So people can experience everything in one place at the same time.



# 5-6 Worlden Hills

- Pangyo new town 'Worlden Hills' promoted international housing design competition to provide new concept and model of residence instead existing townhouse concept

Pekka **Helin** (FIN)





Yamamoto Riken (JAP)



Mark Mack(USA)

# Thank You

