# 1. Location

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<th>City</th>
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<td>Suseo</td>
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<td>Pangyo Newtown</td>
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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**: 8,921,788.2㎡
  (1st phase: 8,393 / 2nd phase: 339 / 3rd~6th phase: 191)

- **Population**: 87,789 persons (98 per./ha)
  (1st phase: 84,690ppl, 2nd: 306ppl, 4th phase: 2,793ppl)

- **Housing units**: 29,263 units
  (1st phase: 28,230units, 2nd: 102units, 4th: 931units)

- **Developer**: LH, Gyung-gi, Seong-nam

- **Term of Business**: ‘03.12 ~ ’19.06
  (1st: ’09.12, 2nd: ’10.12, 3rd: ’15.06, 4th: ’16.12, 5th: ’18.03, 6th: ’19.06)
4. Master Plan

- R
- C
- ETC
- Road
- Park
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
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 m²) to develop R&D specialized district by securing Pangyo new town self-sufficiency, promoting Gyung-gi high-tech IT base.
5-5 Alpha-dom City

- Alpha-dom City (Multi Complex District, 207,320 m²) 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