

"City that founds a New Civilization" **SAEMANGEUM**

2010.10

# ARIUL



# SAE MAN GEUM

The text 'SAE MAN GEUM' is rendered in large, white, sans-serif capital letters. The letters are filled with a background image of a seagull in flight over a blue ocean. The seagull is positioned in the center, with its wings spread, flying towards the right. The water is depicted with blue and white waves. The overall composition is clean and modern, set against a solid blue background.

Global City of Saemangeum

## Contents

A decorative graphic consisting of several blue bubbles of varying sizes, arranged in a cluster on the right side of the page. The bubbles are rendered with a gradient and a slight shadow, giving them a three-dimensional appearance. They are positioned to the right of the 'Contents' heading.

- 
- I. Introduction
  - II. Comprehensive Development Plan
  - III. Priority Investment Sites
  - IV. Epilogue

▪ The contents may contain preliminary information, subject to change.

# I

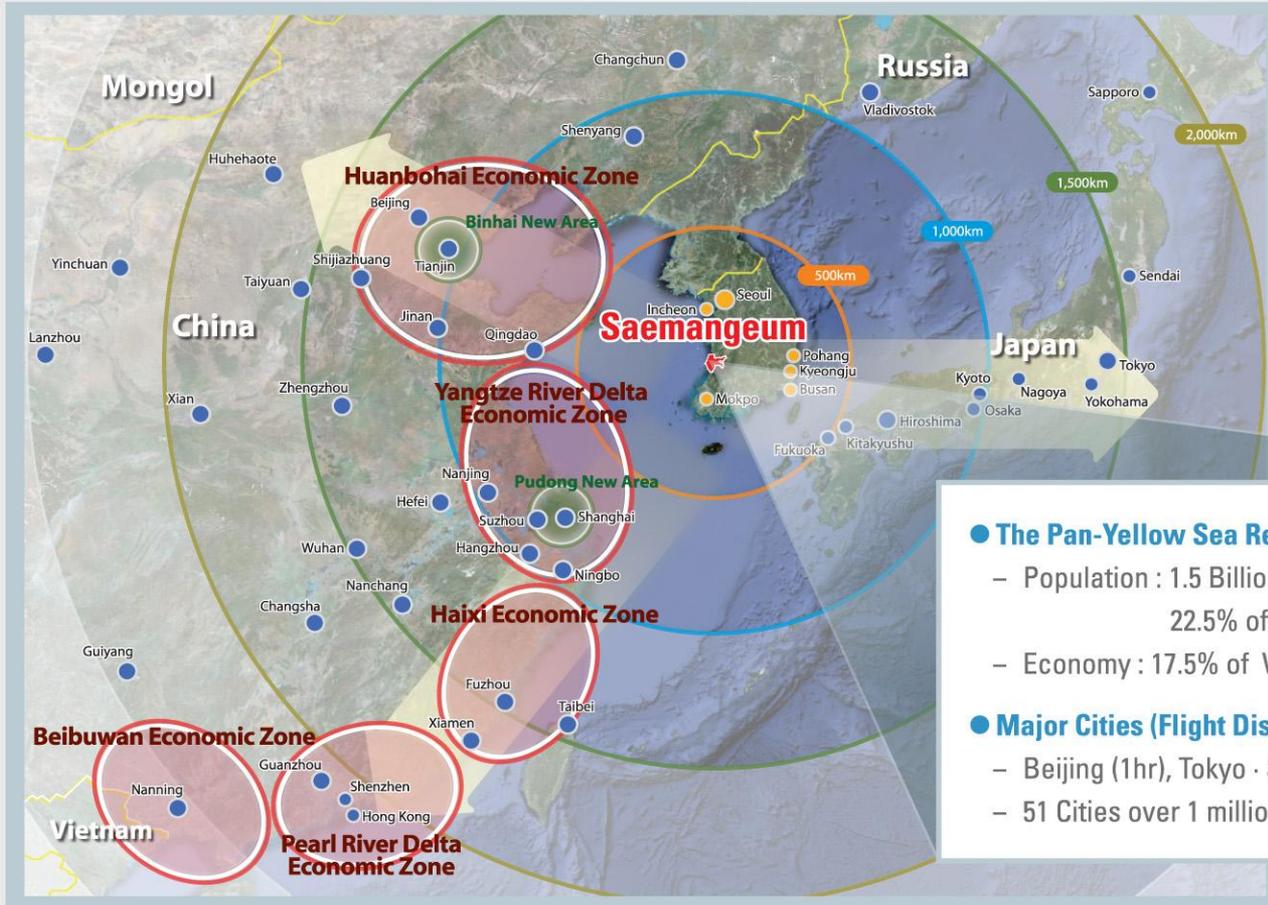
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## Introduction

- I — 1. The Site and Location
- I — 2. Topographical Change
- I — 3. Site Comparison
- I — 4. Aerial View

# I 1. The Site and Location – 1



Saemangeum



- **The Pan-Yellow Sea Region (Korea, China, Japan)**
  - Population : 1.5 Billion  
22.5% of World's Total Population
  - Economy : 17.5% of World's Total GDP
- **Major Cities (Flight Distance)**
  - Beijing (1hr), Tokyo · Shanghai (1.5hr)
  - 51 Cities over 1 million within 3.5hr

# I 1. The Site and Location -2



Southwestern Part of Korea

# I 2. Topographical Change – 1

I Year 1987



I Year 1991



I Year 2001



I Year 2010



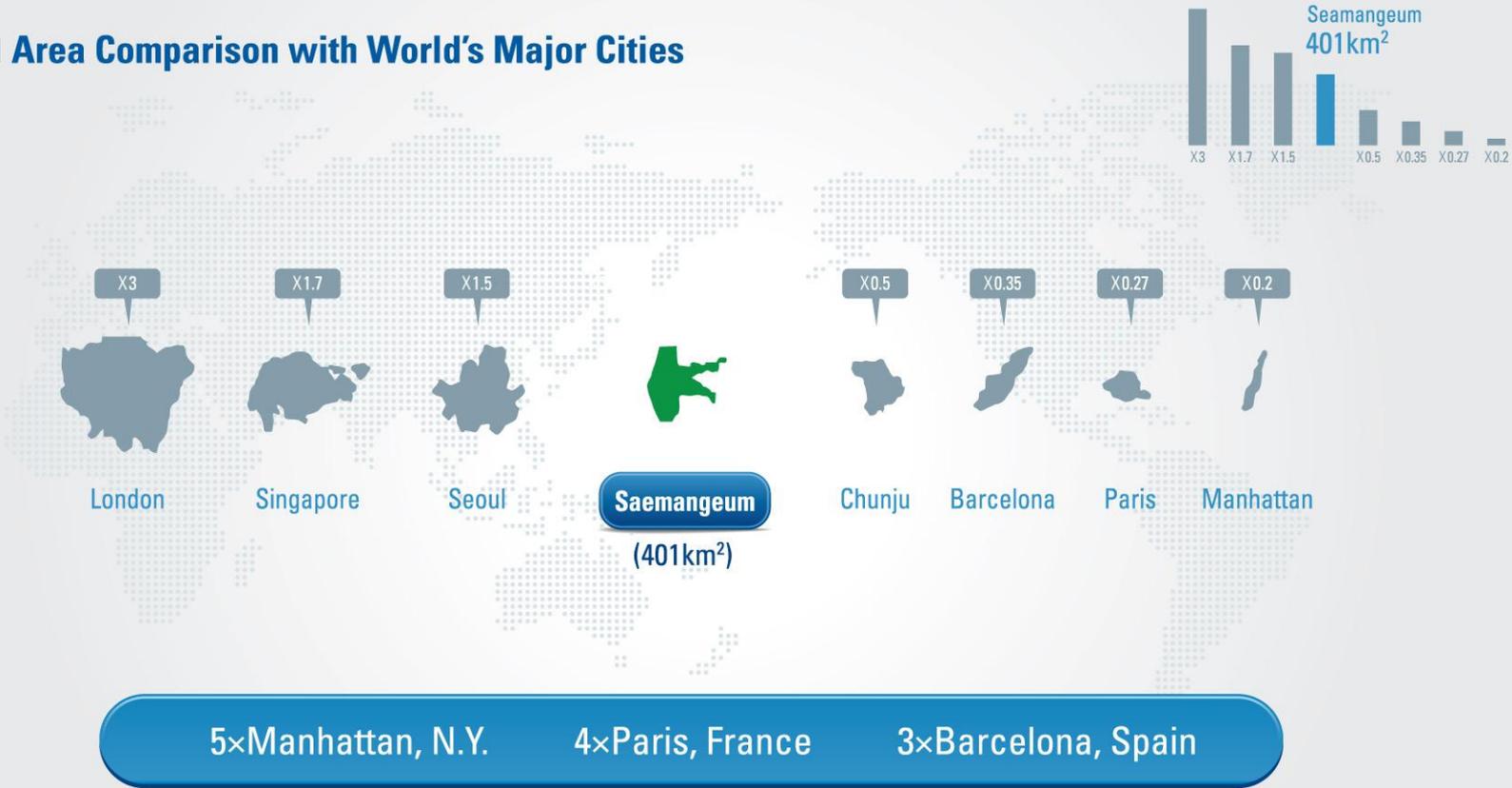
# I 2. Topographical Change -2

## Completion of the World's Longest 33.9km Sea Dike on Apr. 27th, 2010



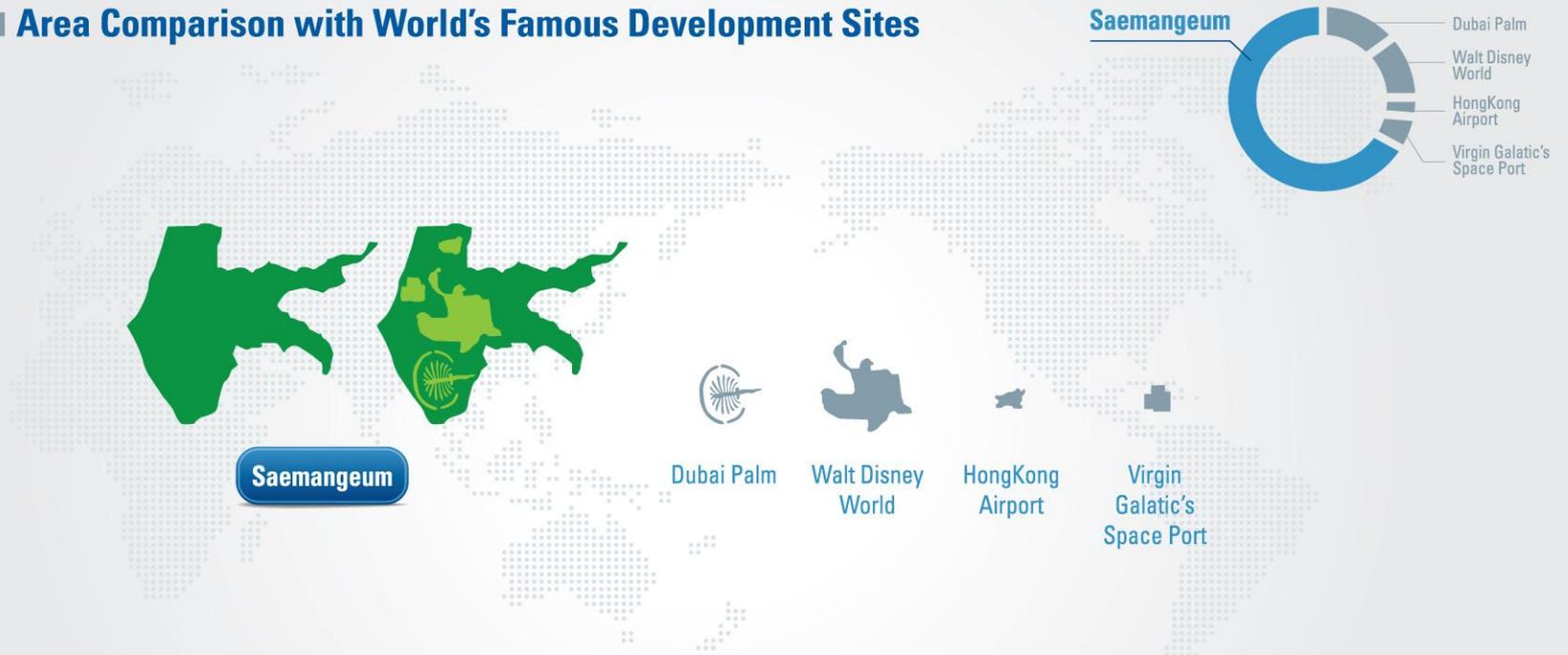
# I 3. Site Comparison – 1

## Area Comparison with World's Major Cities



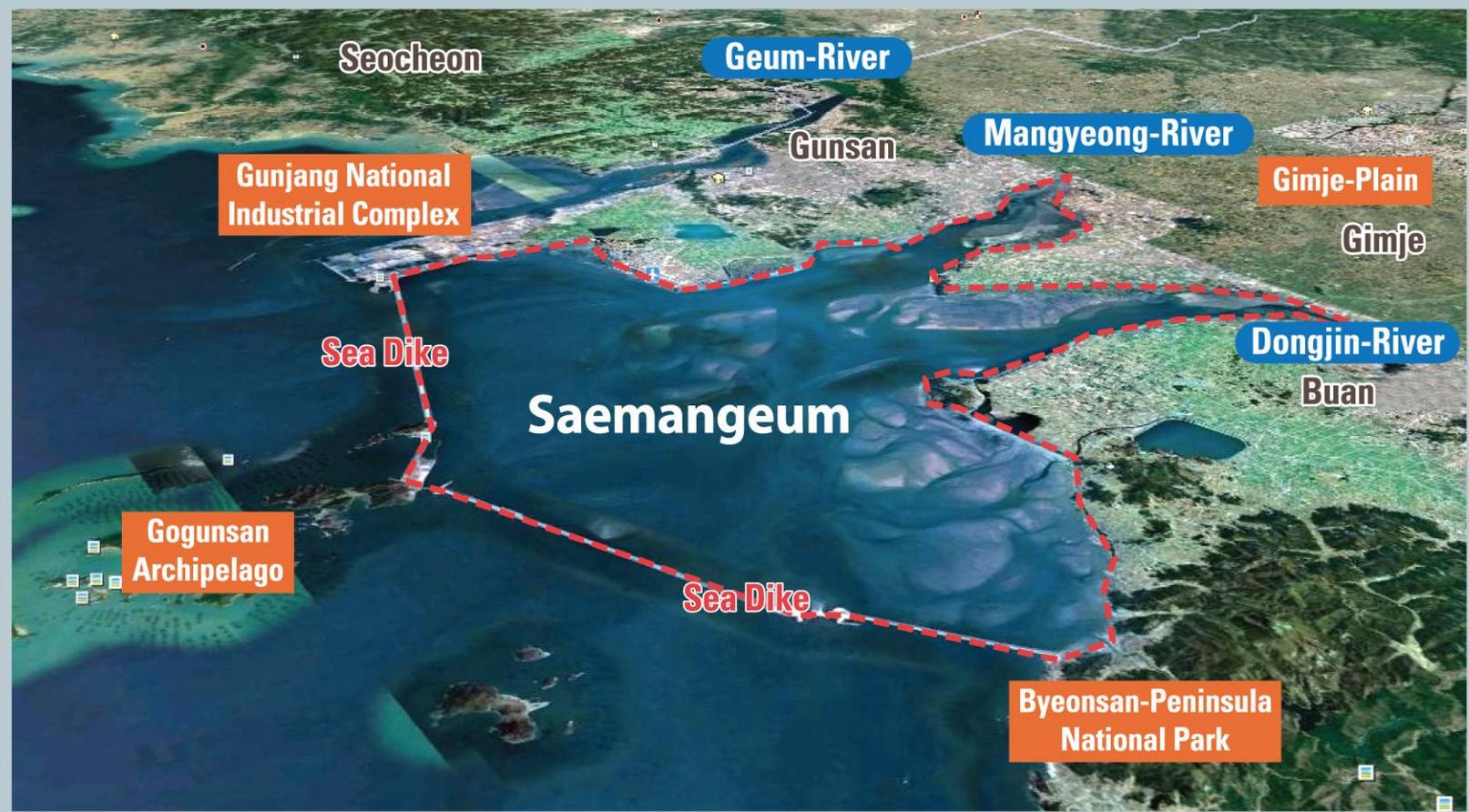
# I 3. Site Comparison -2

## Area Comparison with World's Famous Development Sites



Saemangeum, Enough to Embrace All of World's Famous Themed Development Sites

# I 4. Aerial View



# II

## Comprehensive Development Plan

- II — 1. Developmental Concept Change
- II — 2. Vision
- II — 3. Transport Network Plan
- II — 4. Future Land Use
- II — 5. Estimated Cost

# II 1. Developmental Concept Change

## I Basic Concept 1991



100% Agricultural Land for Long-term Food Supplies



## I Basic Concept 2007



Agricultural : Non-Agricultural = 7:3



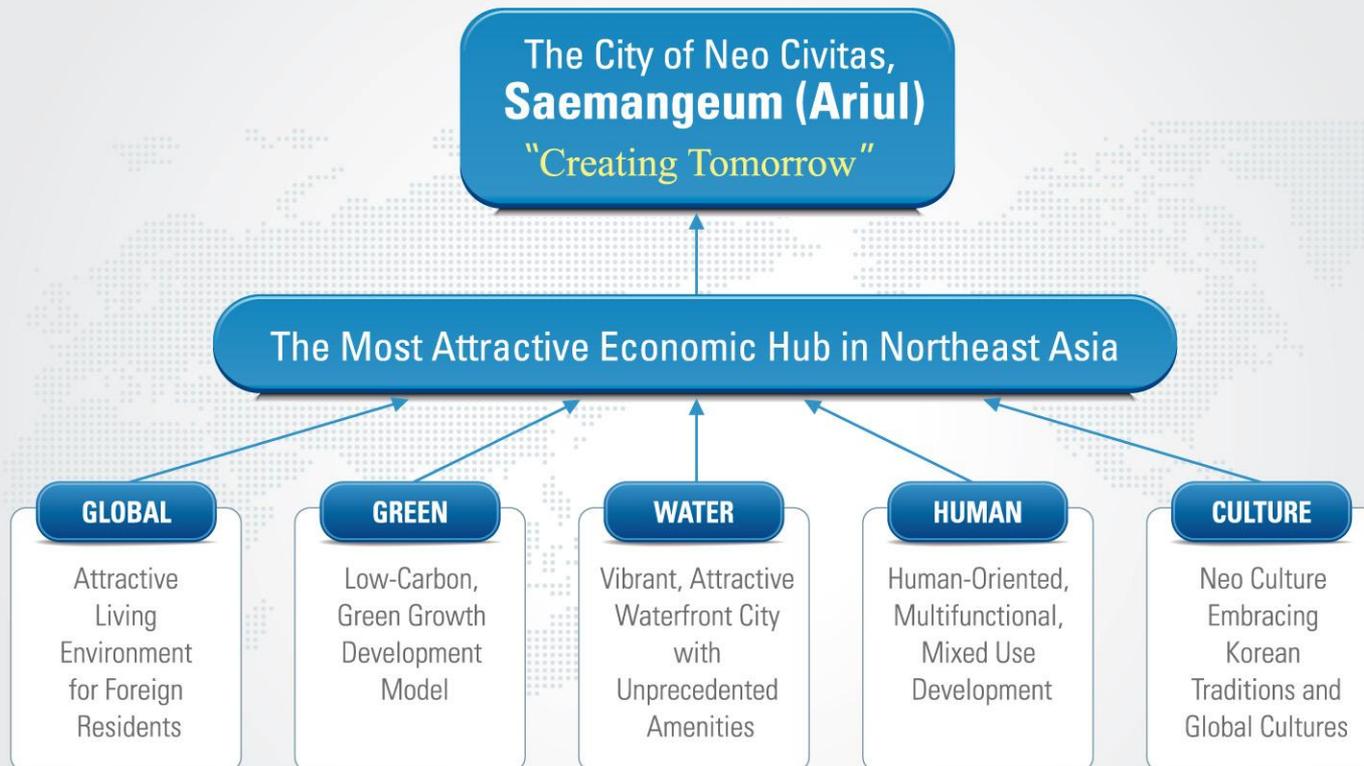
## I Basic Concept 2008



Mixed-Use, Multifunctional Growth Base

Agricultural : Non-Agricultural = 3:7

# II 2. Vision of Saemangeum Development



※ Jan. 28, 2010 「Comprehensive Practical Plan for Saemangeum Development」 Finalized

# II 3. Transport Network Plan



# II 4. Future Land Use (Jan. 28, 2010)



# II 5. Estimated Cost

**Total Cost : US\$ 18.1 Billion**

Used for \ Financed by	Central Government	Local Government	Private Sector	Total
Land Reclamation / Preparation	2.6 B	-	8.7 B	11.3 B
Infrastructure	3.7 B	-	0.5 B	4.2 B
Water Quality Improvement	2.1 B	0.5 B	-	2.6 B
<b>Total</b>	<b>8.4 B</b>	<b>0.5 B</b>	<b>9.3 B</b>	<b>18.1 B</b>



# III

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## Priority Investment Sites

- III— 1. Shinsi~Yami Multifunctional Site
- III— 2. The Multifunctional City
- III— 3. North Ecological Environment Site
- III— 4. Saemangeum Seaport
- III— 5. Saemangeum Tourism FEZ
- III— 6. Saemangeum Industry FEZ
- III— 7. Gogunsan Int'l Marine Tourism FEZ



# 1. Shinsi~Yami Multifunctional Site



## Overview

- **Total Area** : 2.0km<sup>2</sup>
- **Cost** : US\$ 576 Million (Private Funding)
- **Development Direction** :  
'Mega-Resort' Leading Future Saemangeum Development
- **Investment Model** : Proposal for Open Competition



## Milestones and Future Plans

- **September 2009** :  
Completion of Land Reclamation Work for the Site (4.2km<sup>2</sup>)
- **Late 2010** :  
Competition Announcement and Proposal Evaluation
- **Early 2011** :  
Private Partner Selection and Business Contract





## 2. The Multifunctional City



### Overview

- **Total Area : 67.3km<sup>2</sup>**
  - FDI Industrial : 20.3km<sup>2</sup>, Tour/Recreational : 24.9km<sup>2</sup>
  - Int'l Business : 5.0km<sup>2</sup>, Eco/Environmental : 17.1km<sup>2</sup>
- **Population : 109,000**
- **Targets :**
  - Cutting-edge Industries, Int'l Office Facilities, Culture & Tourist Facilities



### Development Strategies

- **Five Development Zones :**
  - High-tech Industry, Green Industry, Convergence Industry
  - Int'l Business, Eco/Leisure Zones
- **Two-phased Development with Saemangeum Port Construction**
  - Phase I (to 2020) : 31.43km<sup>2</sup>
  - Phase II (after 2020) : 35.87km<sup>2</sup>
- **Development through Public-Private Partnership**
- **Land Reclamation Work through the Most Efficient Way**





## 3. North Eco/Environment Site



### Overview

- **Total Area** : 33.1km<sup>2</sup>
- **Development Direction** :  
Mecca for Wild Life & Ecological Green Business Model
- ① Wild Bird Habitats (20.5km<sup>2</sup>) : Wetland/Tideland (a),  
Eco. Island (b)
- ② Ecological Wetland Park (10.1km<sup>2</sup>) :  
Asia's Largest Wetland Park
- ③ Ecological Water Treatment Zone (2.5km<sup>2</sup>) :  
Eco. Buffer Zone and Eco. Canal

※ Phased Construction with Minimum Environmental Interruptions



### Development Strategies

- **Green Business Model through PPP**
  - Public : Land Provision & Policy Supports
  - Private : Construction, Operation, and Management
- **Government-driven, Private Business Model**
  - Profit-seeking Business through Eco. Tourism
  - Environmental Contribution through Green Business

※ e.g. Dongtan Wetland Park in China





## 4. Saemangeum Seaport



### Overview

- **Size** : Seaport with 4 Berths (Phase I)
- **Construction Period** : 2011 to 2020
- **Cost** : US\$ 725 Million
  - Public : US\$ 420 Million for Seawall and etc.
  - Private : US\$ 305 Million for Berth and Terminal Construction
- **Development Direction** :  
Advanced, World-class Seaport for International Containers and also Cruisers



### Milestones and Future Plans

- **Selected as National Priority Project (Sep. 2009)**
- **Government's Approval for the Construction (Oct. 2009)**
  - To Develop North-east Asia's Hub Seaport
  - Planned Capacity : 1.3 Million Ton/year
  - Multi-purpose Seaport for Cruisers and Containers
- **Master Plan Completion (Late 2010)**
- **Groundbreaking for Seawall Construction (Late 2011)**





## 5. Saemangeum Tourism FEZ



### Overview

- **Total Area** : 9.9km<sup>2</sup>
- **Cost** : US\$ 914 Million  
(Public : 168 Million, Private : 746 Million)
- **Main Developer** : Jeonbuk Development Corporation
- **Development Direction** :  
Tour and Leisure Venue for Long-term or Overseas Tourists
- **Targets** :  
Golf Courses (90 holes), Theme Parks,  
Lodging, Commercial, Art Center, etc.



### Priority Projects

#### < Gateway Project >

- **Area** : 1km<sup>2</sup>
- **Period** : 2009 to 2013
- **Cost** : US\$ 23 Million for Land Reclamation
- **Targets** :  
Water Theme Park, Hotel, Training Center, etc.

#### < Golf Course >

- **Area** : 4.7km<sup>2</sup> (90 holes)
- **Period** : 2011 to 2015
- **Cost** : US\$ 235 Million
- **Targets** :  
Golf Courses,  
Sports Theme Park, etc.





## 6. Saemangeum Industrial FEZ



### Overview

- **Total Area** : 18.7km<sup>2</sup>
- **Cost** : US\$ 2,457 Million (Public : 14%, Private : 86%)
- **Period** : 2008 to 2018
- **Main Developer** : Korea Rural Community Corporation
- **Development Direction** : Environmentally Sound, Multi-purpose Industrial City where Green Tech. and Cutting-edge Industry meet
- **Targets** : Auto Parts, Shipbuilding, Renewable Energy Industry



### Priority Projects

#### < Wind Power Cluster >

- **Area** : 1,237,000m<sup>2</sup>
- **Period** : 2010 to 2014
- **Cost** : US\$ 306 Million
- **Targets** :  
Wind Power Research Center,  
Testbed for W.P. Generators



#### < Shipbuilding/Automobile Cluster >

- **Area** : 991,740m<sup>2</sup>
- **Period** : 2010 to 2014
- **Targets** :  
Major Shipbuilding/Automobile Companies,  
Subcontract Companies, Research Center, etc.



# 7. Gogunsan Int'l Marine Tourism FEZ



## Overview

- **Total Area** : 4.36km<sup>2</sup>  
Private Land : 2.61km<sup>2</sup>, Ocean : 0.08km<sup>2</sup>, Public Land : 1.67km<sup>2</sup>
  - **Cost** : US\$ 329 Million
  - **Development Direction** :  
Luxurious Multi-purpose Ocean Resorts with Natural Beauty
  - **Targets** : Marina, Casino, Hotel, Water Park, etc.
- ※ Bridge Construction linking Gogunsan Islands(8.7km) : 2009 to 2013



## Land Use Plan

- **Public Facilities** : 394,000m<sup>2</sup>
- **Lodging** : 232,000m<sup>2</sup>
- **Commercial** : 21,000m<sup>2</sup>
- **Sports & Recreation** : 181,000m<sup>2</sup>
- **Leisure & Culture** : 559,000m<sup>2</sup>
- **Parks & Ocean** : 2,975,000m<sup>2</sup>



# IV

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## Epilogue



IV – 1. Development Potentials

IV – 2. Future Plans

# IV 1. Development Potentials



## ● Heart of the Pan-Yellow Sea Region

Proximity to the Emerging Chinese Market



## ● Robust Supports by Korea Government

Competitive Tax Incentives & Subsidies  
and World's Best Living & Business Environment



## ● Vast Land with Great Potentials

Government's Vast Land for Future Growth,  
with Natural Beauty and Water Amenity



## ● High-Class Transportation Infrastructures

Saemangeum New Seaport, Highway System,  
Direct Connection to Honam Express Railroad,  
Expansion of Gunsan Airport



## ● Major Hub of Tourism Industry in the Northeast Asia

Nearby Major Tourist Attractions : Gogunsan  
Archipelago, Byunsan National Park, etc.

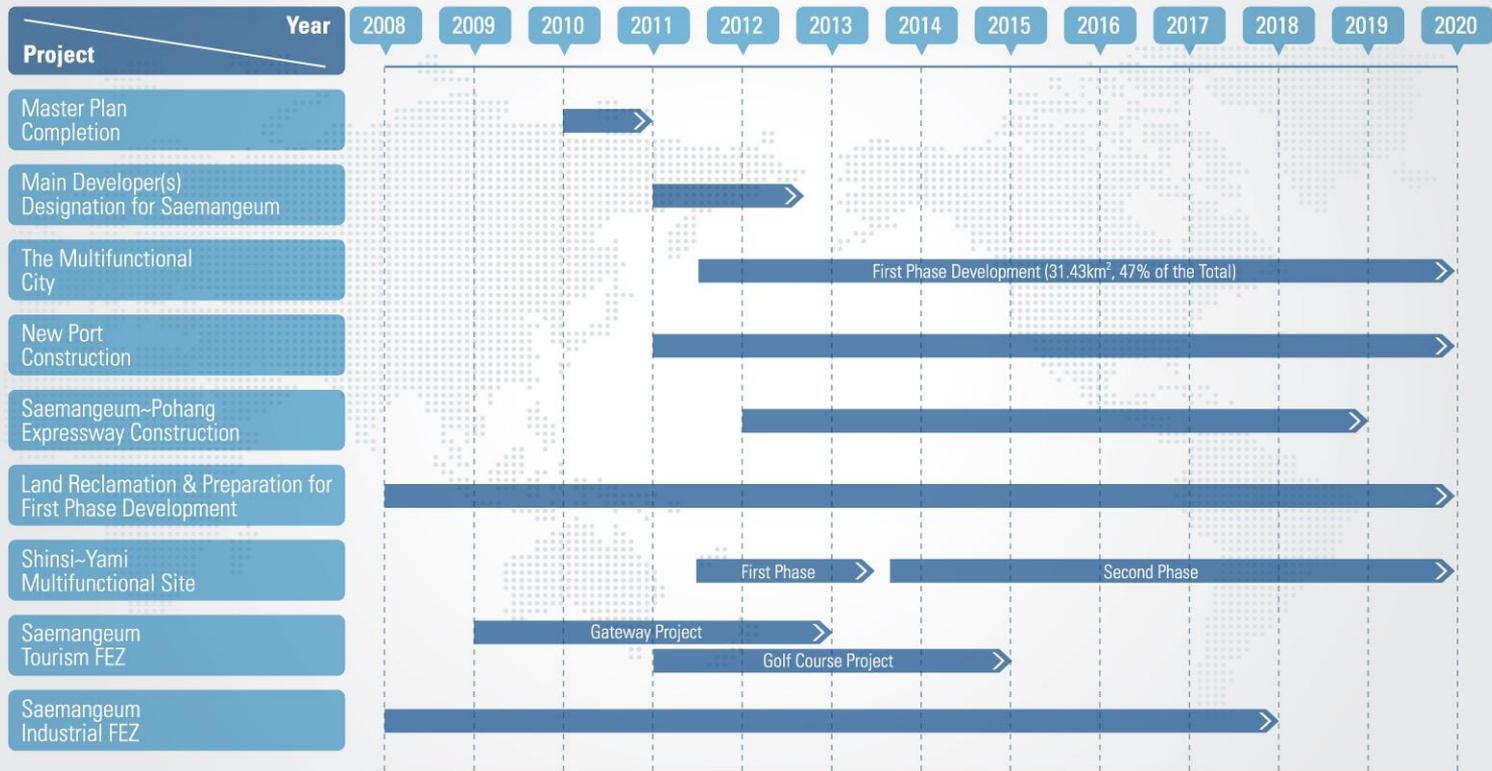


## ● Mecca of Future Cutting-edge Industry

High-end Mechanic, New · Renewable Energy,  
Bio Industry, etc.

# IV 2. Future Plans

## Phase I



# Invested by the World, Built by Korea!

By constructing the World's longest 33.9km sea dike,  
**Saemangeum 「Ariul」** is to boast the vast 401km<sup>2</sup>  
reclaimed land with blessed natural environment.

The Korean Government will develop Saemangeum 「Ariul」  
as a '**Prestigious Global City**' where economy, industry,  
environment and tourism thrive in harmony.

## Thank You!