

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

2010.10

ARIUL





Global City of Saemangeum

Contents

A cluster of several blue water droplets of varying sizes is positioned to the right of the 'Contents' header.

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

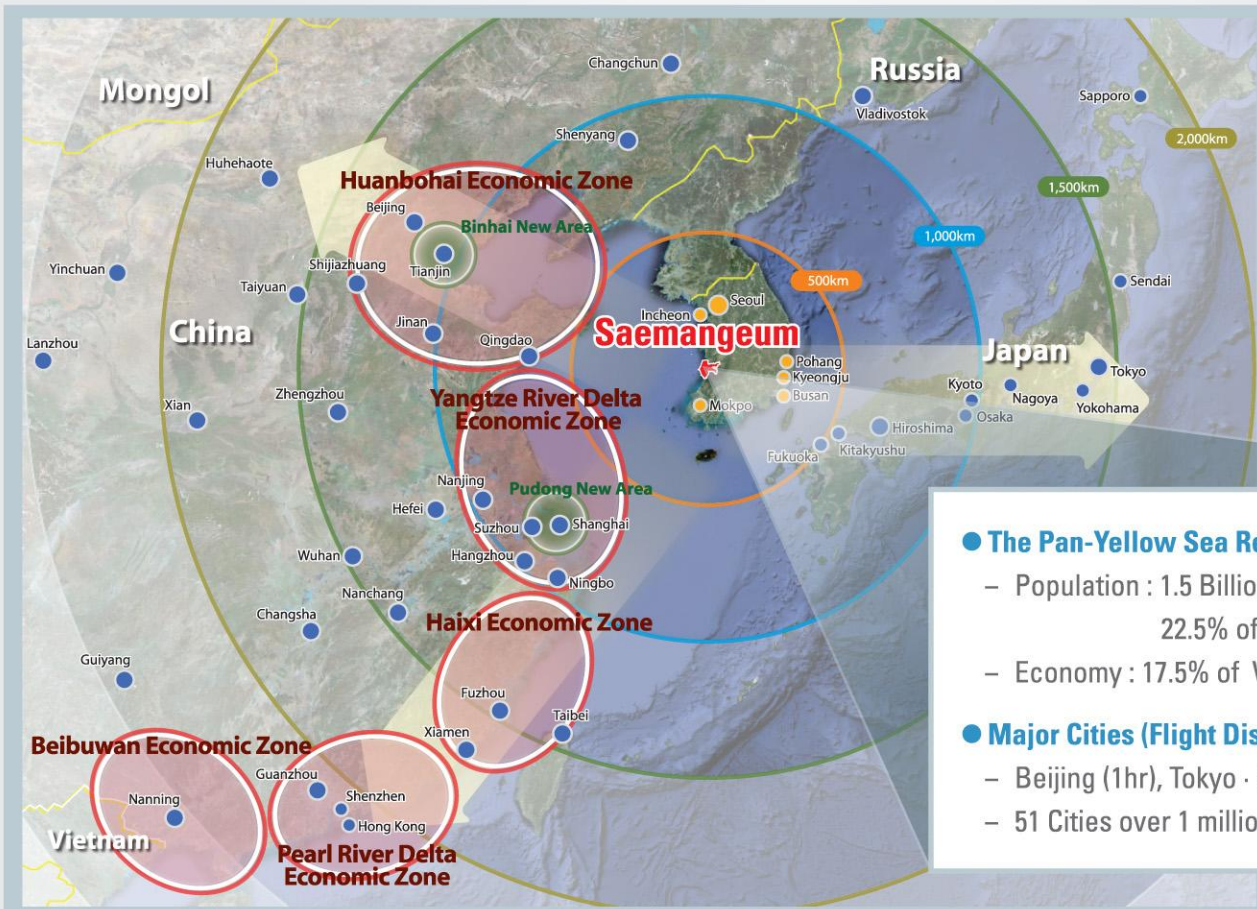
I



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

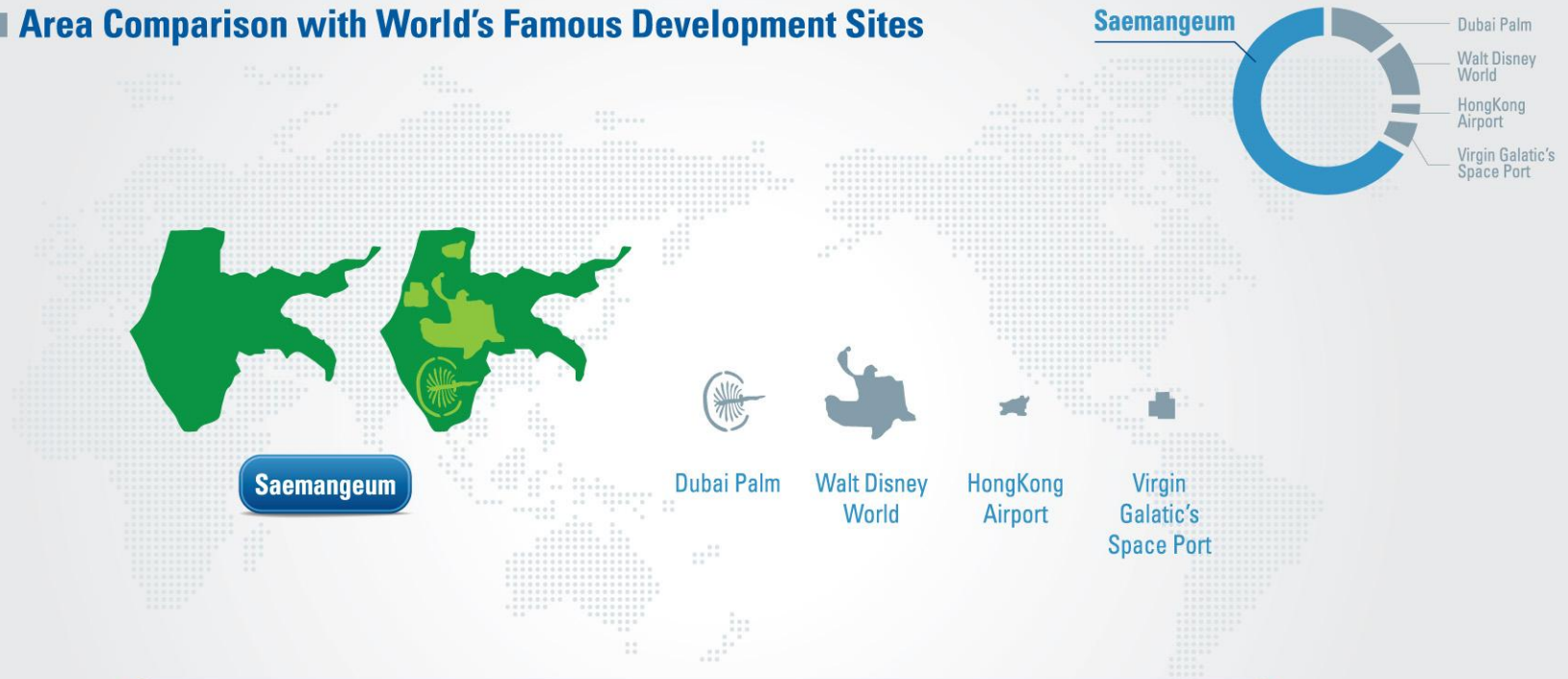
Area Comparison with World's Major Cities



I

3. Site Comparison -2

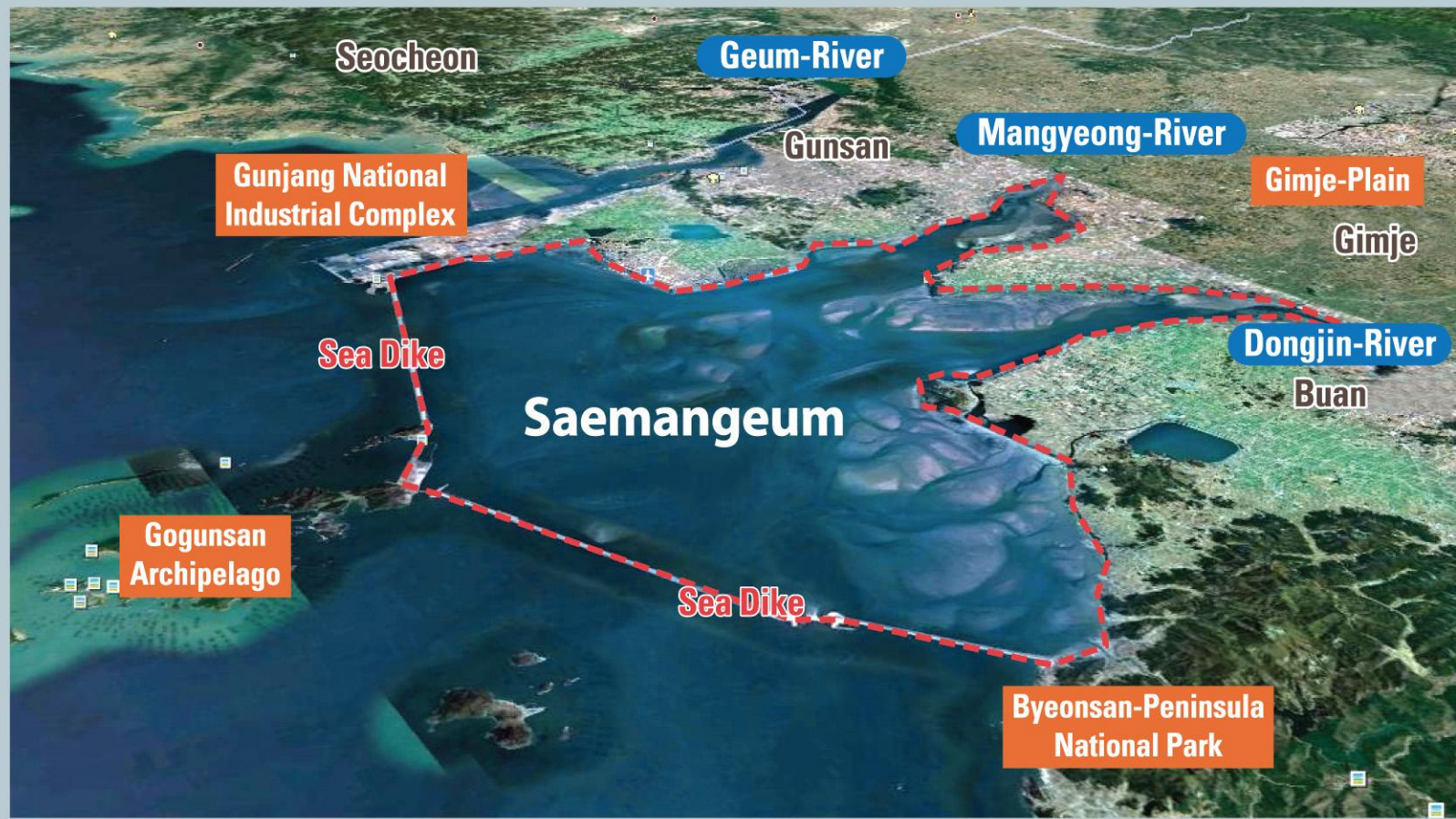
Area Comparison with World's Famous Development Sites



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



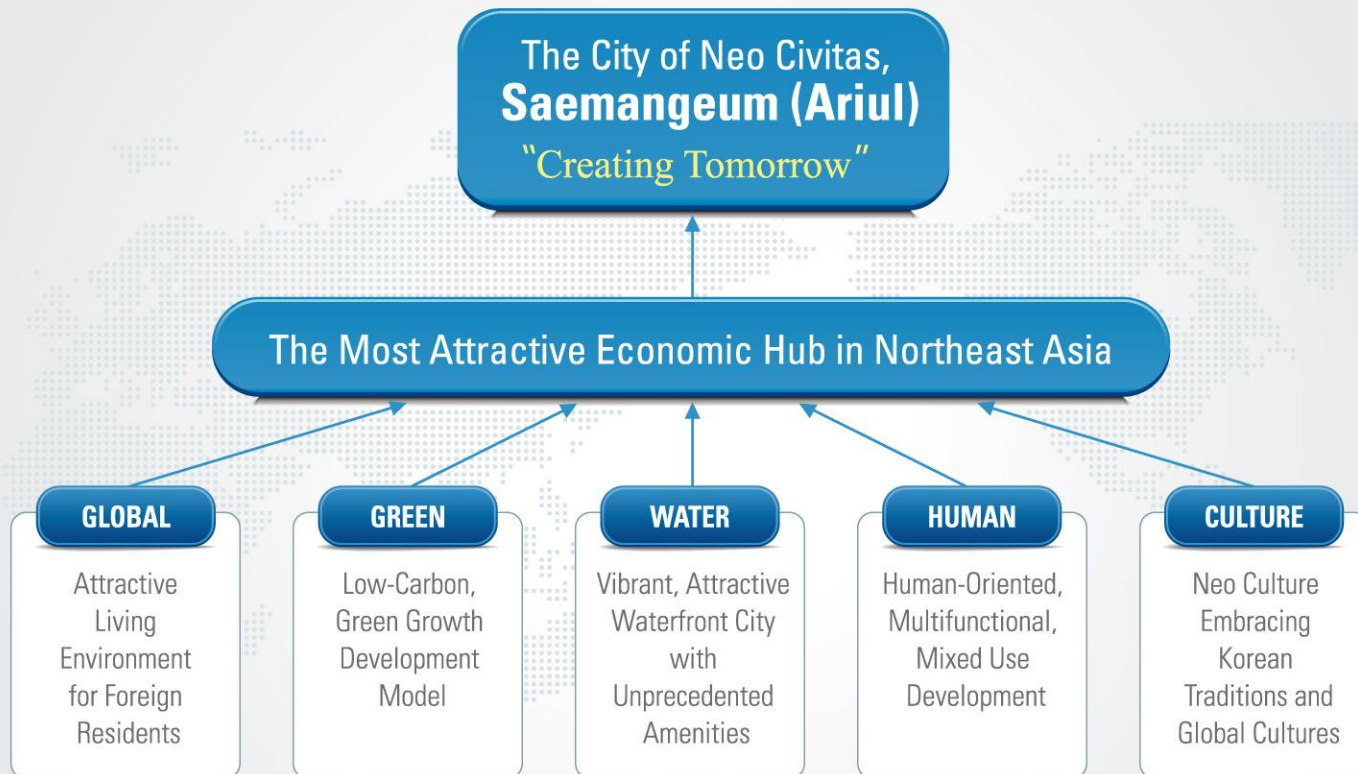
I Basic Concept 2008



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
Total	8.4 B	0.5 B	9.3 B	18.1 B



III

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

III

1. Shinsi~Yami Multifunctional Site



Overview

- **Total Area** : 2.0km²
- **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 (4.2km²)
- **Late 2010** :
Competition Announcement and Proposal Evaluation
- **Early 2011** :
Private Partner Selection and Business Contract





2. The Multifunctional City



Overview

- **Total Area** : 67.3km²
 - FDI Industrial : 20.3km², Tour/Recreational : 24.9km²
 - Int'l Business : 5.0km², Eco/Environmental : 17.1km²
- **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) : 31.43km²
 - Phase II (after 2020) : 35.87km²
- **Development through Public-Private Partnership**
- **Land Reclamation Work through the Most Efficient Way**



III

3. North Eco/Environment Site



Overview

- **Total Area** : 33.1km²
- **Development Direction** :
Mecca for Wild Life & Ecological Green Business Model
- ① Wild Bird Habitats (20.5km²) : Wetland/Tideland (a), Eco. Island (b)
- ② Ecological Wetland Park (10.1km²) :
Asia's Largest Wetland Park
- ③ Ecological Water Treatment Zone (2.5km²) :
Eco. Buffer Zone and Eco. Cannel

※ 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



III

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** : 9.9km²
- **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** : 1km²
- **Period** : 2009 to 2013
- **Cost** : US\$ 23 Million for Land Reclamation
- **Targets** :
Water Theme Park, Hotel, Training Center, etc.

< Golf Course >

- **Area** : 4.7km² (90 holes)
- **Period** : 2011 to 2015
- **Cost** : US\$ 235 Million
- **Targets** :
Golf Courses,
Sports Theme Park, etc.



III

6. Saemangeum Industrial FEZ



Overview

- **Total Area** : 18.7km²
- **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** : 1,237,000m²
- **Period** : 2010 to 2014
- **Cost** : US\$ 306 Million
- **Targets** :
Wind Power Research Center,
Testbed for W.P. Generators



< Shipbuilding/Automobile Cluster >

- **Area** : 991,740m²
- **Period** : 2010 to 2014
- **Targets** :
Major Shipbuilding/Automobile Companies,
Subcontract Companies, Research Center, etc.

III

7. Gogunsan Int'l Marine Tourism FEZ



Overview

- **Total Area** : 4.36km²
Private Land : 2.61km², Ocean : 0.08km², Public Land : 1.67km²
 - **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** : 394,000m²
- **Lodging** : 232,000m²
- **Commercial** : 21,000m²
- **Sports & Recreation** : 181,000m²
- **Leisure & Culture** : 559,000m²
- **Parks & Ocean** : 2,975,000m²



IV

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.



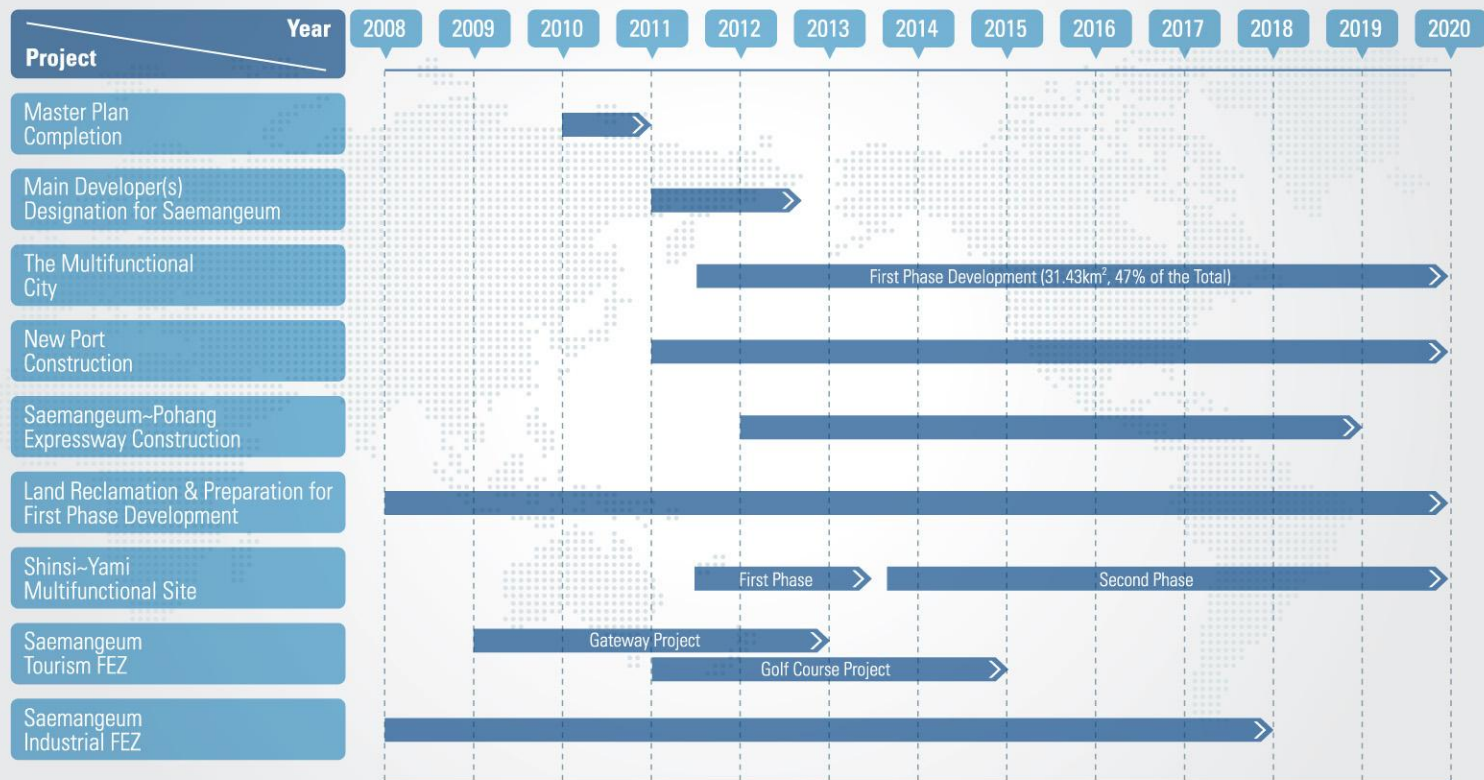
● Mecca of Future Cutting-edge Industry

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 401km²
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!

