



Eco
New Town
Planning



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Summary 1

1. Site

2. Background of plan

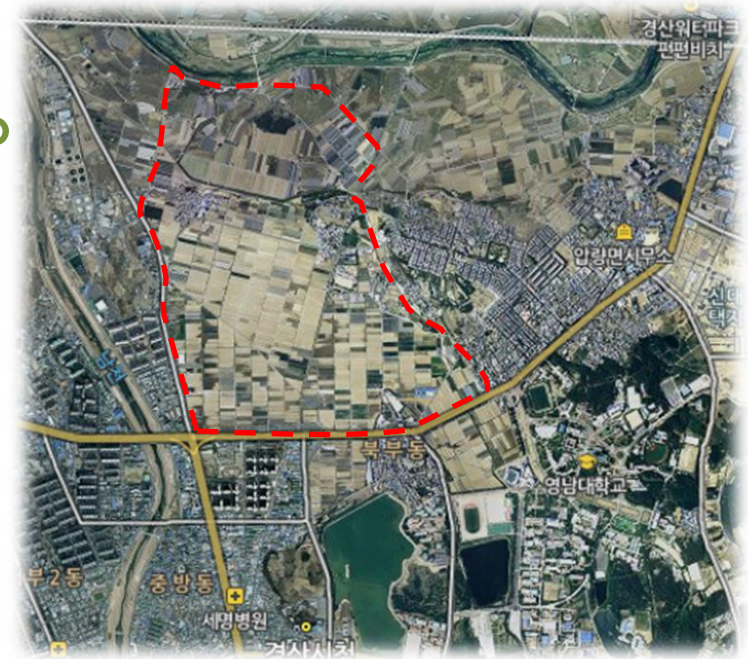
■ Site

▶ Status

Location : Imdang-dong,
Gyeongsan-si,
Gyeongsangbuk-do

Area : 200ha

Land : 자연녹지지역
생산녹지지역
제1종일반주거지역

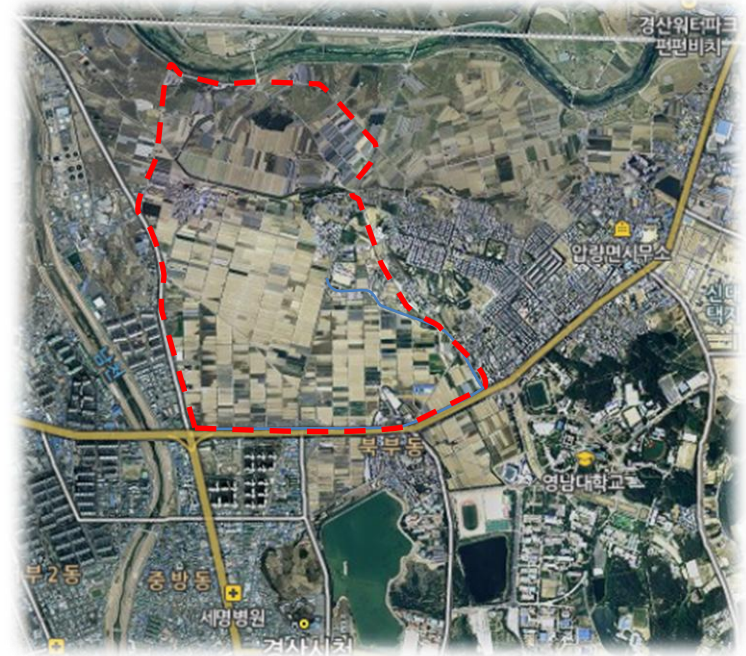
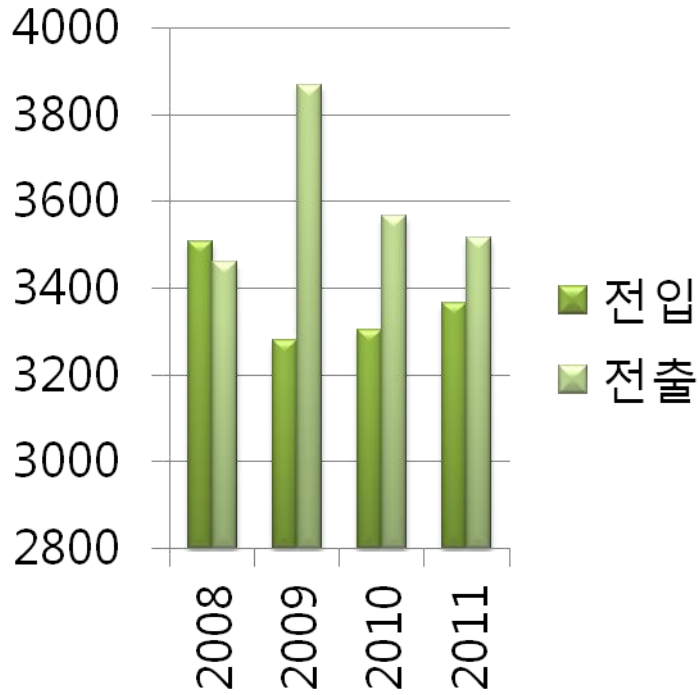


■ Site

▶ Status

Population : 13,662

The number of household : 6450



■ Site

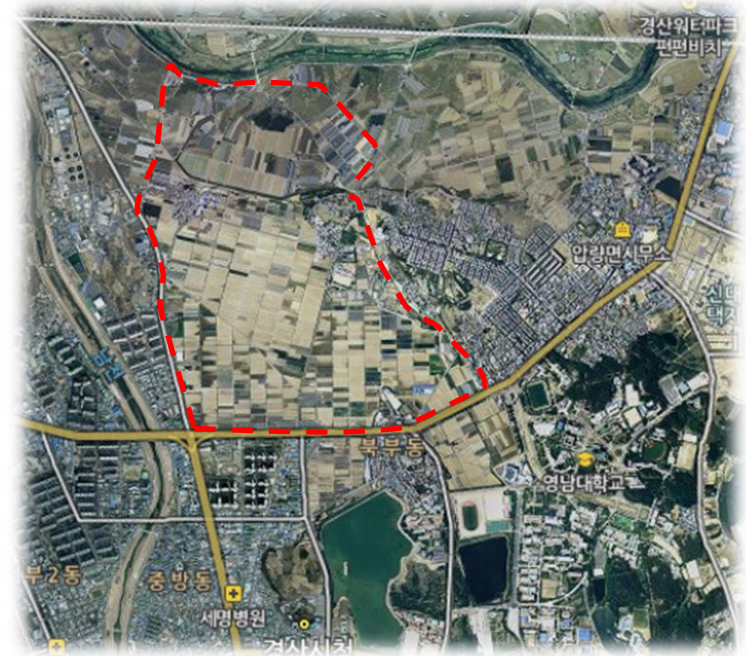
▶ Accessibility

it is closed from downtown

Good accessibility for Vehicle!!

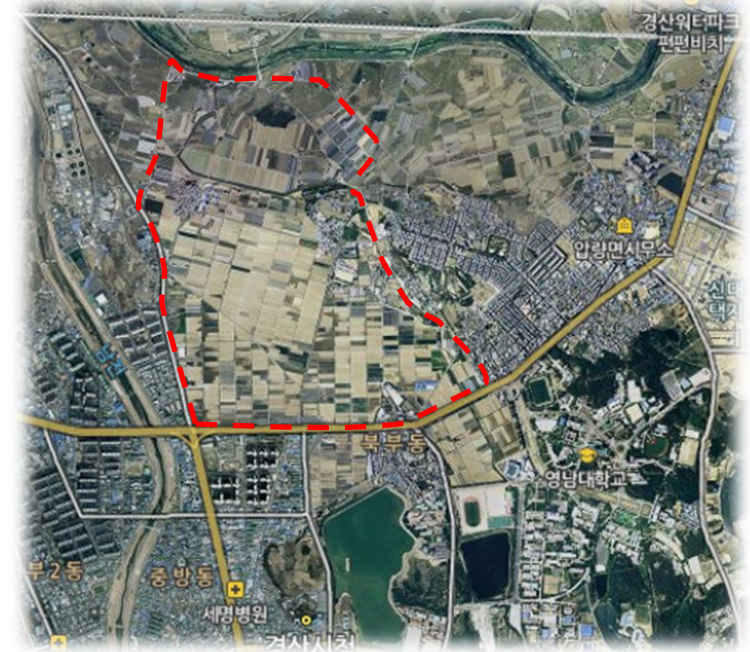
Subway :

Line no.2 Imdang station is opening in October. 2012



▪ Background of plan

- ▶ connecting with built-up area
- ▶ development of new subway area
- ▶ reduced population of the area
- ▶ dispersing the population of Daegu
- ▶ Induced development



Related plan & law²

1. 제4차 국토종합계획(2003 – 2020)
2. 경북 종합계획(2006 – 2020)
3. 대구권 광역도시계획(2001 – 2020)
4. 경산장기발전계획(2005 – 2016)
5. 경산도시기본계획(2002 – 2020)
6. 관련 법규



- 국토종합계획
- 경북종합계획
- 광역도시계획
- 장기발전계획
- 도시기본계획
- 관련 법규

제 4차 국토 종합 계획 (2006 - 2020)

Basic Objective

National balance

Competitive open nation

Better welfare nation

Sustainable green nation

Thriving unified nation



■ 제 4차 국토 종합 계획 (2006 - 2020)

▶ promotion strategy

Making a local self-development system

Establishment of network structured infrastructure

Making a beautiful and human residential environment

Management of sustainable land and resources

Decentralization of land and executive planning



- 국토종합계획
- 경북종합계획
- 광역도시계획
- 장기발전계획
- 도시기본계획
- 관련 법규

■ 경상북도 종합계획 (2006 - 2020)

▶ Basic Objective

Solid and competitive industrial economy

Develop energetic and salubrious regional balance

Healthy and happy welfare community

Clean and beautiful environment

Open and trusted interchange, cooperation



Korean innovation reader, first class Gyeongsangbuk-do



- 국토종합계획
- 경북종합계획
- 광역도시계획
- 장기발전계획
- 도시기본계획
- 관련 법규

■ 경상북도 종합계획 (2006 – 2020)

▶ promotion strategy

Forming the foundation for an active domiciliation

Establish convenient network structured traffic and system of distribution.

Realization of ubiquitous computing Leader

Promote a knowledge –based industry in competitive advantage

Construct a Korean cultural sightseeing

Establish a healthy welfare society



- 국토종합계획
- 경북종합계획
- 광역도시계획
- 장기발전계획
- 도시기본계획
- 관련 법규

■ 대구권 광역도시계획 (2001 - 2020)

▶ Basic Objective

Oriented competitive cosmopolitan city in globalization

Sustainable and eco-friendly development

Balanced development in metropolitan planning area

--- → The nucleus of southeast area



- 국토종합계획
- 경북종합계획
- 광역도시계획
- 장기발전계획
- 도시기본계획
- 관련 법규

■ 대구권 광역도시계획 (2001 - 2020)

▶ promotion strategy

High-technology and internationalization of urban function

Development for multicenter of urban structure and regional foothold

Open traffic system in both domestic and foreign way, establish public transport first-traffic system

Forming the energy conservational urban structure of conurbation

Planned conservation and development of greens and waterfront

Construction of self-contained life foundation

 Related Plan & law

- 국토종합계획
- 경북종합계획
- 광역도시계획
- 장기발전계획
- 도시기본계획
- 관련 법규

■ 경상장기발전계획 (2005 - 2016)

▶ Basic Objective

Constructing a technical and innovative education city

Constructing a cultural global city with dignity

Constructing a high-tech venture city

Constructing a convenient and safe city

Constructing a high quality eco and welfare city

Oriented self-management city

--- → Sustainable and innovative Gyeongsan



- 국토종합계획
- 경북종합계획
- 광역도시계획
- 장기발전계획
- 도시기본계획
- 관련 법규

■ **경산장기발전계획 (2005 - 2016)**

▶ promotion strategy

Specialized development strategy with university

Industrial-educational cooperation network

Differentiation strategy by departmental fusion

Marketing strategy with local character

Sustainable green tourism strategy

Knowledge-based society



- 국토종합계획
- 경북종합계획
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- 장기발전계획
- 도시기본계획
- 관련 법규

■ 경상기본발전계획 (2002 - 2020)

▶ Basic Objective

Educational city

High-technology industry city

Comfortable and safe city

Cultural city

Self-management city

Eco welfare city

 Related Plan & law

- 국토종합계획
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■ **경산기본발전계획 (2002 - 2020)**

▶ promotion strategy

Industry city in Gyeongbuk IT valley

Global education city

Optimum company city

Culture, innovation city

Maintained avocation infrastructure & tourist attractions

 Related Plan & law

- 국토종합계획
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- 도시기본계획
- 관련 법규

■ Related plan

▶ change of zoning regulation

도시 개발법 제 4조 개발계획 의 Urban development area which is arranged by presidential decree can establish and change, After changing land-use to Urbanization area. After that, it is possible to develop

자연녹지지역 :over10,000m²

생산녹지지역 :over10,000m² (lower than 30%)

1.17.2012

--- → assignment for urban development area

 Related Plan & law

- 국토종합계획
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- 장기발전계획
- 도시기본계획
- 관련 법규

■ Related plan

➡ Road

특별한 규정이 있는 외에 해당 도로 관리청이 수행
 다만 대통령령이 정하는 일부 국도 업무를 도지사 또는
 특별자치도지사가 수행 2009.5.27

➡ River

제 49조
 conservation and management of river environment
 Valuable river for keeping ecosystem
 The river which has special landscape, geological feature
 and geographical feature can not develop
 The river which has important cultural value can not
 develop
 2009.11.16



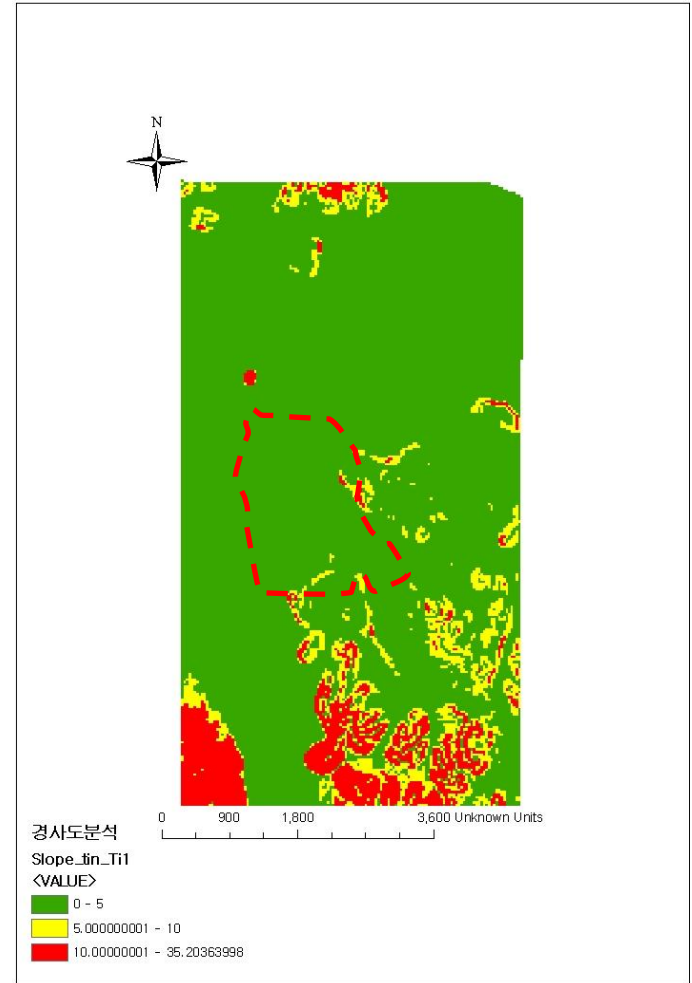
Site Analysis 3

 **Site Analysis**

▣ Physical analysis

➔ ① Topography(slope)

There is no problem to develop, because the parts of green and yellow both are places which are low slope.



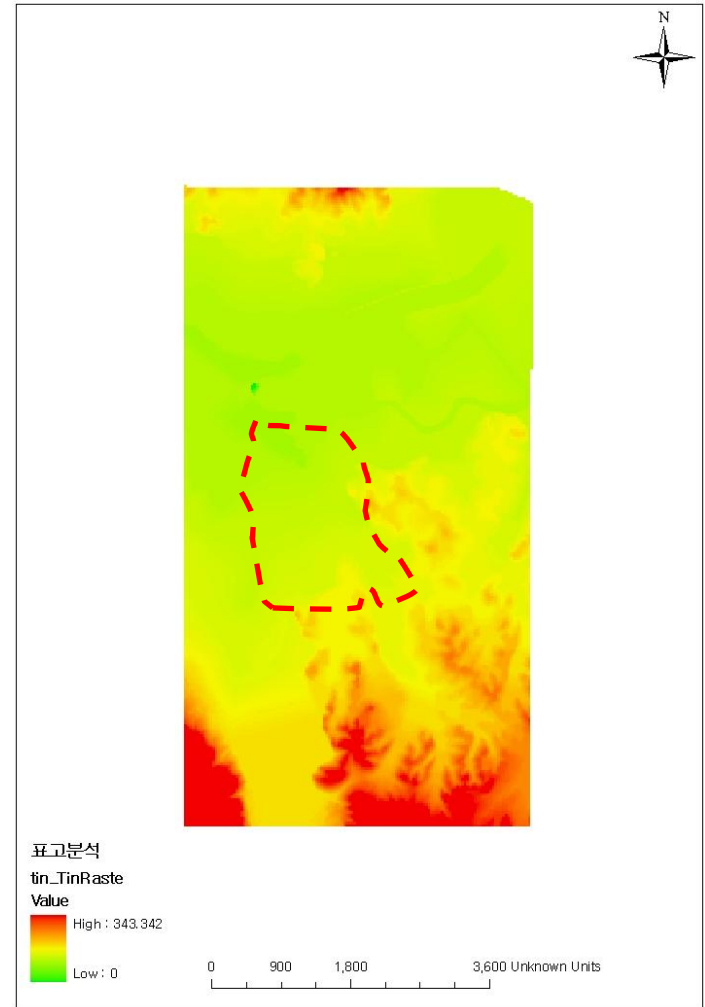
- Physical analysis
- Unphysical analysis
- Sociocultural analysis

 **Site Analysis**

▫ Physical analysis

➔ ② Topography (altitude)

There is no problem to develop, because the parts of green and yellow both are places which are low slope.



Physical analysis

Unphysical analysis

Sociocultural analysis

 **Site Analysis**

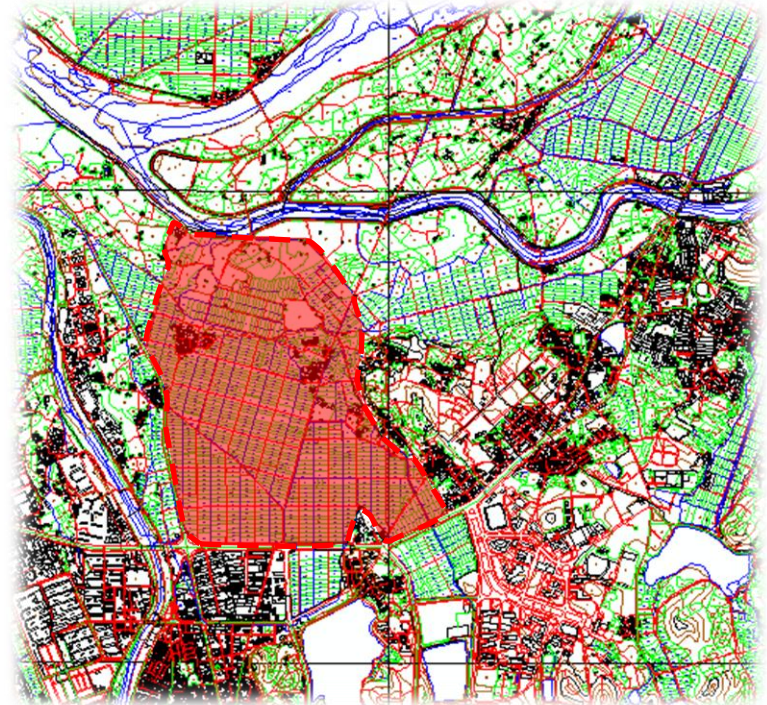
▪ Physical analysis

➔ ③ water system

Securing waterfront place from **conservation** of o-mok river

Making a open space

Recovered east side stream



Physical analysis

Unphysical analysis

Sociocultural analysis

 **Site Analysis**

▪ **Physical analysis**

➔ ④ elementary school

Obsolete Imdang elementary school in the area

Building a new elementary school for inflow of population

➔ ⑤ green belt

Green belt area around the area

Conservation of surrounding area, because of strict law

Physical analysis

Unphysical analysis

Sociocultural analysis

 **Site Analysis**

▪ Physical analysis

➔ ⑥ Tumulus

Showed up tumulus at east side

conservation

➔ ⑦ Pedestrian passage

Most of land use is farm, so there is no pedestrian passage. When we plan this area, we need to make a lot of road for pedestrian.

Physical analysis

Unphysical analysis

Sociocultural analysis



Site Analysis

▪ Physical analysis

➔ ⑧ Shortage of vegetative

Originally most of the area is farm, so vegetative is deficient. The area needs vegetative for making eco city. It can be solved from making some park and greens

Physical analysis

Unphysical analysis

Sociocultural analysis

 **Site Analysis**

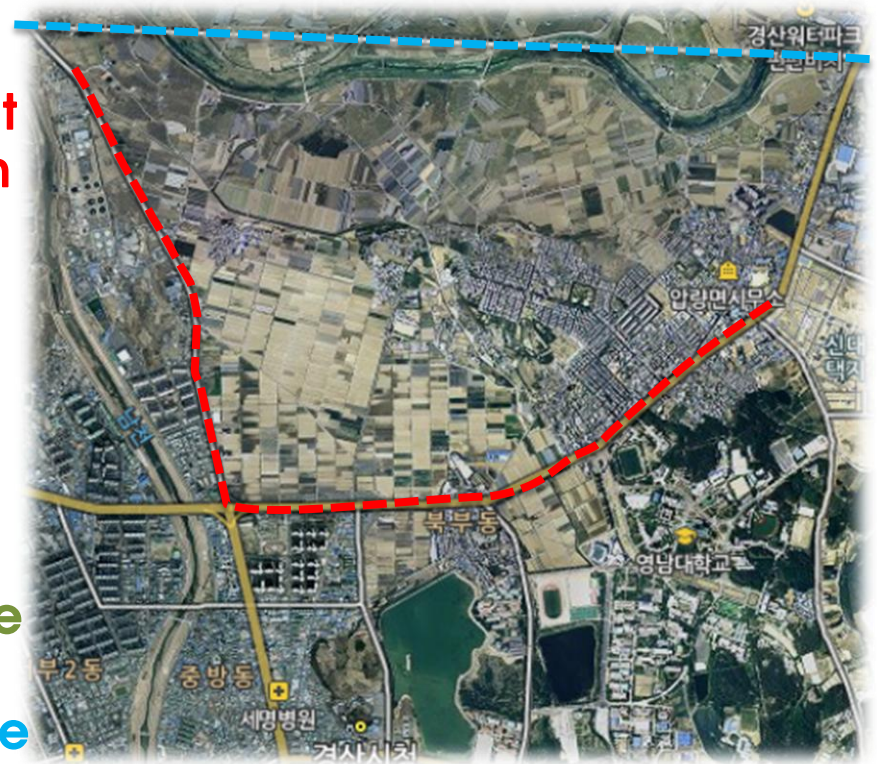
▪ **Unphysical analysis**

➔ ⑧ Traffic1

Two major roads border of the site, so **it needs to develop with connection**

➔ ⑨ Traffic2

There is railroad at north side, so it expects to make some noise.
Need to solve for noise



- Physical analysis
- Unphysical analysis
- Sociocultural analysis

 **Site Analysis**

▪ **Unphysical analysis**

➔ ⑩ building height zoning

Building height zoning (45m)

Flight safety zoning no.2,3 **it is impossible to build high building**

➔ ⑪ Price of land

There is a big price gap for land

Construct a high building at expensive land

Physical analysis

Unphysical analysis

Sociocultural analysis

 **Site Analysis**

▪ **Sociocultural analysis**

➔ ⑫ **Foreigner**

There are more foreigner than other areas, but there is nothing for them. It means we need to **make a community for them.**

➔ ⑬ **Vitalization of community in the area**

Vitalization of community for Various an age group of residents

Physical analysis

Unphysical analysis

Sociocultural analysis



Case Study 4

▪ ③ Water system ⑦ pedestrian passage

➔ Seongnae stream

Songpa-gu, Seoul

Because of recovered

Seongnae stream

Provide pedestrian

passage and bike lane



Improved accessibility and pass of people

③ - ⑦

③ - ⑧

④ - ⑬

⑨

⑥

③ Water system ⑧ Shortage of Vegetative

▶ Stockholm

Sustainable development
with Sun power, composed
water front space, enough
Open space



---> Sun power & water front space

- ③ - ⑦
- ③ - ⑧
- ④ - ⑬
- ⑨
- ⑥

- ③ - ⑦
- ③ - ⑧
- ④ - ⑬
- ⑨
- ⑥

▶ Case study

④ Elementary school ⑬ community in the area

▶ Daeryong elementary school in Gongju-si

Abolished school provide
The place that people can
Enjoy with various games, and
It has been using community
place



--- → Vitalization of community and break area

▪ ⑨ railroad

▶ Subway around Dongbeck district in Yongin-si

It is good for view

It is more effective than
soundproof walls



Minimize the sound damage

- ③ - ⑦
- ③ - ⑧
- ④ - ⑬
- ⑨
- ⑥

⑥ Tumulus

▶ Tumulus in Bujang-ri, Seosan-si

construct a gallery and
Historical park for
residents and children



--- → Making a historical park and cultural break area.

- ③ - ⑦
- ③ - ⑧
- ④ - ⑬
- ⑨
- ⑥

Development Goals & Basic concept 5



Basic concept

Blue Zone

Blue zone has the river

It can be made a good open space at waterfront

, and it can be made

Community space for

People. In addition, we will make

detached housing area with a good view



Basic concept

Red Zone

Because of new subway station, we expect that many people will visit around there. Therefore, we will develop commercial facilities with connecting with the existing commercial facilities



Basic concept

Green Zone

Our concept is eco city,
so we decided green
zone for entire area.

We are planning to
Provide green network for

High quality life to residents



■ Basic concept

Gray Zone

We will build apartments and connect with existing town. Then, we will make reasonable skyline



■ Basic concept

Purple Zone

We will provide multiple dwelling in purple zone because of providing various dwellings, and

It can be connected with

Existing multiple dwelling around east side





Q & A

Thank you 

For your attention