

Project Summary

Location	Near Myeongji-dong, Gangdong-dong and Daejeo-2-dong, Gangseo-gu, Busan Metropolitan City	Investment Cost	5.4 trillion KRW
Area	11.886 million m ²	Planned Population	75,100 (30,000 households)
Project Period	2012-2018 (7 years)	Developers	Busan Metropolitan City, K-Water, Busan Metropolitan Corporation



Land Use Plan



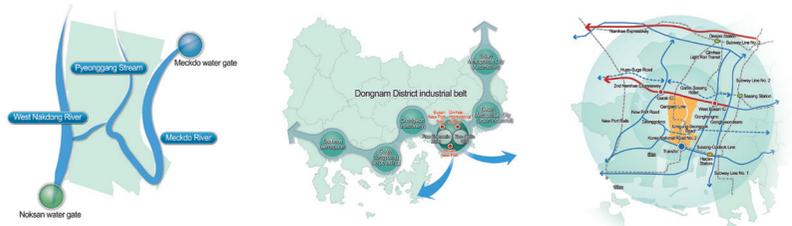
eco DELTA CITY

An eco-friendly waterfront city for the future

A global waterfront city is being created in the delta created by the Nakdong River. An eco-friendly waterfront city of the future, offering harmony between nature, people and lifestyle with global services and culture

Busan Eco Delta City

Location Condition



Korea's only European-style Waterfront Environment

- National Streams on 3 Sides (West Nakdong River, Pyeonggangcheon Stream, Maekdo River)
- Abundant water flow all-year around (Floodgates to be installed)
- Land adjacent to streams (under 2 meters of level difference) and clean water

High-tech Industries at the center of Southeastern Economy and Global Logistics Services

- A crucial area for international businesses and logistics
- Core of the southeastern industrial belt
- Home to 38% of Korea's automobile industry and 91% of the shipbuilding industry, which help make Korea's top 4 industries.

Optimal region for multi-regional transportation

- Within a 10 km radius - Chungang and Namehae Highways and subway lines 2 and 3 (Sasang Station & Daejeo Station)
- Within a 5 km radius - New Port Support Roads and subway line 1 (Hadan Station, Gonghang-ro (Line 8))

Land Supply Plan by Stages

- Industrial Land**
 - The sale of industrial land will take place in the order of industries, logistics, and then research-use. Future industries that will lead the next-generation of IT convergence, such as knowledge, culture, IT, logistics, automobiles, shipbuilding, and offshore plants, will be attracted.
 - The industrial land is located near major roads to maximize transportation efficiency and various support facilities are located within 800m to maximize convenience for various industries.
- Residential Land**
 - Residential land will be sold in the order of land for community housing, individual housing and housing with stores on the ground level, bringing the total to 300,000 households. The residential land of Busan Eco Delta City offers an outstanding view of beautiful waterfront scenery. Furthermore, the R&D buffer space will be located between residential and industrial land.
- Commercial Land**
 - Neighborhood and general commercial land will be sold first, then followed by land for multi-functional buildings.
 - The commercial land of Busan Eco Delta City will be developed into a river-walk in order to attract customers, offering various shopping and cultural experiences. It also boasts outstanding investment value as it is close to the Juwon Canal and Semulmeori Specialized District.
- Business Land**
 - The commercial land of Busan Eco Delta City is earning the spotlight as an industrial and administrative center due to its location near Busan New Port and Gimhae Airport. It is expected to create synergy between self-sufficient functional complexes and the development of adjacent complexes.
- Cultural Land**
 - A total of 252,000m² of land will be sold for cultural facilities, exhibition spaces, hotels, sports & leisure and water sports facilities. The land will be ideal for creating various spaces specialized for tourism, events, arts, leisure and culture, such as waterfront lodging facilities and spaces for health and relaxation.
- Ecological Land**
 - Total length of 53.8 km (33 miles) of waterfront and grasslands, 660,000m² of Urban Eco Wetlands Park, 66,000m² of migratory bird feeding grounds will make Busan Eco Delta City a green city with harmony of water and waterfront grasslands.

A WATERFRONT ECO CITY

where you can experience the abundance of an eco-friendly residential city

The values of an eco-friendly waterfront city with harmony between people and nature. Busan Eco Delta City is an eco-friendly waterfront city where the West Nakdong River, Pyeonggangcheon Stream and Maekdo River meet. By preserving the valuable ecological resources and maximizing the value of waterways, Busan Eco Delta City will be built into a happy city for people and nature.



GLOBAL WATERFRONT CULTURAL CITY

that adds culture and infrastructure to three waterways

Busan Eco Delta City is a global city where culture, arts, lifestyle and relaxation coexist along the waterways. It will provide enhanced accessibility to the water with riverfront cultural and recreational spaces. Spaces that combine culture, arts, leisure and relaxation will be created along the rivers.



FUTURE LOGISTICS & SERVICE CITY

for Korea's Brighter Tomorrow

Busan Eco Delta City will be developed into a center for Korea's future industries and a logistics hub of Northeast Asia. Thanks to its outstanding geopolitical conditions and infrastructures, Busan Eco Delta City will create an urban system that minimizes energy costs and nurture the future MICE industry. Also, it will become the hub of Northeast Asia's high-tech industries and international logistics services as it thrives to be the center of the world.



A city surrounded by water and waterfront grasslands

Surrounded by a total area of 53.8 km (33 miles) of waterfront space and grasslands, Busan Eco Delta City will be built with an optimal arrangement of nature, scenery and culture along the waterside. Pyeonggang Stream and Maekdo River will have cultural · arts functions, waterfront · cultural functions and waterfront · ecological functions.



Greener Urban Eco Parks

A total of 3,648,502^m², including eco-reserves for migratory birds will be developed into parks, making up 30.7% of the city's total space. A 100m wide habitat for migratory birds will be created near the streams of the West Nakdong River, and green spaces between 30 – 50 m in width will be built on the Pyeonggangcheon Stream and Maekdo River.



Green Ratio of Parks (30.7%)

3,648,502^m²

Transit Oriented Development for the Environment and the Future

Transit Oriented Development (TOD) that connects Metropolitan Transit, Bus Rapid Transit and Green Transit (bicycles & walking) is one of the key characteristics of Busan Eco Delta City.



A City Where You Can Enjoy Walking and Running

Busan Eco Delta City will be developed with 48km of bicycle paths and streets designed with pedestrians in mind. Sidewalks, grasslands and bicycle paths will make up 14m out of the 22m neighborhood streets. The Semulmeori Specialized District, which will be developed into a culture, leisure and arts cluster, will also be designed with the intention of putting pedestrians first.



An Abundant Environment Created by Smart Urban Planning

The planned population of Busan Eco Delta City is 75,100 people. To accommodate this population, 30,038 households, including individual and community housing, will be built to create a pleasant residential environment.



A Canal-work Type Commercial & Business District Harmonizing Work with Recreation

The Public Service Zone (Public, medical services), Green Zone (Urban oasis), Culture Zone (Year-round performance, exhibition, event and experience spaces) and Festival Zone will provide unique functions and abundant waterfront spaces to allow residents to enjoy work and recreation.



385,430^m²

Merging of Water brings Enjoyment, Semulmeori Multi-functional Culture & Leisure District

A district with a radius of 600m and an area of 688,000^m² around Semulmeori will be designated as a multi-functional culture & leisure district to accommodate luxury outlets, museums, culture & exhibition spaces, artist villages, hotels and sports & leisure spaces. The three specialized complexes will be connected by canals, and will promote harmony among local residents and global citizens.



Pedestrian-oriented Waterfront Space for Everyone

BRT stops that provide easy access to culture & leisure facilities will be placed within 500 meters of the waterfront. Roads wider than 4 lanes, which lower accessibility to the streams, will be minimized to maximize accessibility to waterfront spaces.



Waterfront Leisure & Specialized Complexes for Enjoying the Waterfront Environment

Korea's largest, natural waterway measuring 16.3km, connecting West Nakdong River, Maekdo River and Pyeonggangcheon Stream will be developed to allow for enjoyable water leisure activities such as kayaking and canoeing. Water-themed multi-functional spaces such as waterfront camping sites, sports & leisure parks for families, large waterfront commercial spaces and waterfront cafes will be developed while a special waterfront residential complex is being planned.



Delta Region's World-class Geographical Conditions

Busan Eco Delta City is located within a 3 hour flying distance from a vast economic sphere that possesses 25% of the global population and 20% of the GDP. Located near international logistics infrastructures including Busan New Port, which is the world's fifth trading port, as well as Gimhae International Airport along with a vast network of roads, it will become the center of Southeast Korea's industrial cluster (aerospace, machinery, logistics, automobiles, steel, shipbuilding and etc.)



Nurture Eco-friendly High-tech Industries and MICE Industries of the Future

Busan Eco Delta City will feature the most eco-friendly industrial complexes with a 30.8% green ratio and implement Highly Green Logistics by using advanced logistics technologies, eco-friendly logistics and advanced IT technologies. With a wide range of supporting facilities including financial, industrial support centers, an integrated PR center, exhibition halls and industrial convention arenas, it will offer the ideal environment for global businesses.



Outstanding Multi-regional Transportation & Road Planning

Busan Eco Delta City possesses an outstanding multi-regional transportation system, including the No.2 Namhae Highway, National road No. 2, Gonghang-ro and Bujeon-Masan Dual Track Subway. Furthermore, it will strengthen the connection between east and west by building the Eomgung-Saengok Road (6-8 lanes) and build logistics infrastructures between Busan New Port, Gimhae Airport and related transportation services.



Build International Maritime Transportation & Port Services Cluster including Maritime Transportation, Finance and Insurance

Busan Eco Delta City will become the center of the international port business cluster, which is a crucial part of Busan's growth strategy. It will attract specialized, global business functions such as conventions, public infrastructures for maritime transportation and ports, as well as administrative town and maritime financing. Furthermore, it will also strengthen functions for managing key industries such as logistics, maritime transportation and R&D.



Business Sites

80,612^m²

Public Sites

5,072,530^m²

Investment Advantages

Busan Eco Delta City possesses outstanding investment values. >

Busan Eco Delta City's Three Investment Advantages!

First, Busan Eco Delta City is entering the spotlight as the center of Southeast Korea's economy and a logistics hub for the international businesses that connect the Southeastern Industrial Belt.

Second, Busan Eco Delta City offers a pleasant, waterfront residential environment with view of the waterways on 3 sides of the city.

Third, it offers outstanding multi-regional transportation with the New Port Supporting Road within 5km as well as highways and subway lines within 10km.

In addition, the multi-functional city functions that connect industrial, residential districts, commercial districts, and pleasant environments including various recreational facilities, culture, leisure and sports facilities, abundant grasslands and specialized waterfront eco spaces promises the highest in investment values.