International Competition for Concept Plan of Busan North Port Redevelopment (Phase 2) - Project Order -

June 2019
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1. Background and Purpose of Competition

○ As the container cargo traffic of Busan North Port has moved to the New Port since 2016, the shipping and port functions of North Port is being undermined, thereby weakening the location competitiveness of the old downtown.

○ In order to further accelerate the realization of the new government’s national agenda (to promote a global new ocean industrial hub), the Ministry of Ocean and Fisheries is in the process of establishing the commercialization strategy for the Phase 2 area of Busan North Port.

○ This international competition, as a part of establishing the commercialization strategy, aims to reorganize the functions of the Busan North Port area and establish the Concept Plan to induce the development of the surrounding old downtown area.

2. Scope of Competition

□ Spatial Scope

○ Location: Dong-gu, Jung-gu, Nam-gu, Yeongdo-gu and surrounding area, Busan Metropolitan City (Busan North Port, Busan Station marshalling yard and Busanjin Station ODCY, Jwacheon-dong, Beomil-dong and surrounding area)
International Competition for Concept Plan of Busan North Port Redevelopment (Phase 2)

○ Area: 19.36㎢ (North Port and its surrounding area)
  - In progress (by 2022) : 1.71㎢ (North Port Phase 1, Uam Terminal Ocean Industrial Cluster)
  - Mid-term (before 2030) : 6.48㎢ (Inside of Busan Port Bridge)
  - Long-term (after 2031) : 11.17㎢ (Outside of Busan Port Bridge)

☐ Work Scope

○ Overview of the project and analysis on local conditions
○ Establishing the basic direction
○ Establishing the future image and concept
○ Establishing the spatial structure
○ Land use plan
○ Establishing the agenda for specialized development

3. Project Period

○ The winning company of this competition shall supplement the details of its submission to complete the Concept Plan within 120 days after signing the contract.
  - If necessary, however, the project period may be adjusted through consultation between the Ordering Company and contractor.
4. General

4.1 Criteria for Conducting the Project

○ The project shall be conducted based on the “Project Order” and the proposal that the contractor submitted.

4.2 Participating Engineers

○ The Project Chief Engineer of this project shall be the representative specified in the proposal that has been submitted to the international competition, and the participating engineers for each discipline shall be Joint Participants on the proposal.

○ If the replacement of participating engineers is inevitable due to their death and diseases and other reasons, they may be replaced with equally-qualified and experienced engineers. In this case, the prior approval of Gunil Engineering Co. Ltd. (hereinafter the Ordering Company) is required.

○ If a participating engineer is considered to be inappropriate for the project, the Ordering Company may demand the replacement of him/her, and the contractor shall accept the demand.

4.3 Interpretation of the Project Order

○ If there are conflicts in the interpretation of expressions and terminology and the scope of work specified in the Project Order, Ordering Company and Contractor shall reach an agreement through mutual consultation. If no agreement reached, the interpretation by the Ordering Company takes precedence.

4.4 Responsibility for Project Results

○ Even if the Ordering Company has agreed, any flaws caused by the contractor’s mistake shall be corrected and compensated on the contractor’s own responsibility.

4.5 Measure for the Breach of the Contract

○ Any of following behaviors shall be regarded as the breach of the contract and may cause the cancelation of the contract.
- When it is considered that the project is not likely completed within the contract period since the target of the process is not met noticeably without any special reason,
- When the contractor subcontracts all or part of the project to another company in an unfair way (but, the preparation of the bird’s-eye view and the printing of reports are excluded).

4.6 Technical Advice

○ Consultations with the ‘Promotion Council for the Comprehensive Development of North Port (hereinafter the Council)’ shall be conducted three times in total, and the consulting advice shall be reviewed and reflected when the project progresses and the deliverable is derived.
- The contractor shall report to the Council the details of the proposal submitted to the international competition, when starting the project.
○ If there is an objection on the consulting advice, the contractor shall provide the reason and ground and adjust the related details by consulting with the Ordering Company.

4.7 Ownership and Copyright of the Deliverable

○ All deliverable such as various reports and drawings produced by the contractor in the process of the project shall be owned by the Ordering Company and shall not be provided for the third party or used for any purpose other than the project without the Ordering Company’s approval.
○ The contractor shall submit all deliverable included in “6. Preparation and Submission of Deliverable” to the Ordering Company upon the completion of this project.

4.8 Security Measure

○ The contractor shall comply with the duty of close care to the security of the details of this project and shall be fully liable for noncompliance.

4.9 Report

○ Launching report, Interim report: It is substituted with the consulting of the Council.
○ Final report: It is reported through consultation with the Ordering Company when the project is completed.
5. Details of Project

5.1 Overview of the Project and Analysis on Local Conditions

○ Analyze local conditions such as the human and natural environment of North Port and its surrounding area by examining basic data provided by the Ordering Company and surveying the current conditions.

○ Identify spatial/locational/historical characteristics and constraints by analyzing the current conditions of this redevelopment area and its surrounding area, and derive factors which may be specialized for North Port Phase 2 redevelopment based on such results.

○ Especially, present a phased development plan applicable to the commercialization plan by considering the port operating and relocation plan and the growth potential of the city.

○ Derive factors applicable to this project by examining the development trend of future downtown spaces and the successfully recognized overseas port redevelopment cases.

5.2 Establishing the Basic Direction

○ Present the development goal and implementation plan so that North Port and its surrounding area could play a role of the new future growth engine in the Busan Metropolitan area.

○ Explore a solution in terms of plans and strategies in order for the redevelopment area to develop along with the old downtown.

○ Present a specialized plan to highlight the identity through the creative development of the North Port redevelopment area.

○ Identify problems arising from spatial and functional disconnection due to the port and railroad facilities by analyzing local conditions, and seek plans to resolve such problems.

○ Restore the blocked access road through the port redevelopment project because local residents cannot access the waterfront after the development of North Port, and present a plan to utilize the waterfront as a leisure and ocean culture experience space.
○ Draw the priority task for the reciprocal development with the old downtown around the project area and the urban redevelopment project.

5.3 Establishing the Future Image and Concept

○ Examine the future vision and development goal of the Busan North Port Redevelopment Project and its detailed implementation strategy.
  - The vision and development goal shall contain the government’s will and future-oriented characteristics to integrate various projects in the North Port area into a single one so as to induce reciprocal development between the port and old downtown.
  - The implementation strategy shall be presented in the form of sectoral strategies to realize the vision and development goal, and at the same time, to maximize strengths under business conditions and make up for weaknesses.
○ Present the design principles to establish the Concept Plan.

5.4 Establishing the Spatial Structure

□ Function Allocation

○ Examine various factors leading the change of future downtown spaces, and the development trend of the world famous port cities.
○ Present unique and differentiated space-specific plans by considering the locational advantages that it is near the KTX Busan Station and Busan Port International Passenger Terminal and the future development directions about the North Port (Phase 1) area currently under the redevelopment project, the subject area under long-term consideration (outside of Busan Port Bridge) and old downtown, etc.
  - As the port and railroad were constructed in this area, residents cannot have access to sea. Therefore, it is necessary to present a plan to allocate functions so as to integrate the port and old downtown into a single living zone by correcting the resultant distortion of the urban spatial structure.
  - It is necessary to explore a plan to create synergy effect through functional connection and complementation with the main sub-central area around the North Port area.
○ Provide a plan to create a living space which has human and material exchanges, leisure activities such as relaxation and view and various functions such as culture
and dwelling.
○ Present a specialized plan by using the local history related to the project area and industrial heritages related to the port and railroad.

☐ Circulation
○ Present a plan to connect and rearrange the broad and local traffic, vehicles and public transportation, and transportation modes in order to integrate various transportation facilities, including the railroad, Busan Port International Passenger Terminal and roads within the redevelopment project area, into a single system.
○ The circulation plan shall include pedestrian circulation to let workers and visitors in the project area and local residents to take a walk and rest, and present ideas about green transportation and new transportation modes.
○ Present ideas about a comprehensive traffic system such as a plan to connect the disconnected traffic system between the redevelopment area and old downtown and a plan to maintain roads between the surrounding cities and the project area.

☐ Green and Landscape
○ Present a plan to proactively meet various leisure and cultural demand in the future by creating a network of open spaces and historical/cultural resources, etc. within the waterfront and redevelopment area.
○ Present a future-oriented concept for the landscape plan by considering the resource characteristics of the project area and its adjacent area, and examine the landscape factors and area-specific strategies to realize this plan.

5.5 Land Use Plan
○ Present a land use plan (draft) by putting together the function allocation, circulation plan, and green and landscape plan specified in ‘5.4 Establishing the Spatial Structure’.
- A detailed land use plan shall be presented for the mid-term redevelopment area (before 2030).
- A development direction and concept plan shall be presented for the subject area under long-term consideration (after 2013). But, Gamman Terminal and Sinseondae Terminal shall maintain their port function.
○ Set up Zones for specialized development by considering the space-specific locational characteristics within the redevelopment area, and then establish
development directions for each Zone.

- Conduct the task in connection with the “Establishment Service of the Urban Renaissance Master Plan Linked to the Comprehensive Development of Busan North Port” placed by the Busan City Government and LH, in order to strengthen synergy effect with the old downtown area in accordance with redevelopment.

5.6 Establishing the Agenda for Specialized Development

☐ Plan to Improve Historical and Place Characteristics

- Present a plan to enhance the identity of the redevelopment area by conserving and reconstructing the values of industrial heritages such as the port and railroad with various meanings as the starting point of open port and modern port, the port and railroad leading the economic growth in the 70s and 80s and the transshipment hub port in Northeast Asia, etc.

☐ Establishing the Anchor Function to Improve Spatial Attractiveness

- Present an anchor function to improve the attractiveness of each Zone by considering the locational characteristics, available resources within the project area, relations with the surrounding area, ripple effect expected during development and feasibility, etc.

- Examine a plan to create synergy effect through mutual connection and complementation among Zone-specific specialized functions.

☐ Plan to Realize Sustainable Development

- Present an idea in terms of planning in order to develop the entire redevelopment area in environmentally, culturally, economically and commercially sound and sustainable ways.

- In doing so, vitalize the surrounding old downtown, and examine a plan for the reciprocal development of the redevelopment area and its surrounding area by improving maintenance conditions.

☐ Plan to Turn the Port Redevelopment Area connected to Gateway as a New Growth Hub

- Present a strategy to create a new growth hub so that the North Port area could become the hub of human and material exchanges in Northeast Asia, by improving connectivity with the adjacent gateway and locational competitiveness.
- Gateway: Busan International Airport, Busan International Passenger Terminal, KTX Busan Station, Highway and Cruise Terminal, etc.

6. Preparation and Submission of the Deliverable

- The contractor shall submit the comprehensive report (International Bidding Work Collection) by organizing various surveys and report materials, studies and examination results related to this project.
- The deliverable that the contractor shall submit to the Ordering Company is as follow, and if necessary, the items and quantity, size of the deliverable may be adjusted through consultation between the Ordering Company and the contractor.

☐ List of the Deliverable

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<td>4. Land Use Plan</td>
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<td>Resident Council Briefing (2nd)</td>
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