

Management Strategies of the First Generation New Towns in Seoul Metropolitan Area

: Utilizing the Existing Public Facilities

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Summary

1. For the first generation new towns that were planned in an area commutable to a mother city during the rapid growth era, housing and urban facilities were initially provided based on a master plan. Those cities face constraints such as 1) self-sufficiency limited by their location, 2) inflexible allowance to improve the physical environment, and 3) a mass migration of a homogeneous population in a short period of time. Coupled with different perspectives on city management issues among the developer, local government, and residents, it is difficult to devise efficient urban management strategies for such cities.

2. With inflexibility in land use for the first generation new towns, the existing public facility site has been frequently utilized when it has been difficult to secure a site for a newly required facility. Due to the long-term recession, it is impossible and unrealistic to pursue apartment complex renewal projects. Against this background, it is necessary to find a way to use public resources in order to improve issues such as additional parking space that cannot be handled by relevant apartment complexes (private sector) on their own.

3. For the Pyeongchon new town, efficient use of the existing public facility sites can help remedy the shortage of parking spaces in apartment complexes and make it possible to respond to new demands on urban facilities in accordance with socio-economic changes. Measures to this end might include determination of multi-dimensional urban planning facilities and increasing building density. By allowing the existing public facilities to serve multiple functions, profit sources can be diversified, and social benefit can be created.

Policy measures

- ① Regularly monitor the status of public facilities in the first generation new towns to predict a timeline for their renewal. Based on this information, establish a renewal plan for high utilization of public facility sites.
- ② Review potential function changes for efficient use of public facilities that are subject to renewal and establish

a preemptive city management system that efficiently responds to new demands on urban service facilities in accordance with socio-economic changes.

- ③ Revamp relevant institutions to facilitate mixed and multi-dimensional determination of public facilities that are managed by different parties. This is to prevent a difference in relevant laws and regulations or authorities in charge from undermining a functional switch to more efficient use of a public facility site.