

# GOLDEN HARBOR



Incheon Port International Passengers Terminal  
Mixed-Use Site Development Project





# 01 Location conditions of Golden Harbor



## Location of the project site





- 147 cities with over 1 million population within 3 hours' flying time
- Incheon Airport connects 188 cities in 59 countries around the world

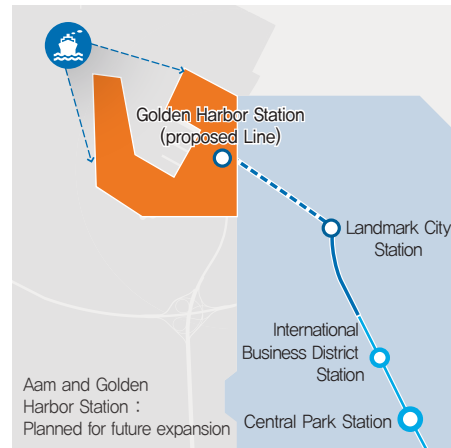
**A major hub** for foreign tourists with connectivity via land, air, or sea



- Incheon City features the airport and Incheon Port which are closer than any others to Seoul metropolitan area.



			
Est. Carferry passengers	Est. Cruise passengers	Est. Airport users	Est. Airport transit passengers
<b>2.2million (2030)</b>	<b>1million + <math>\alpha</math> (2030)</b>	<b>98million (2030)</b>	<b>16million (2030)</b>



• Gateway to Korea by cruise and car-ferry



• Golden Harbor seen from the sky



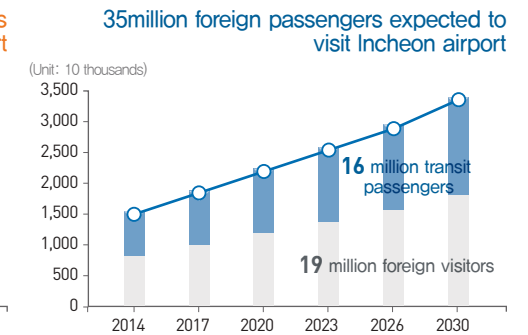
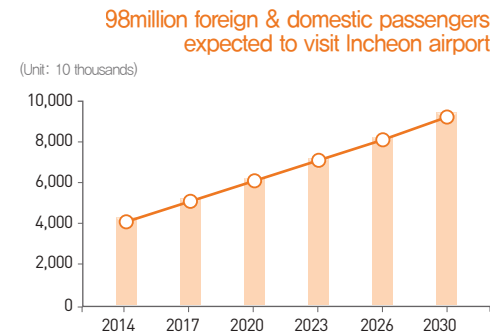
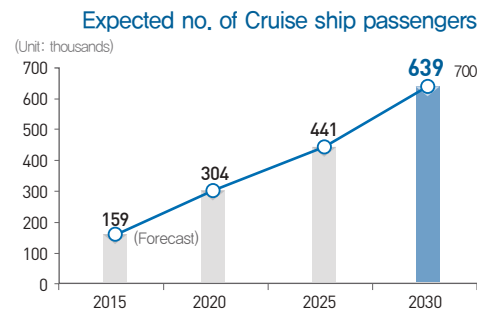
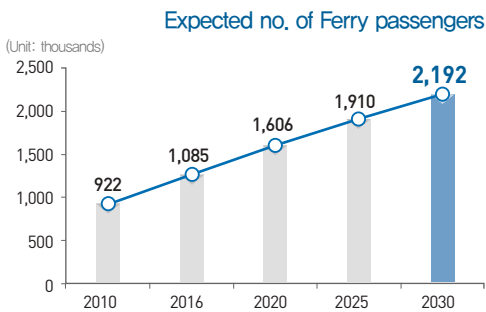
• Golden Harbor seen from the Incheon Bridge

# 02 Accessibility and Development Demands



**3 million global visitors** are expected (2030) to come through the **International Ferry terminal** and the **Cruise ship terminal**

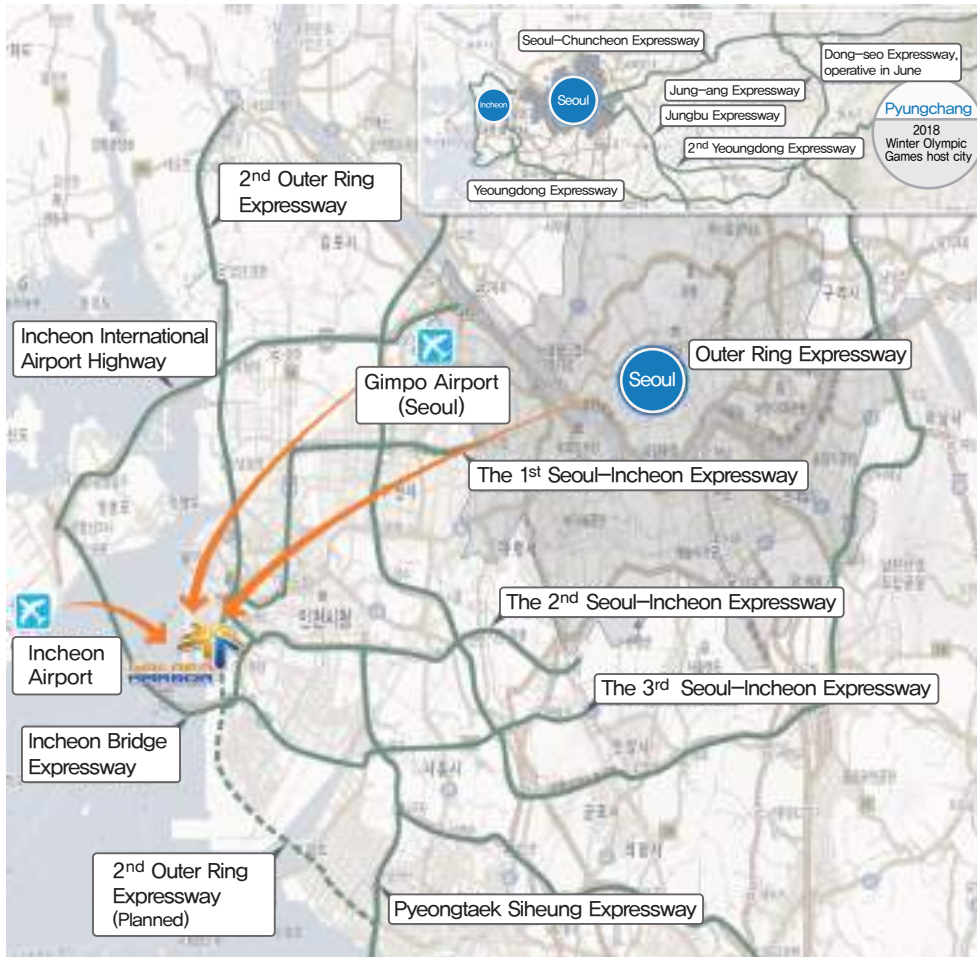
Accessible in just **15 minutes by car** from **Incheon Airport**



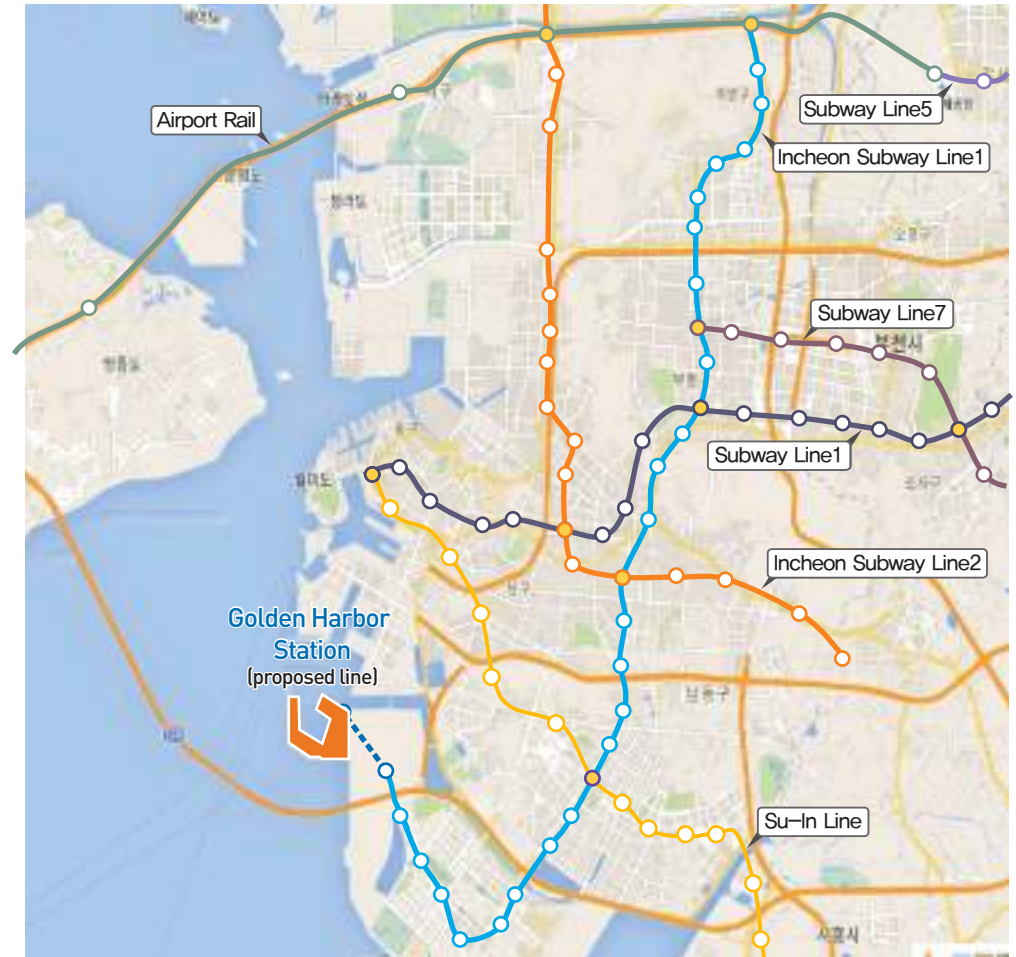
# 03 High accessibility to the Seoul metropolitan area



## Incheon City, the gateway to Seoul



## Excellent Accessibility via various subway-lines



- Golden Harbor, easily accessible from Incheon & Gimpo International Airports (within 15 mins to IAC, 30 mins to GIAC) and Seoul & Pyungchang (within 60 mins to downtown Seoul and 150 mins to Pyungchang)

- Incheon Subway Line 1 planned for future expansion
- Residents can reach Golden Harbor by Subway Line 1·5·7, Su-In Line and Incheon Subway Line 1·2

# 04 Key facilities at Golden Harbor

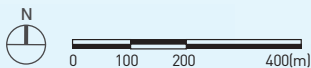
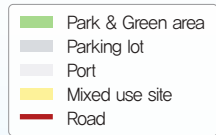
	International Ferry terminal	International Cruise terminal
Site	57, Gukjehangman-daero 326 beon-gil, Yeonsu-gu, Incheon	438, Gukjehangman-daero, Yeonsu-gu, Incheon
Area	<ul style="list-style-type: none"> <li>▶ Terminal's total floor space: 65,421 m<sup>2</sup></li> <li>▶ Port gate: building1 (1,368 m<sup>2</sup>)</li> </ul>	<ul style="list-style-type: none"> <li>▶ Terminal area: 6,566 m<sup>2</sup></li> <li>▶ Fixed gangway: building1 (798 m<sup>2</sup>)</li> </ul>
Floor overview	<ul style="list-style-type: none"> <li>▶ 1<sup>st</sup> floor: Parking lot (902 spaces), luggage check-in place, etc.</li> <li>▶ 2<sup>nd</sup>: Arrival hall, main hall, waiting room, etc.</li> <li>▶ 3<sup>rd</sup>: CIQ, resident shipping companies, convenience facilities, etc.</li> <li>▶ 4<sup>th</sup>: Departure hall, duty-free shop, convenience facilities, etc.</li> <li>▶ 5<sup>th</sup>: Event hall, etc.</li> </ul>	<ul style="list-style-type: none"> <li>▶ 1<sup>st</sup>: Arrival hall, waiting room, CIQ, luggage-handling room, etc.</li> <li>▶ 2<sup>nd</sup>: Departure hall, waiting room, CIQ, fixed gangway, etc.</li> </ul>



Berth/wharf length	Cargo capacity
8berths, <b>2,080m</b>	<b>820,000</b> TEU
Passenger capacity	Mooring capacity
<b>2.2</b> million	30,000-ton ferry, 225,000-ton cruise ship

# 05 Land Use Planning

## District Unit Planning



Classification		Area (m <sup>2</sup> )
Total		1,137,636.1
Commercial facility site	Subtotal	427,657.1
	Mixed use site(Phase1)	212,743.8
	Mixed use site(Phase2)	214,913.3
Infrastructure facility site	Road	118,021.9
	Park	148,931.7
	Green area	38,320.5
	Port	395,865.6
	Parking lot	8,839.3

\* Infrastructure facilities like main roads, water and sewage systems, and parks will be established by Incheon Port Authority.  
 \* Land parcel prices will be determined by appraisal to be conducted at the time of a public notice.

Phase 1		Area (m <sup>2</sup> )	Permitted height
Cs1	300-5, Songdo-dong	16,531.8	60m
Cs2-1	300-6, Songdo-dong	82,151.1	40m
Cs2-2	300-7, Songdo-dong	35,822.7	40m
Cs2-3	300-8, Songdo-dong	41,689.3	40m
Cs3	300-9, Songdo-dong	17,862.7	115m
Cs4	300-10, Songdo-dong	18,686.2	15m

\*Building to land ratio at 70%, floor area ratio at 350% (500% for Cs6)

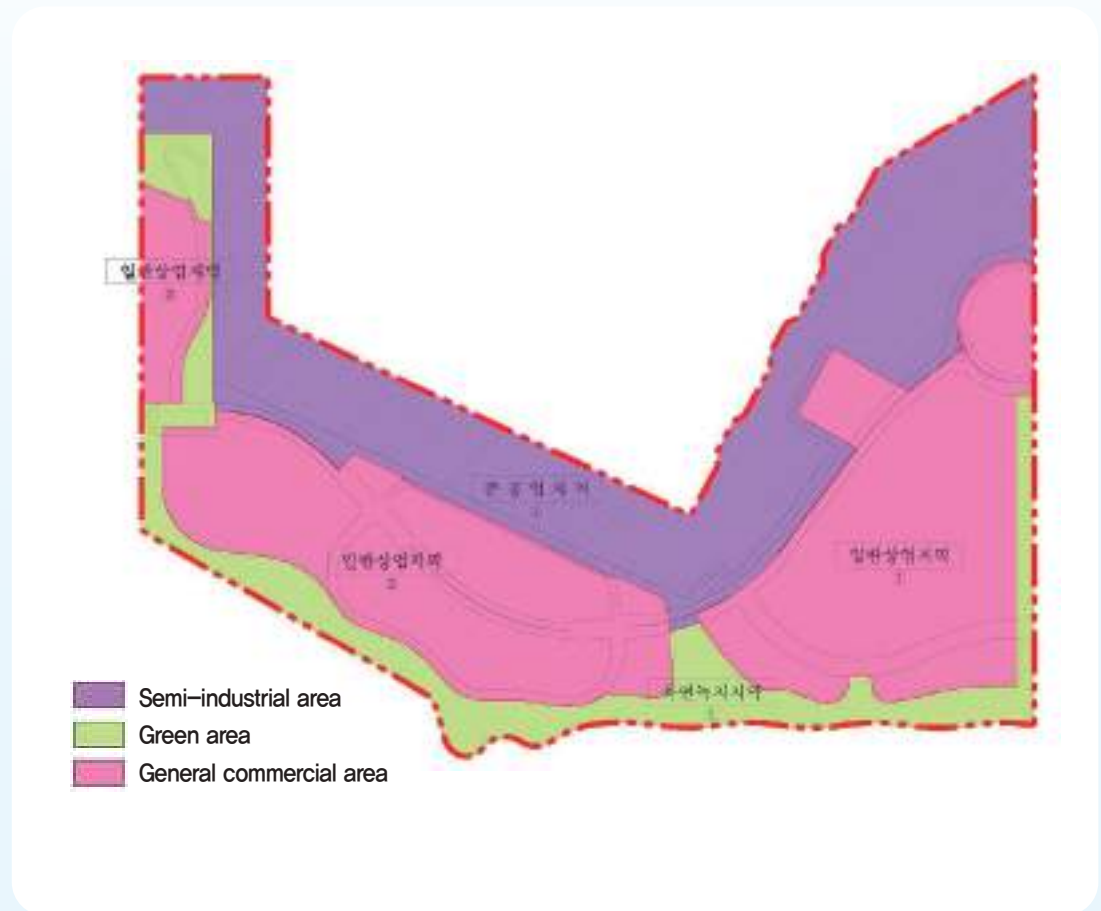
Phase 2		Area (m <sup>2</sup> )	Permitted height
Cs5	300-28, Songdo-dong	9,941.6	40m
Cs6	300-25, Songdo-dong	44,746.8	250m
Cs7	300-26, Songdo-dong	61,183.3	50m
Cs8	300-23, Songdo-dong	68,502.7	80m
Cs9	300-20, Songdo-dong	30,538.9	35m
Total (Phases 1 and 2)		427,657.1	-

# 06 District Unit Planning of Golden Harbor

## Incheon Free Economic Zone (IFEZ)'s Notice on implementation plan approval for the international passenger terminal

IFEZ Authority Notice no. 2016-55

	Planning
Prohibited uses	<ul style="list-style-type: none"> <li>• Detached houses</li> <li>• Apartment buildings</li> <li>• Gun stores and funeral homes, which are type-2 neighborhood facilities</li> <li>• Mental hospitals, convalescent hospitals, and isolation hospitals</li> <li>• Schools</li> <li>• General lodgings and serviced residences (except those with at least 100 rooms)</li> <li>• Recreational facilities</li> <li>• Factories</li> <li>• Warehouse facilities</li> <li>• Storage and treatment facilities of dangerous articles (except for gas stations and petroleum retailers)</li> <li>• Automobile-related facilities (except for parking lots and car washes)</li> <li>• Animal- and plant-related facilities</li> <li>• Resources-recycling facilities</li> <li>• Correctional and military facilities · Power generation facilities</li> <li>• Cemetery-related facilities</li> </ul>
	<ul style="list-style-type: none"> <li>• Uses other than those prohibited</li> </ul>





# 07 Master concept of Golden Harbor

STEP 02 Entertainment-oriented Resort Mall  
**02 Leisure Destination**

- ✓ Dynamic urban space : Shopping and Entertainment
- ✓ UEC, Business and Residence hotels



Shopping-oriented Resort Mall  
**Resort Mall 01**

- ✓ Tranquil space : Leisure and Rest
- ✓ Theme park, luxurious Hotel, Condos, Marina and F&B

# 08 Cs1~4 development concept

A resort mall in which one can enjoy Korean culture and entertainment simultaneously

Stage.1 : **212,743.8m<sup>2</sup>**

### UEC, Shopping Complex, Outlet

- Total area of 82,151m<sup>2</sup>
- Total floor area of 213,587m<sup>2</sup>
- Attractions, Retail Shops
- Food & Beverage

### Residence hotel

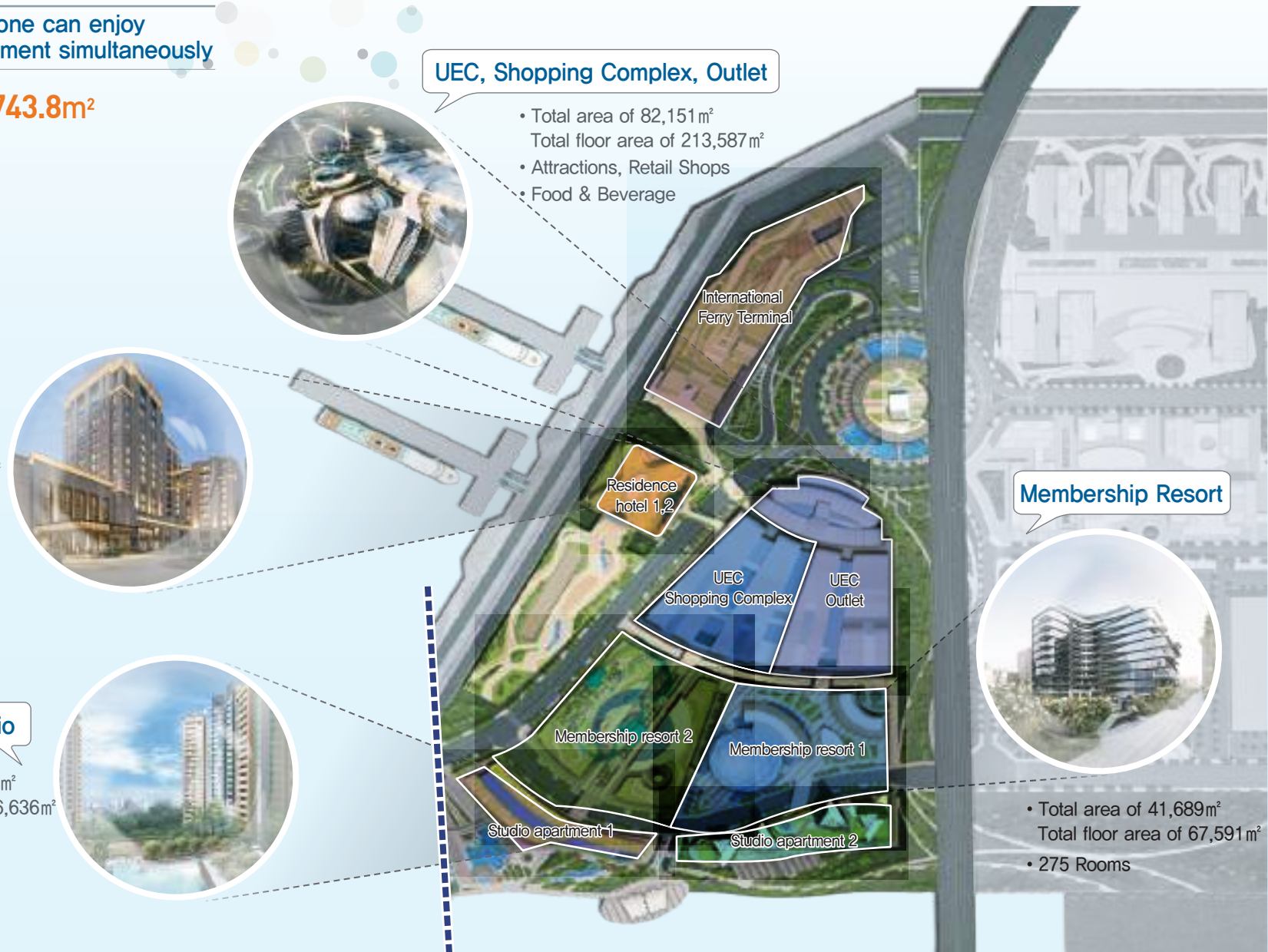
- Total area of 16,531m<sup>2</sup>
- Total floor area of 72,637m<sup>2</sup>
- 600 Rooms and additional facilities

### Studio

- Total area of 18,686m<sup>2</sup>
- Total floor area of 46,636m<sup>2</sup>
- 280 Rooms
- Food & Beverage

### Membership Resort

- Total area of 41,689m<sup>2</sup>
- Total floor area of 67,591m<sup>2</sup>
- 275 Rooms



# 09 Cs5~9 development plan

A resort city in which one can relax while watching the sunset

Stage.2 : **216,317.8m<sup>2</sup>**

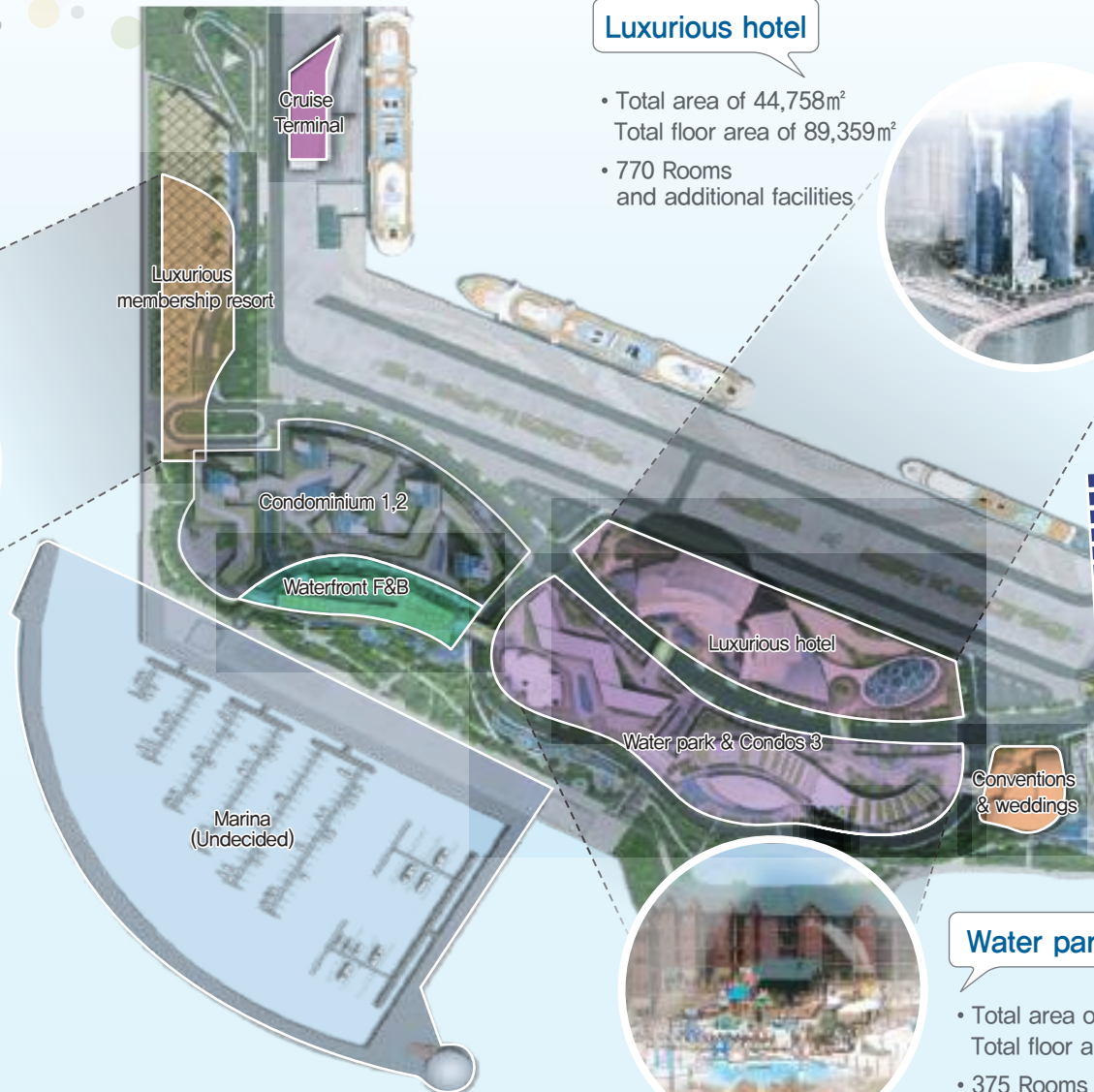
### Luxurious membership resort

- Total area of 31,700m<sup>2</sup>  
Total floor area of 79,111m<sup>2</sup>
- 280 Rooms



### Luxurious hotel

- Total area of 44,758m<sup>2</sup>  
Total floor area of 89,359m<sup>2</sup>
- 770 Rooms and additional facilities



### Water park & Condos

- Total area of 61,176m<sup>2</sup>  
Total floor area of 125,082m<sup>2</sup>
- 375 Rooms and indoor & outdoor waterpark

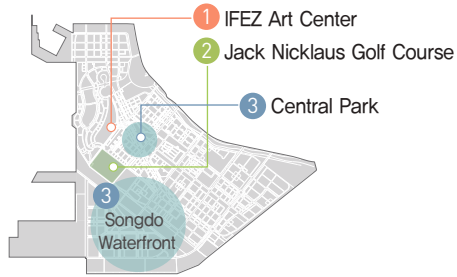


# 10 Songdo International City (Incheon Free Economic Zone)

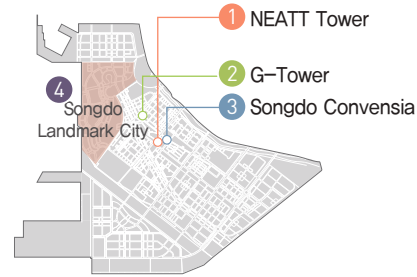


## Global City Songdo

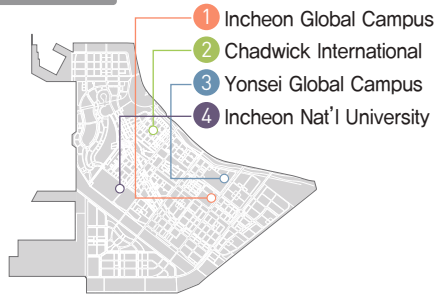
### Culture/Leisure



### Business/Money



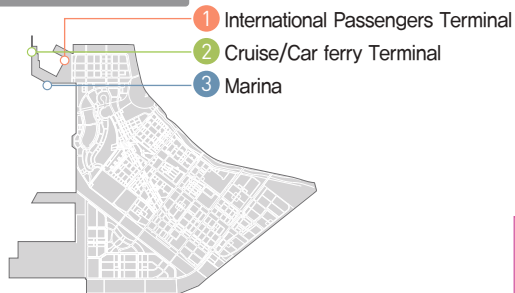
### Education



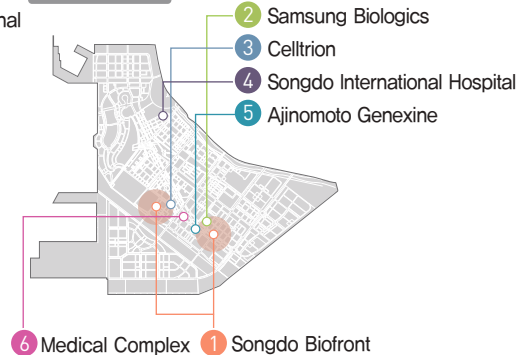
### Technology



### Maritime Tourism



### Bio/Medical



## United Nations Branches

 <b>GCF</b> GREEN CLIMATE FUND Green Climate Fund	 <b>NEASPEC</b> North-East Asian Subregional Programme for Environmental Cooperation North-East Asian Subregional Programme for Environmental Cooperation	 <b>AWEB</b> Association of World Election Bodies Association of World Election Bodies	 <b>APCT-ESCAP</b> UN Asian and the Pacific training Ctr. for info.& commu. Technology for Development	
 <b>EAAFP</b> East Asian-Australasian Flyway Partnership	 UN Office for Sustainable Development	 <b>UNISDR</b> UN International Strategy for Disaster Reduction Northeast Asia Office	 <b>THE WORLD BANK</b> The World Bank	 UN Depository Library
 <b>ESCAP</b> UN Economic and Social Commission for Asia and the Pacific	 <b>AFOB</b> Asian Federation of Biotechnology	 <b>UNCITRAL</b> UN Commission on International Trade Law	 <b>Global Green Growth Institute</b> Global Green Growth Institute	

## Global Companies and Campuses

 <b>BMW</b> BMW	 <b>CISCO</b> CISCO	 <b>IBM</b> IBM	 <b>SAMSUNG BIOLOGICS</b> SAMSUNG BIOLOGICS	
 <b>Ghent University Global Campus</b> Ghent University Global Campus	 <b>The University of Utah Asia Campus</b> The University of Utah Asia Campus	 <b>SUNY Korea</b> State University of New York Korea	 <b>George Mason University Korea</b> George Mason University Korea	 <b>Chadwick International Songdo</b> Chadwick International Songdo

# 11 Foreign investment Incentives

Tax reduction : the IFEZ Authority's support for business activities



## “ Foreign-invested corporations ”

### 1 Customs reduction

Exemption within 5 years

- For imports of capital goods

### 2 Local tax reduction

100% exemption for 10 to 15 years

- Acquisition tax : 100% exemption for up to 15 years
- Property tax : 100% exemption for up to 10 years, 50% reduction for the following 3 years

## Subsidy payment: the IFEZ Authority's support

• Applicable only when the ratio of foreign investment is at least 30%

- Training subsidy

  - ▶ If at least 30 Korean nationals are hired, up to KRW 500,000 per each new employee within six months of their employment (up to KRW 200 million per company)
- Employment subsidy

  - ▶ In case of a newly-established, foreign-invested company, up to KRW 500,000 per month and person when no fewer than 20 full-time employees are hired
  - ▶ Support for new employees additionally hired within five years of business commencement
- Subsidy for moving a business to the IFEZ

  - ▶ If the previous year's sales are at least KRW 40 billion (at least KRW 10 billion for logistics and knowledge-based businesses)
  - ▶ KRW 300,000 per person for those in excess of 20 full-time employees at the head office or research institute (up to KRW 300 million per company)
  - ▶ Logistics and knowledge-based businesses: Within 30% of the building purchase cost or one year of rent (up to KRW 200 million per company)
- Financial support

  - ▶ The same support as for domestic companies
- Facility subsidy

  - ▶ Within 2% of the amount of facility costs in excess of KRW 3 billion when building or expanding a facility at the cost of at least KRW 3 billion (up to KRW 200 million per company)

## Real Estate Investment Immigration system

- Residence by investment

  - ▶ This program grants a status of sojourn (F-2 visa) to foreigners who invest at least KRW 500 million in real estate investment products designated by the Minister of Justice and permanent residency (F-5) status if they keep the investment for at least five years.
- Applicable period

  - ▶ May 1, 2013 to April 30, 2023 (the expiration extended from 2018 to 2023 as of May 31, 2016)
- Investment amount

  - ▶ At least KRW 500 million (lowered from KRW 700 million as of May 31, 2016)  
\*Applicable only to investments made by foreign capital
- Investment targets

  - ▶ Recreational condominiums, serviced residences, tourist pensions, etc. within the IFEZ and designated by the Minister of Justice
- Residency (F-5) benefits

  - ▶ Allows the same admission to compulsory educational institutions (elementary and middle schools) as Korean nationals.
  - ▶ Eligible for the same medical insurance and benefits as Korean nationals.

\* All the benefits are applied according to the laws in force.

# 12 Introduction of Incheon Port Authority



## Incheon Port Authority

Public enterprise responsible for developing Incheon Port into a center of logistics and marine tourism

**Legal Basis**

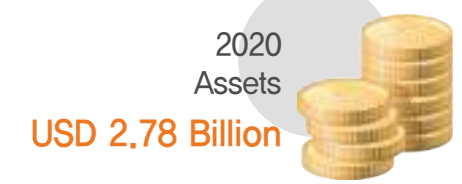
**2025 Vision**

**2025 strategic goals**

- ✓ Port Authority Act Article1 (Purpose)'s definition is to ensure the efficient and professional development, management and operation of ports by establishing the Ports Authority, which shall develop harbors as competitive logistic hubports, thereby contributing to the development of the national economy and the promotion of national welfare
- ✓ Platform for Global Logistics & Tourism
- ✓ Increasing the port's value, establishing future growth drivers, upgrading management, and enhancing socially responsible management



## The influence of Incheon Port on the local economy estimated at **33%**



### ▶ Current Status of Incheon Port Operation(2020)

