

International Competition for the Development Plan of the Old HANGLAS Site

- Design Guidelines -

May 2021



Table of Contents

Chapter 1 Overview of the Competition

1.1 Title of the Competition	3
1.2 Site Location	3
1.3 Background and Objectives	4
1.4 Overview of the Competition	4

Chapter 2 Competition Guidelines

2.1 Design Objectives	6
2.2 Design Guidelines	6

Chapter 3 Submission Guidelines

3.1 List of Submission Documents	8
3.2 Preparation of Submission Documents	8
3.3 Documents for Submission	8
3.5 Official Language and Units	9

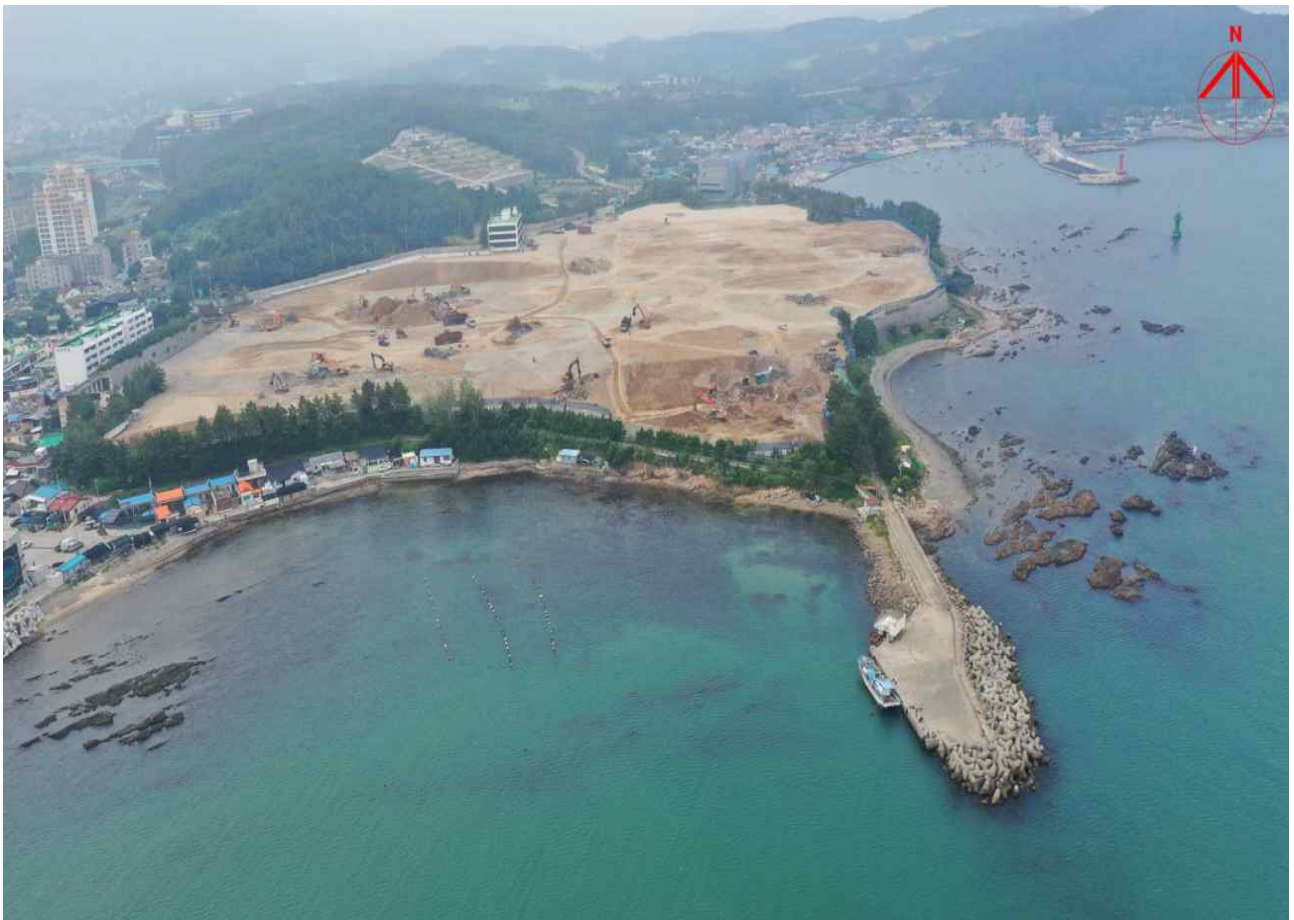
Chapter 4 Entry Review

4.1 Operation of the Technical Review Committee	10
4.2 Organization and Operation of the Review Committee	10
4.3 Results Announcement	10
4.4 Copyright and Publication/Exhibition	11
4.5 List of Provided Materials	11

I . Overview of the Competition

1.1 Title of the Competition: International Competition for the Development Plan of Old HANGLAS Site

1.2 Site Location: Entire district of 345-1, Icheon-ri, Ilgwang-myeon, Gijang-gun, Busan



1.3 Background and Objectives

Background of the Competition

- The chosen site used to be the location for the old HANGLAS factory (established in 1979). The factory has since moved to another site and the old factory has been demolished.
- The site is currently being prepared for the establishment of a prenegotiated district unit plan that responds to progressive societal changes and contemporary social demands. The goal is to modify the usage purpose of the site from that of a general manufacturing area to a quasi-residential and general commercial site, in order to create a tourism-focused cultural complex that can function as an axis of marine cultural tourism in the eastern Busan region. All relevant development plans have been requested regarding land use.
- This competition has been initiated by the Busan Urban Planning Committee to discover the optimum prenegotiated district unit plan.
- The project site boasts favorable accessibility to downtown Busan and the popular Ilgwang Beach, which attracts tourists from all over the nation as well as Busan citizens. As so, it is considered that the site's location potential as a marine tourism focused complex combined with a housing complex is outstanding. It is also expected that the site would become a major foothold for Eastern Busan tourism.

Objective of the Competition

- The objective of this competition is to select a specialized enterprise that is able to develop innovative, contemporary and creative ideas, and to carry out the required services for establishment of the development plan of the old HANGLAS site.

1.4 Overview of the Competition

Classification	Content	Note
Project Host and Ordering Agency	DONGIL Construction	
Organizer	Korean Institute of Architects	
Site location	Entire district of 345-1, Icheon-ri, Ilgwang-myeon, Gijang-gun, Busan	
Site area	141,287m ²	
Concept design service expenses for the project site development plan	300,000,000 KRW	Preferred bidding with the winner
Total prize money	80,000,000 KRW	Provided to 2nd and 3rd place contenders outside the 1st place position

1) About the Competition

- This competition is a publicly open international competition for domestic and international specialists.
- All submissions must be received as digital files.

2) Participation and Eligibility

- Participation only for professional domestic and international architects, experts, or enterprises (corporations) in urban design or landscaping. Regarding participation as a team; the maximum number of members is 5 (including entrants listed as an enterprise).
- To stimulate the nurturing, and development, of unique ideas, joint participation of Korean and foreign companies is highly recommended.
- With joint participation as a team, one representative must be appointed, and this representative must take responsibility to submit the team's entry, to receive and submit any related documents, and to acquire or abandon the rights of the team.
- Once registered the representative cannot be changed, but changes in the joint participants (other than the representative) is possible until entry submission.
- Participation as an individual, team, or enterprise as an expert is possible, but after winning, it is requisite to perform joint supply and demand with a Korean specialized company (corporation). In this case, the principal agent of the service contract shall be the Korean specialized company (corporation). (Finalization of the contract must be completed within 15 days from the winner announcement.)
- Duplicate participation of a group or individual is not allowed in this competition, and the participation of organizers or members of the competition operation committee is prohibited.

3) Competition Schedule

- ※ The time stated in the guidelines shall be based on Korea Standard Time (GMT+09), and the review schedule and winner announcement are subject to change depending on the circumstances of the ordering agency. Any revised schedules will be posted on the website (www.kiabb.org) and notifications sent by e-mail(arcbusan@gmail.com).

Content	Date	Note
Competition Announcement, Participation Registration, Distribution of the Guidelines	Wed. May 12, 2021 ~ Sat. Jun 12 , 2021	◦ E-mail registration (arcbusan@gmail.com)
Question Registration	Wed. May 26, 2021 ~ Wed. Jun 02 , 2021	
Reply	Mon. Jun 07, 2021	◦ Posted on the website
Entry Submission	Mon. Jul 12, 2021 by 17:00	◦ E-mail submission deadline (60 days from the date of announcement)
Technical Review	Wed. Jul 14, 2021	
Main Review	Fri. Jul 16, 2021	
Winner Announcement	Mon. Jul 19, 2021	◦ Posted on the website

II. Competition Guidelines

2.1 Design Objectives

- The objective of this competition is to develop innovative, contemporary and creative ideas and to select a competent specialized enterprise to carry out the development.

2.2 Design Guidelines

1) Design scope

- Provision of a housing complex and marine culture tourism area development plan on the entire district of 345-1, Icheon-ri, Ilgwang-myeon, Gijang-gun, Busan (141,287 m²).

2) Direction of the design

- Provision of the development concept design and master plan for establishing the prenegotiated district unit planning of the old HANGLAS site.
- Settlement of marine culture tourism and residential space zoning, development content and basic directions. Proposal of innovative ideas along with detailed functions, based on in-depth case-studies of various domestic and foreign examples.
- Provision of the marine culture tourism facility development plan and programs for the waterfront.
- Provision of height, mass and arrangement plans for different building uses with consideration of the surrounding ocean views of the project site.
- Provision of an organic connection method between the facilities of marine culture tourism space and other spaces.
- Suggestion and planning of the space idea of secure public space for local residents and the citizens of Busan.

3) Design Details

- The total area of the project site is 141,287m². Please refer to the following table when suggesting site plans, building scale, and building design plans for detailed uses.

Use		Site area on the project site	Area/District	Size
Marine culture tourism based facilities	Accommodations	9%~10%	General commercial zone	Less than 70% building coverage Floor area ratio 750%-1000%
	Marine culture tourism facilities	41%~44%	Quasi-residential area	Less than 60% building coverage Less than 400% floor area ratio
			Natural space	Less than 20% building coverage Less than 80% floor area ratio
Apartment houses and subsidiary facilities		47%~49%	Quasi-residential area	Less than 60% building coverage Floor area ratio 350%-400%
Project site 141,287m²				

- Floors and height of the building can be freely suggested while meeting the conditions of the table provided, and the maximum width of the main roads in the project site shall be 20M.
- Please refer to the table provided to plan any service facilities. Suggestions for the functions and scales of facilities other than the accommodation and apartment housing are possible, as long as they hold the aim of fostering marine culture tourism as well as improving public satisfaction of citizens in Busan.
- The building plan must be based on the site division for different uses but it is recommended to provide a comprehensive plan that considers the overall perspective of the project site through an organic connection between each building (e.g. connection of a pedestrian walkways and road plans, waterfront and private facilities, etc).
- Buildings must be outlined appropriately on all documentation. Flat and cross-sectional diagrams to highlight the vertical and horizontal moving lines must be provided.
- For apartment housing, provide details explaining the height, area, and arrangement of each building.
- It is recommended to provide methods for using the seawall on the front side of the site and programs connected with the marine sports (non-powered marine sports that do not require fixed anchors and floating type temporary facilities are allowed) and marine culture, etc.
- For the waterfront outside the site boundary, planning fixed type facilities is not permitted.
- Provide a plan for the Galmaetgil Trails (pedestrian trail) along the shoreline (Please refer to the Galmaetgil Trail Arrangement Plan Around the Site)

4) Miscellaneous

- ① Copyright of the submitted entry belongs to DONGIL Construction Co., Ltd. and participating enterprises are considered to agree with this through registration and entry submission.
- ② If the entry is the work of others, imitates domestic or international works, or is an identical/similar work to the one that has been submitted to other competitions, then it will be excluded from the review, or if any relevant facts are discovered after the competition, the entry will be excluded from winning and receiving prize money. Those overseeing the entry submission will be responsible for the issue.
- ③ If the winner elects to give up the act of being the preferred bidder or the preferred bidding breaks down, the next runner-up (or team) may have the right of negotiation.
- ④ The prime contractor of the development plan concept design service shall be a specialized Korean enterprise (corporation). (For individuals or foreigners, a joint enterprise must be organized to arrange a contract upon winning.)
- ⑤ For winning entries, if any changes are suggested after reflection on the opinions of the city planning advisory committee, (comprised of jury members of the competition and experts recommended by Busan Metropolitan City) changes in the design may be processed after the concept design service contract.
- ⑥ Participants are responsible for understanding the competition guidelines, and for any disadvantage from not understanding the guidelines.
- ⑦ Competition registration confirmation is carried out by reply from the Competition Operation Committee via e-mail(arcbusan@gmail.com), and the registration code will be provided after e-mail submission.
- ⑧ Q&A regarding the competition is only processed with the attached form during the designated period.

III. Submission Guidelines

3.1 List of Submission Documents

Classification	Submissions	Standard and form	Q	Note
Participation registration	Participation Registration Form (includes agreement of using personal information)	Attachment	1	E-mail submission (arcbusan@gmail.com)
Entry submission	Entry submission Form	Attachment	1	
	Entry	A0 panel file A3 design report file	1	

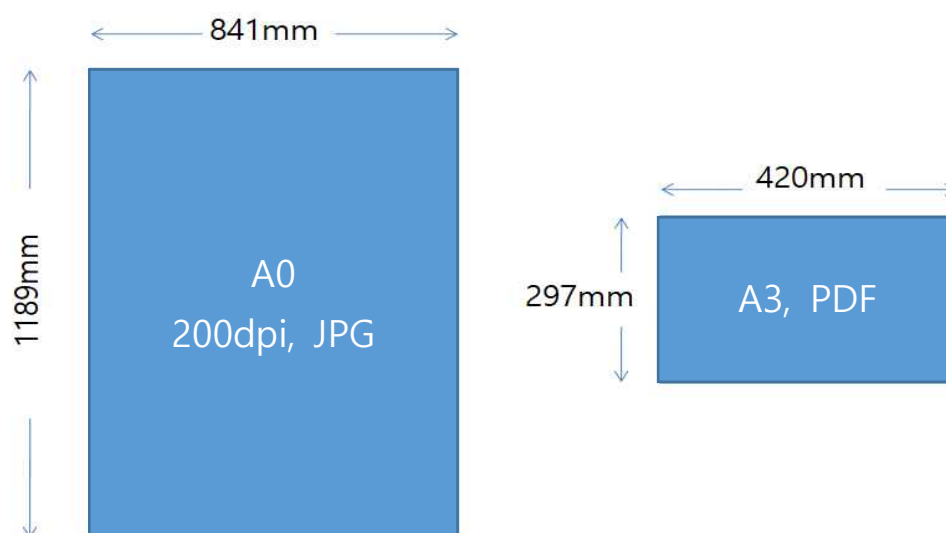
3.2 Preparation of Submission Documents

1) General

- A0 panel, 1 copy: Must include bird's-eye view or perspective view, site plan, floor drawing, elevation drawing, and cross-sectional drawing. Provide appropriate diagrams to express other design purposes. There is no restriction for the technique of expression.
- A3 description (less than 15 sheets, about 50Mb): Content in the A0 panel + additional supplementary description
- For a fair review, any indications (logos, symbols, phrases, etc.) that may reveal the identity of the author cannot be used on the entry panel and description.

3.3 Documents for Submission

- 1) A0 panel, 1 copy (JPEG 200 dpi). A3 description (less than 15 sheets, PDF)
Online submission (arcbusan@gmail.com)
- 2) Arrange the A0 panel vertically and A3 description horizontally. (Please refer to the following image.)



3.4 Official Language and Units

- 1) Official languages for the Competition is 'Korean' and 'English.'
- 2) All submissions shall use Arabic numerals.
- 3) Write all the documents in Korean or English. It is possible to mix the two languages if necessary. If any misunderstanding occurs from the translation between Korean and English, the Korean version shall be prioritized.
- 4) Official units for weights and measures for the Competition shall be in the 'Metric System.'
- 5) The time and date stated in the rules, guidelines, Q&A, and entry submission deadline of the Competition shall be based on Korea Standard Time. (GMT+09)

IV. Entry Review

4.1 Operation of the Technical Review Committee

- 1) The review consists of a technical review and a main review.
- 2) The Technical Review Committee is made up of experts in relevant fields. It examines any violations regarding competition regulations, guidelines and design feasibility before the Main Review Committee and reports the results to the Main Review Committee.

4.2 Organization and Operation of the Main Review Committee

- 1) The Main Review Committee consists of architecture and urban planning experts, and will be announced on the website(www.kiabb.org) two weeks before the entry submission.
- 2) President of the Jury Members
 - Supervises the review and determines necessary details for review through agreement from the Committee.
- 3) Review Committee
 - Determines points deduction or elimination regarding guideline violations of the entry.
 - Selects winning entries and writes review reports including relevant reasons.
- 4) Disqualification
 - Any direct and indirect behavior that may offer an unfair influence on the evaluation of the jury members (request or contact with the jury member, etc.)
 - Discovery of critical issues including false statement in the submission documents and critical omission of the required submission documents provided in the guidelines.

4.3 Results Announcement

- 1) The review results will be announced on the website, as well as in the media, and in publications. Individual notifications will be sent to the winning participants. Individual inquiries regarding the results are not allowed.
- 2) The results provided from the Review Committee are final and objections cannot be made. The winner may not be selected as decided by the review results depending on the quality of the entries.
- 3) Awards to the Winners

Rank	No. of entry	Prize (KRW)	Prize money subtotal (KRW)	Note
1 st place winner	1	Being the preferred bidder to provide services for the establishment of the development plan	0 KRW	Concept design service expenses for the project site development plan 300,000,000 KRW
2 nd place winner	1	50,000,000 KRW	50,000,000 KRW	
3 rd place winner	1	30,000,000 KRW	30,000,000 KRW	
Sum			80,000,000 KRW	

- ※ The prize money will be provided within 30 days from the date of the results announcement. For joint application, the representative will receive the compensation.
- ※ The prize money includes the transfer of copyright, tax, and commissions, and the winner is responsible for paying tax and remittance charge, etc. (This is considered as agreed upon through entry submission.)

4.4 Copyright and Publication/Exhibition

- 1) The entry should be a creative work and should not breach the copyright of the others. For an infringement on the copyright of others, the participant shall take complete responsibility and if it is the winning entry of the competition, this may result in the entry being cancelled.
- 2) The copyright of the submitted entry belongs to DONGIL Construction Co., Ltd. who is the host of the competition, and all participating enterprises are considered to agree with this through registration and entry submission.

4.5 List of Provided Materials (Download from the Notice on website www.kiabb.org)

- ☐ Participation Registration Form (includes the provision and use of personal information)
- ☐ Entry Submission Form
- ☐ Questionnaire
- ☐ Digital Topographic Map
- ☐ Aerial Photograph
- ☐ Development Plan of the Old HANGLAS Site (Reference only, An English version is not provided)
- ☐ Galmaetgil Trail Arrangement Plan Around the Site (Reference only, An English version is not provided)

※ All documents must be submitted in PDF format unless otherwise detailed.