Contents

1. Review of Existing Master Plan (ZEESM T-L)
2. Basic Framework
3. Design of the Sites and Development Schedule
Chapter 01

Review of Existing Master Plan (ZEESM T-L)

1. Review of Existing Master Plan
2. Planning Issues
1. Review of Existing Master Plan

Master Plan (ZEESM T-L)

- **PHASE 1**
  - 1.1: Areas: business, industrial, residential and recreational
  - Docklands Area
  - Industrial Centre
  - Airport

- **PHASE 2**
  - The business, industrial and residential

- **PHASE 3**
  - Business districts, residential, tourist and recreational and cultural

- **Population of Pante Macassar**
  - 10,000 persons (2013) → 63,000 persons (2030)

- **Planned Investment (2013 ~ 2030)**
  - Private Sector: 2,100.0 million Euro
  - Public Sector: 944.3 million Euro
2. Planning Issues

Issue 1) What is the growth potentiality?

- Undeveloped land
- Organic farming
- Tropical sea
- Starry night
- Pure wild coffee
How did Korea to maximize the growth potentiality?

To invest economic growth

Education

Infrastructure construction

Vitalizing the growth powers

Labor-intensive industry

Heavy and chemical industry

Tourism
Issue 2) What is required for growth of Oecusse?

**Improvement of Infrastructure**
- Airport, Port
- Road & Transportation
- Wastewater treatment
- Power Plant
- Telecommunication

**Enhancement of Public Service**
- Education
- Fire/Emergency and Police Facilities
- Sports Complex
- Community Center

**Industrial Development**
- Labor-intensive Industry
- Job Training Center
- Technology-intensive Industry

**Development of Tourist Attraction**
- Resorts
- Promenade
- Ecological Park
- Cultural Center
- Museum
Issue 3) What are competitive tourist attractions in Oecusse?

Sites and monuments with historical significance

- Monument of Lifau
- Statue on the beach
- Memorial monument

Natural environment

- Wildness
- Whales
- Sunset of Laut Sawu
Issue 4) Where is the best location of industry?

- The location of industry is not close to raw material or market.
- Traffic on interregional and main roads will be greatly increased.
Chapter 02

Basic Framework

1. Vision for Oecusse
2. Land Use
3. Traffic and Transportation
4. Built and Natural Environment
5. Public Facilities and Services
6. A Proposal for Master Plan of Oecusse
1. Vision for Oecusse

Future trend of regional development

- Globalization
  - Multifunctional region opened to the world

- Sustainable Development
  - City and Resorts harmonized with nature

- Culture based on Locality
  - Commercialization of Heritage

Beyond Green for the Great Future of Timor-Leste...
2. Land Use

 Functional Distribution

- Locate tourism attractions on the opposite side of Pante Macassar
- Divide urban function: Commercial, Industry, Residential, Reserved area
### Community Unit Plan

<table>
<thead>
<tr>
<th></th>
<th>Number of Unit</th>
<th>Population per Unit (persons)</th>
<th>Facilities per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood</td>
<td>6</td>
<td>10,000 ~ 11,000</td>
<td>• Elementary School</td>
</tr>
<tr>
<td>Community</td>
<td>3</td>
<td>21,000</td>
<td>• Middle and High School, Community Center, Neighborhood Market</td>
</tr>
</tbody>
</table>
### Commercial Area

<table>
<thead>
<tr>
<th>Service Area</th>
<th>Population of Service Area</th>
<th>Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Markets</td>
<td>Community 21,000 persons</td>
<td>• Store, Grocery</td>
</tr>
<tr>
<td>Outdoor Market</td>
<td></td>
<td>• Agricultural &amp; Fish Market</td>
</tr>
<tr>
<td>Commercial &amp; Business District</td>
<td>Oecusse 63,000 persons</td>
<td>• Office, Shopping Center, Financial, Consulting, Administrative</td>
</tr>
</tbody>
</table>

*Image of a map showing the commercial areas with icons for Neighborhood Markets, Outdoor Market, and Commercial & Business District.*

*Image of a market scene with people shopping.*
### Industrial Location

<table>
<thead>
<tr>
<th>Site Selection Criteria</th>
<th>Optimum Location</th>
<th>Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Labor-intensive Industry</td>
<td>Outskirts of the city</td>
<td>Urban district (Pante Macassar)</td>
</tr>
<tr>
<td>Heavy and Chemical Industry</td>
<td>Out-of town, Nodal point of transportation</td>
<td>Port nearby</td>
</tr>
</tbody>
</table>

**Diagram Description:**
- **Peripheral Area:** Indicates the general region of interest.
- **Port:** Represents the location of the port.
- **Labor-intensive Industry** and **Heavy and Chemical Industry** zones are marked on the map.
Global Tourism Trend (International tourist arrivals)

- Steady growth since 2001 (annual average 3.4%)
  - Southeast Asia in 2012 grew by 9.4%
- Asia/Pacific region accounted for 22.6% of the world tourism market

Change of International Tourist Arrivals (2001-2012)

Regional Share of International Tourist Arrivals (2001-2012)

- Europe: 534.4 million (52%)
- Americas: 233.6 million (22%)
- Asia/Pacific: 163 million (16%)
- Middle East: 52.6 million (5%)
- Africa: 52.6 million (5%)

UNWTO. 'World Tourism Barometer', April 2013
Concept of Tourism Industry

- Best approach for green economy is tourism.
- Decide the direction of tourism industry considering locality
Enhancement of Tourism Competitiveness

Consolidate Tourism Trend with Locality

Induce diverse activities through attraction

Develop tourist market utilizing traditional culture

Synergy effect from the linkage with Pante Macassar
Activities of Hub & Spoke

- **Surfing & Sailing**
- **Snorkeling & Scuba diving**
- **Whale Watching**
- **Dinner Cruise**
- **Fishing**
- **Cafeteria**
- **Culture Experience**
- **Eco Park**
- **Traditional Market**
- **Exhibition**
- **Trekking**
- **Climbathon**
- **Mountain Bike**
- **Offroad**
- **Paragliding**

Beyond Green for the Great Future of Timor-Leste...
3. Traffic and Transportation

- Development area is connected with airport and port by interregional road.
- Traffic and transportation system is proposed considering existing road.
# Urban District (Pante Macassar)

## Outer Circle, Inner Loop

<table>
<thead>
<tr>
<th></th>
<th>Width of Road(m)</th>
<th>Main Pattern of Roads</th>
<th>Composition of Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Road</td>
<td>25, 23</td>
<td>Circle Type</td>
<td>• Four-lane, Segregation of Pedestrian and Vehicle</td>
</tr>
<tr>
<td>Collector Road</td>
<td>12</td>
<td>Loop Type</td>
<td>• Two-lane, Segregation of Pedestrian and Vehicle</td>
</tr>
</tbody>
</table>

![Map of Pante Macassar with marked roads and landmarks](image)
Typical Section of Main Road

Width 23m

Width 20m

Key Map
4. Built and Natural Environment

Establishing Green Network

- Built and Natural environment are connected with ‘Green Network’
- Mitigate the impact of urban growth and promoting sustainable development
- Wetland in the middle of town is planned to Ecological Park.
### 5. Public Facilities and Services

<table>
<thead>
<tr>
<th>Facilities</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transportation: Airport, Port</td>
<td>Expansion</td>
</tr>
<tr>
<td>Cultural Facility: Cultural center, Museum, Sports complex</td>
<td>Park nearby</td>
</tr>
<tr>
<td>Public Service: Fire station, Police station, Hospital, University</td>
<td>Center of urban area</td>
</tr>
<tr>
<td>Public Utility: Waste treatment facilities, Power plant</td>
<td>Outskirts of the city</td>
</tr>
</tbody>
</table>

---

![Map of public facilities](image-url)
6. A proposal for Oecusse Master Plan

<table>
<thead>
<tr>
<th></th>
<th>Area (m²)</th>
<th>Ratio (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total area</td>
<td>14,796,620</td>
<td>100.0</td>
</tr>
<tr>
<td>Pante Macassar</td>
<td>10,219,360</td>
<td>69.1</td>
</tr>
<tr>
<td>Paradise Beach Resort</td>
<td>3,246,160</td>
<td>21.9</td>
</tr>
<tr>
<td>Charming Eco Resort</td>
<td>1,331,100</td>
<td>9.0</td>
</tr>
</tbody>
</table>
Chapter 03

Design of the Sites and Construction Schedule

1. Urban Planning in Pante Macassar
2. Ecological Park
3. Seaside Resorts
4. Development Schedule
1. Urban Planning in Pante Macassar

Beyond Green for the Great Future of Timor-Leste...
<table>
<thead>
<tr>
<th>Facilities</th>
<th>Area (m²)</th>
<th>Ratio (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total area</td>
<td>10,219,360</td>
<td>100.0</td>
</tr>
<tr>
<td>1. Development area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>▪ Commercial</td>
<td>209,161</td>
<td>2.1</td>
</tr>
<tr>
<td>▪ Industry</td>
<td>588,799</td>
<td>5.8</td>
</tr>
<tr>
<td>▪ Residential</td>
<td>1,817,960</td>
<td>17.8</td>
</tr>
<tr>
<td>▪ Tourism</td>
<td>106,546</td>
<td>1.0</td>
</tr>
<tr>
<td>▪ Public facilities</td>
<td></td>
<td></td>
</tr>
<tr>
<td>▪ Road</td>
<td>850,893</td>
<td>8.3</td>
</tr>
<tr>
<td>▪ Transportations</td>
<td>1,834,620</td>
<td>18.0</td>
</tr>
<tr>
<td>▪ Park &amp; green</td>
<td>1,578,045</td>
<td>15.4</td>
</tr>
<tr>
<td>▪ Cultural facilities</td>
<td>105,869</td>
<td>1.0</td>
</tr>
<tr>
<td>▪ Public services</td>
<td>239,805</td>
<td>2.4</td>
</tr>
<tr>
<td>▪ Public utilities</td>
<td>84,532</td>
<td>0.8</td>
</tr>
<tr>
<td>2. Reserved Area</td>
<td>2,803,130</td>
<td>27.4</td>
</tr>
</tbody>
</table>
2. Urban Ecological Park

TIMOR fell in Nostalgia for the Great Future of Timor-Leste...

A Good Memory

Unique Wetland

Exotic Experience

Travel to the New World

Traditional Accommodation

Wandering freely

Participate in Eco-tourism

Outdoor Theater
Activity Program

- Observation & exploration
- Enjoy culture & eco-tour
- Traditional lifestyle experience
To develop ecological Tourism utilizing well-preserved environment
3. Seaside Resorts

**TIMOR Paradise**

*for a true Holiday*

- Best holiday
  - of a lifetime

- Escape from the everyday life

- Recharging time

- Rest with the long breath

- Golf & resort
- Shopping mall
- Residence
- Landmark Hotel
- Marina resorts
- Water park & Spa
- Water park & Aquarium

A Proposal for Oecusse Development Master Plan
Paradise Beach Resort

Beyond Green for the Great Future of Timor-Leste

Wellness activity

Marina & Hotel

Landmark Hotel & Waterpark

27H Golf course & Village
4. Development Schedule

Phase 1 (2014~2018)
Phase 2 (2019～2023)

Beyond Green for the Great Future of Timor-Leste...

Airport

Pante Macassar

Paradise Beach Resort

Port
Phase 3 (2024~2028)

Beyond Green for the Great Future of Timor-Leste...
Thank you!