

A Proposal for

Master Plan of Oecusse

January 24, 2014





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- 2. Basic Framework**
- 3. Design of the Sites and Development Schedule**

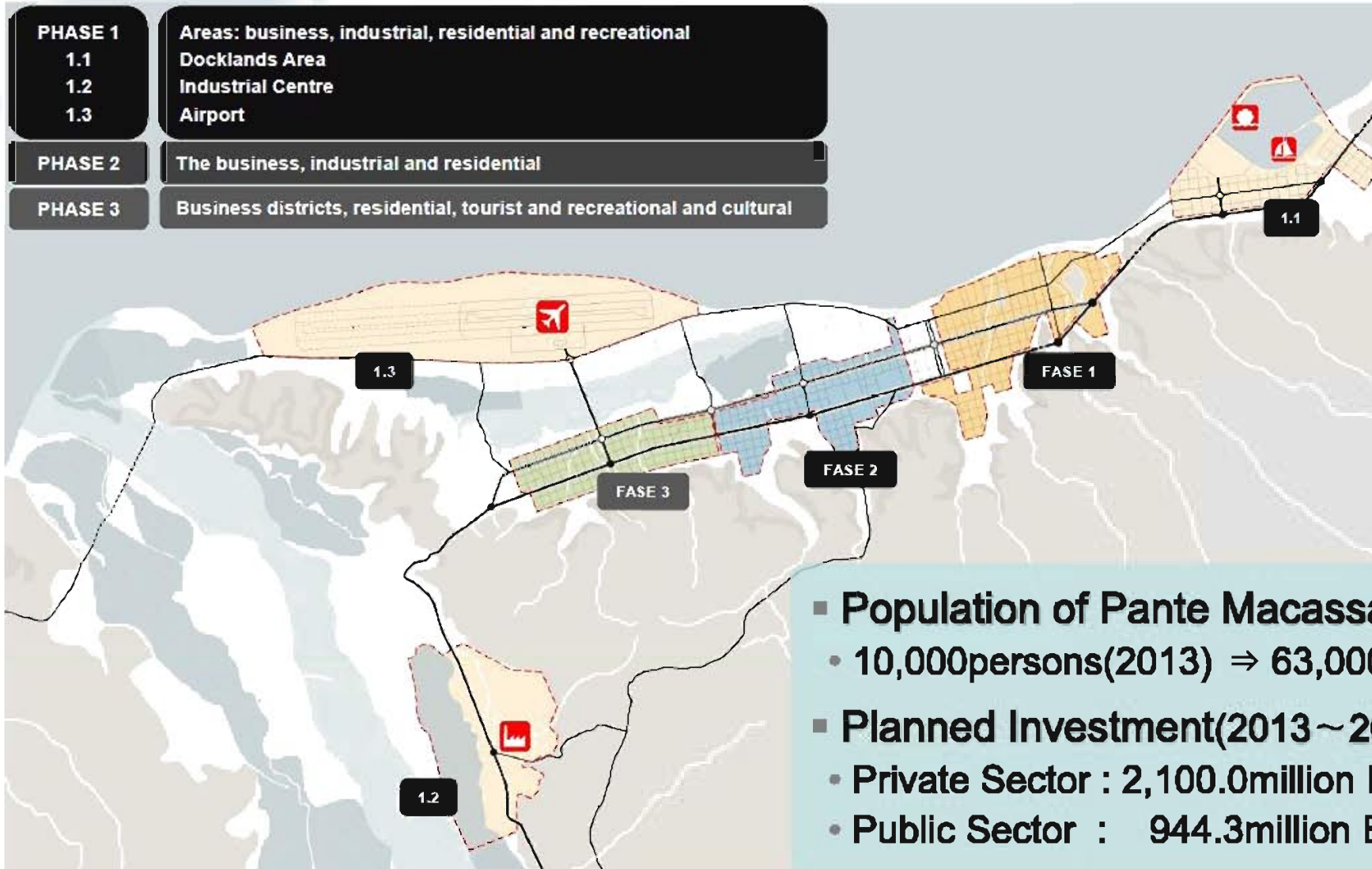


Chapter **01** **Review of Existing
Master Plan(ZEESM T-L)**

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

1. Review of Existing Master Plan

Master Plan (ZEESM T-L)



- **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?



How did Korea 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

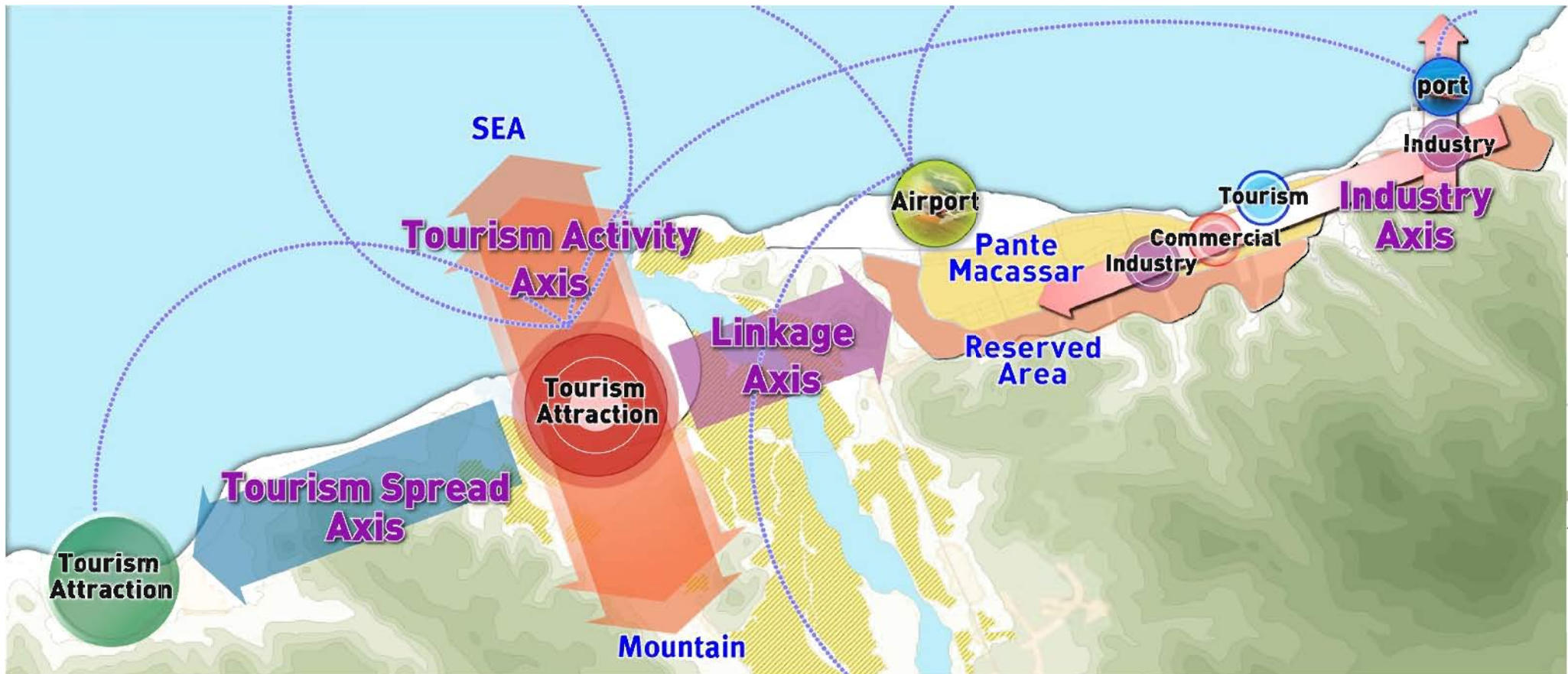


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2. Land Use

Functional Distribution

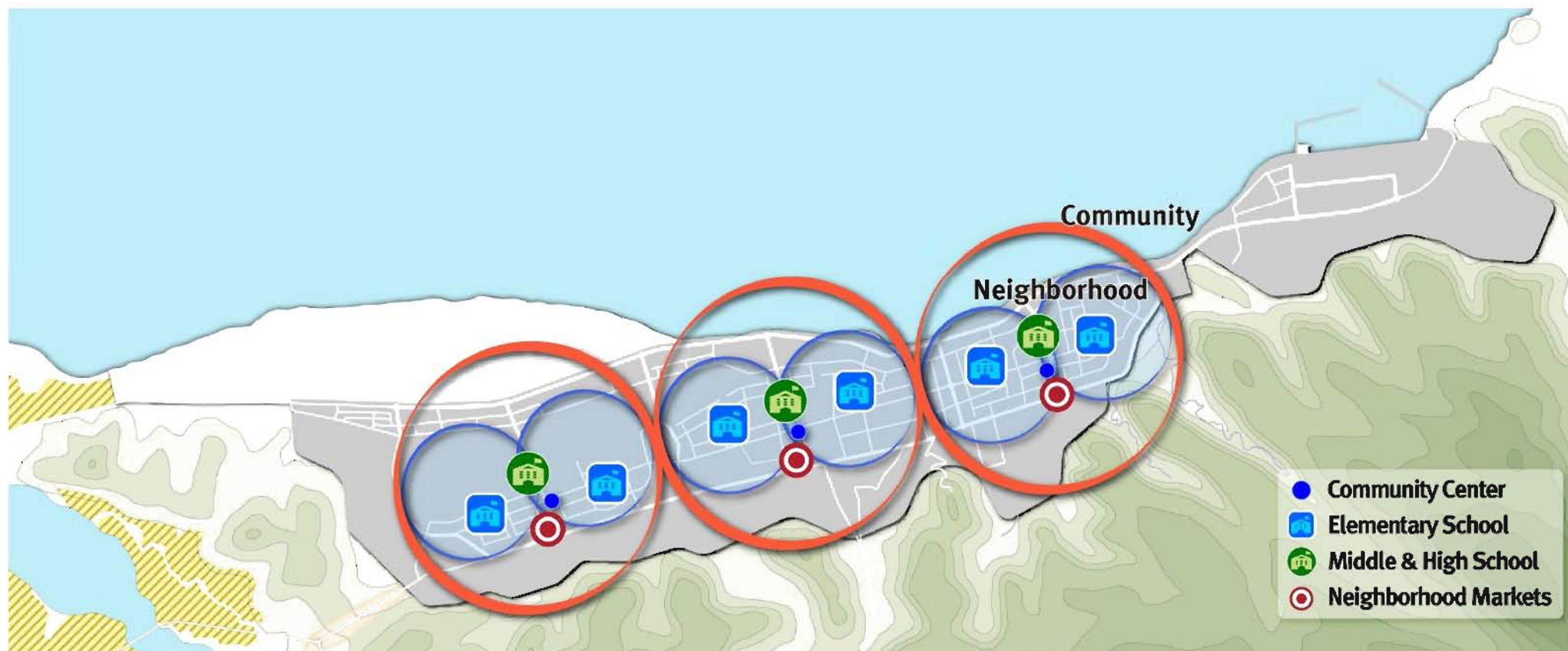
- Locate tourism attractions on the opposite side of Pante Macassar
- Divide urban function : Commercial, Industry, Residential, Reserved area



Community Unit Plan

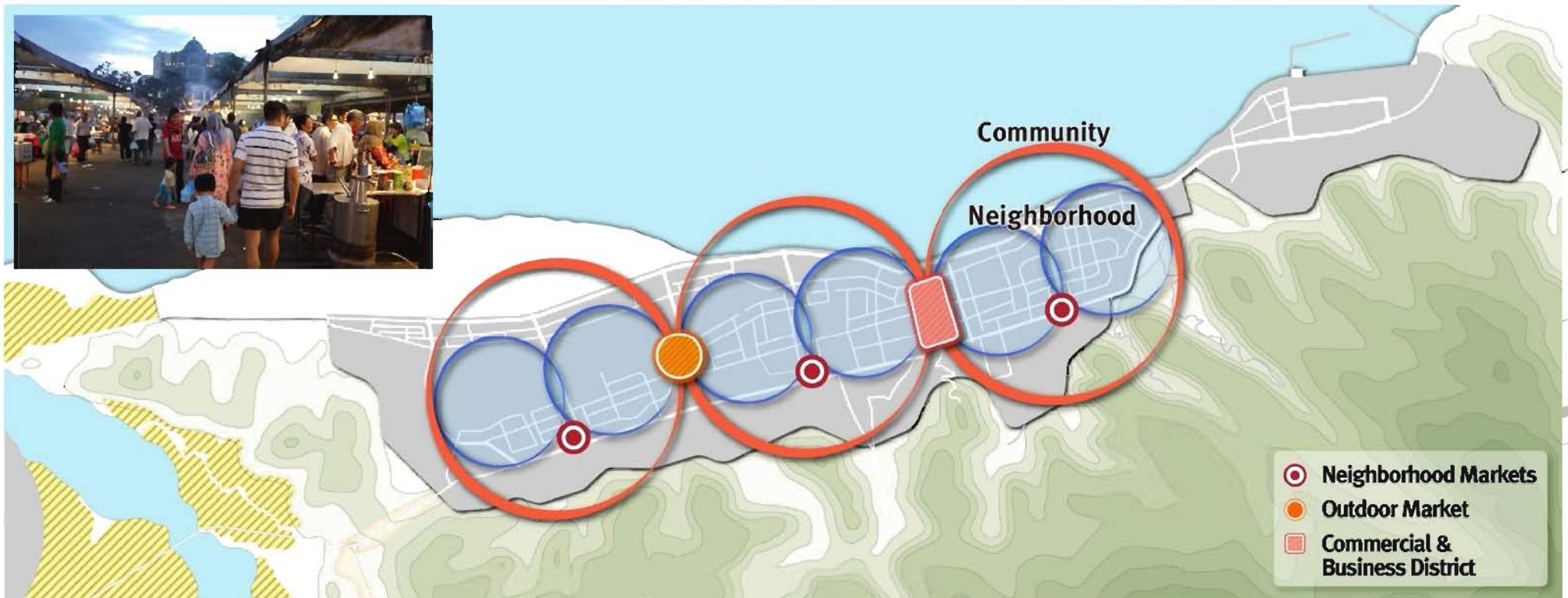
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	Number of Unit	Population per Unit (persons)	Facilities per Unit
Neighborhood	6	10,000 ~ 11,000	• Elementary School
Community	3	21,000	• Middle and High School, Community Center, Neighborhood Market



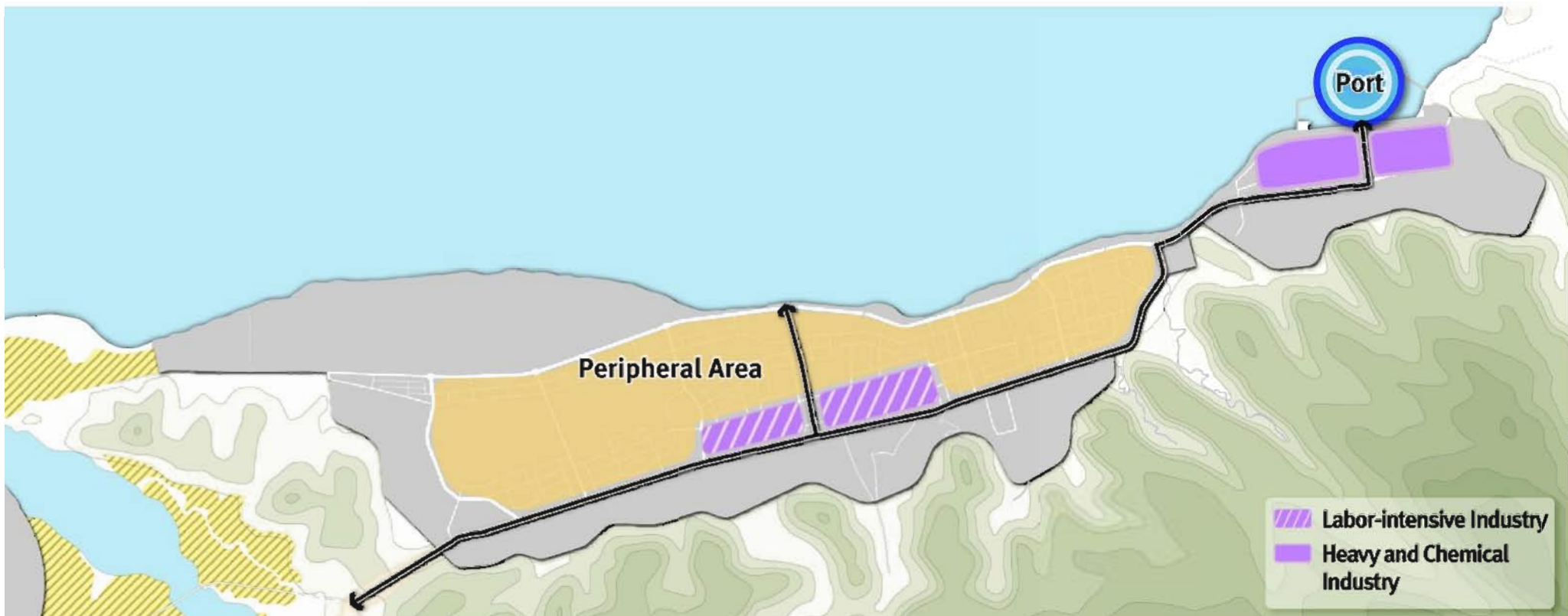
Commercial Area

	Service Area	Population of Service Area	Facilities
Neighborhood Markets Outdoor Market	Community	21,000 persons	<ul style="list-style-type: none"> • Store, Grocery • Agricultural & Fish Market
Commercial & Business District	Oecusse	63,000 persons	<ul style="list-style-type: none"> • Office, Shopping Center, Financial, Consulting, Administrative



Industrial Location

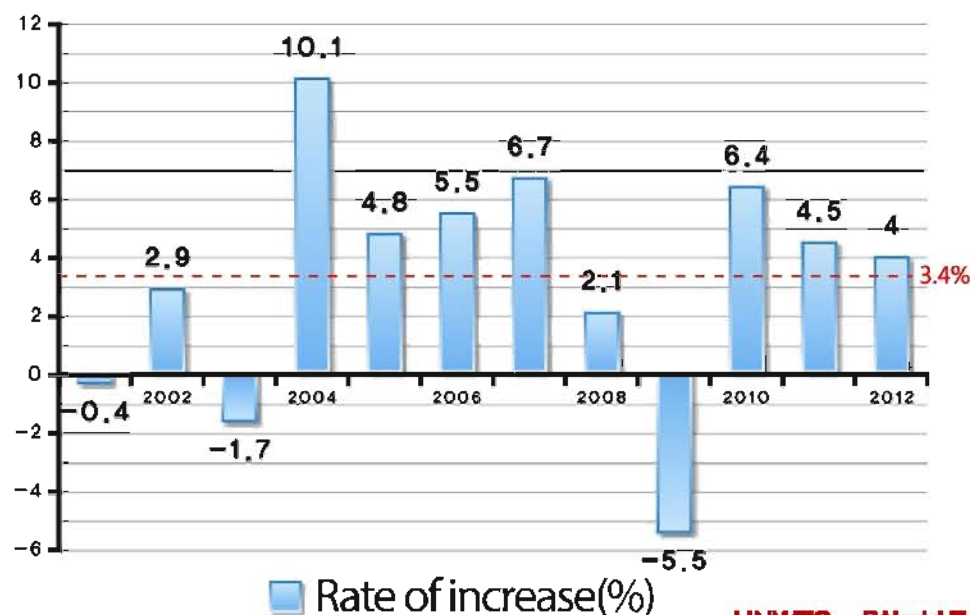
	Site Selection Criteria	Optimum Location	Facilities
Labor-intensive Industry	<ul style="list-style-type: none"> • Outskirts of the city 	<ul style="list-style-type: none"> • Urban district (Pante Macassar) 	<ul style="list-style-type: none"> • Low and No-waste generating industry
Heavy and Chemical Industry	<ul style="list-style-type: none"> • Out-of town • Nodal point of transportation 	<ul style="list-style-type: none"> • Port nearby 	<ul style="list-style-type: none"> • Large factories • Export industry



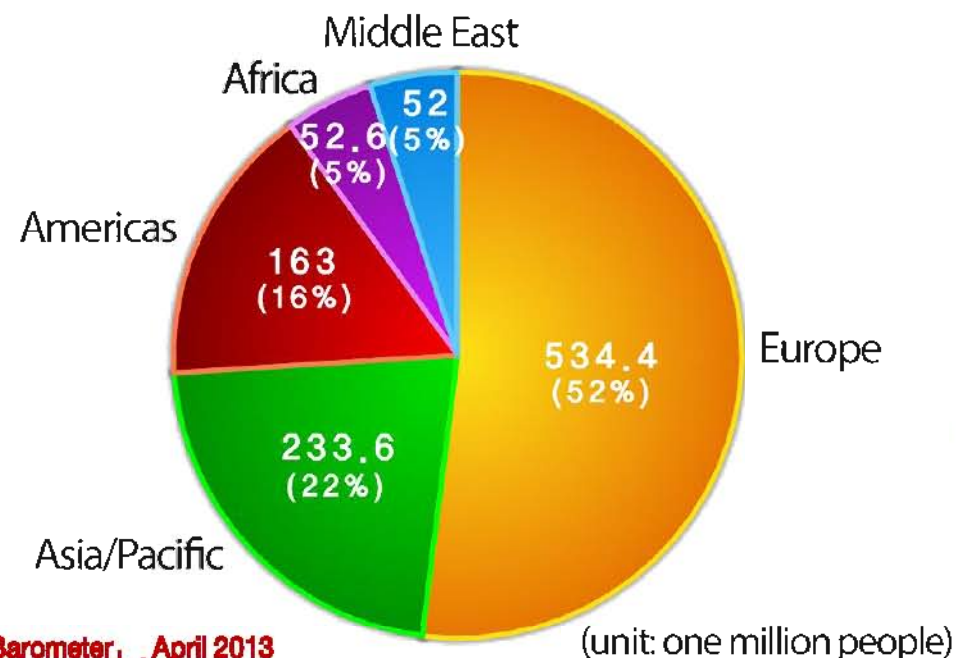
Global Tourism Trend (International tourist arrivals)

- 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)



UNWTO, 'World Tourism Barometer', April 2013

Tourism Industry of Asia/Pacific Region

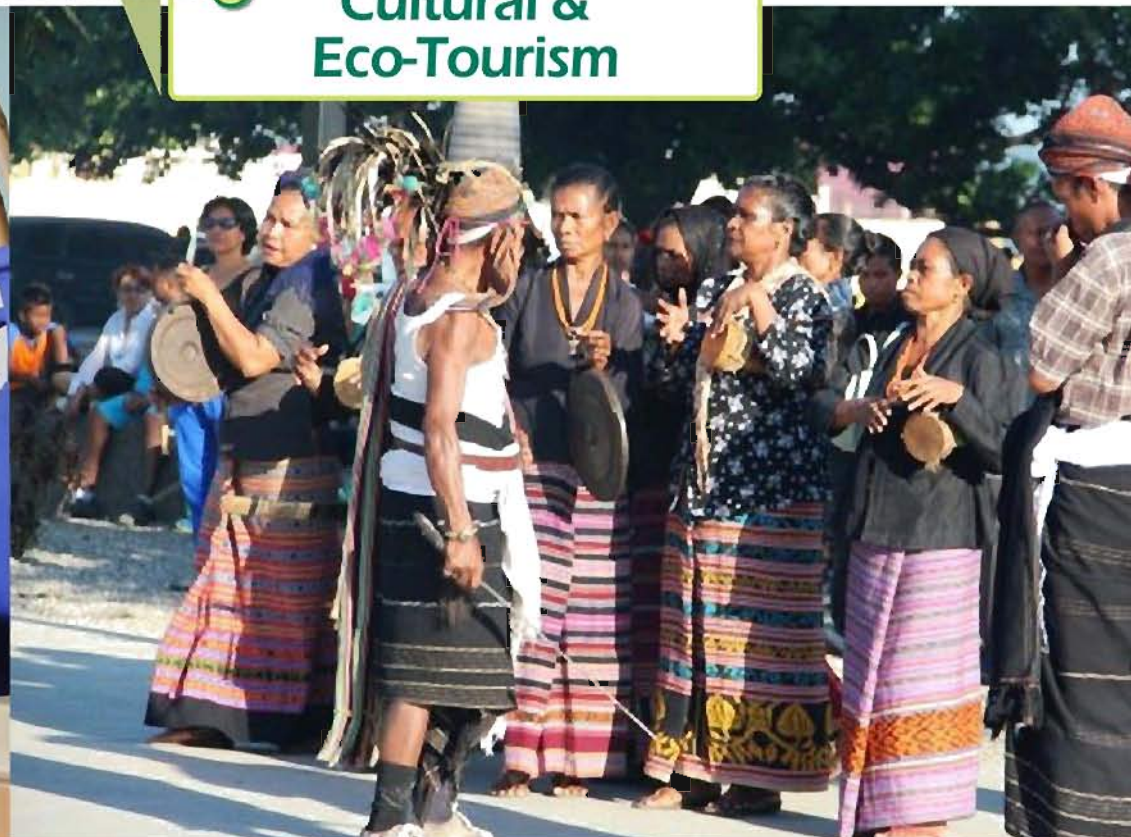
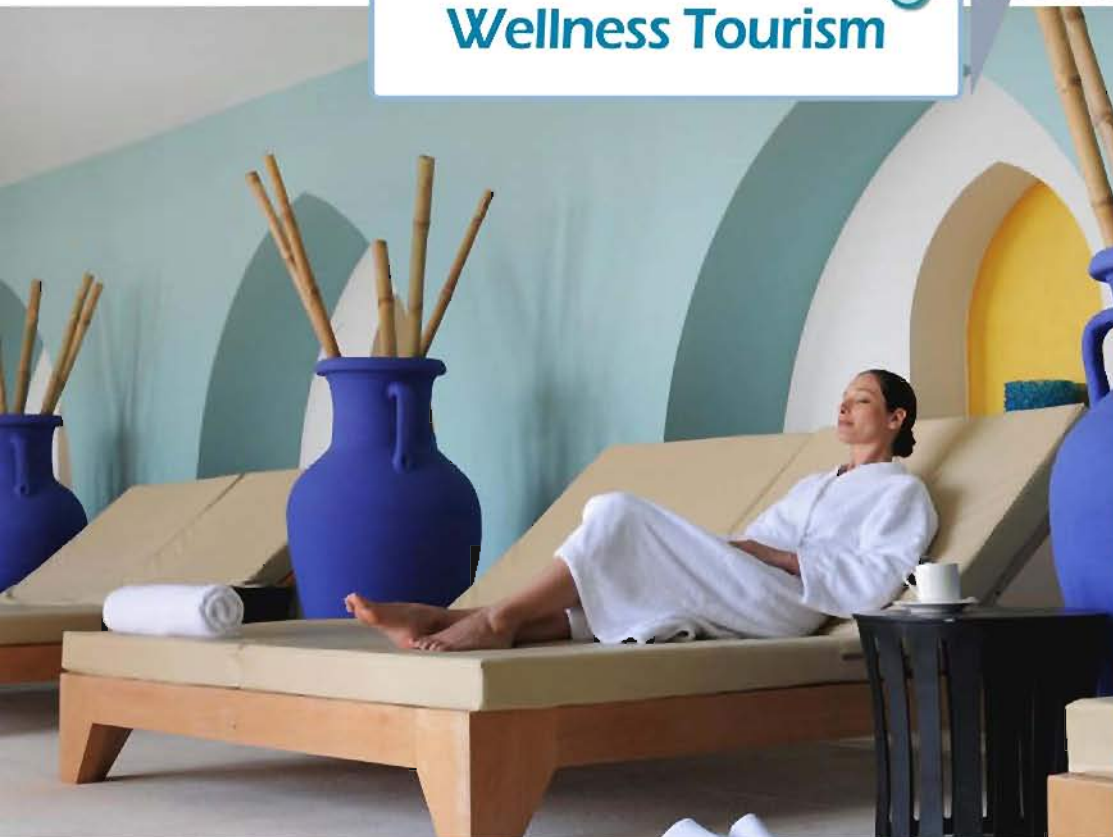


Concept of Tourism Industry

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

Wellness Tourism

Cultural &
Eco-Tourism



Enhancement of Tourism Competitiveness

Consolidate Tourism Trend with Locality

Induce diverse activities through attraction

Experience

Develop tourist market utilizing traditional culture

Originality

Synergy effect from the linkage with Pante Macassar

Linkage

Activities of Hub & Spoke



3. Traffic and Transportation

Oecusse

- Development area is connected with airport and port by interregional road.
- Traffic and transportation system is proposed considering existing road.



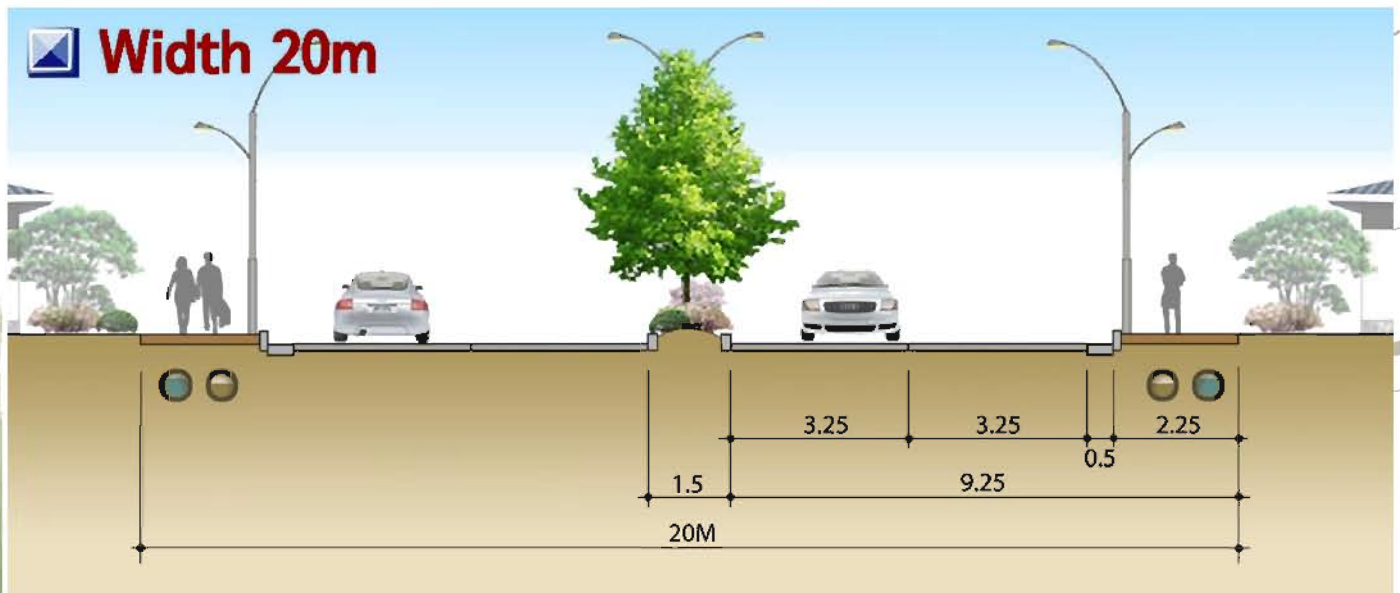
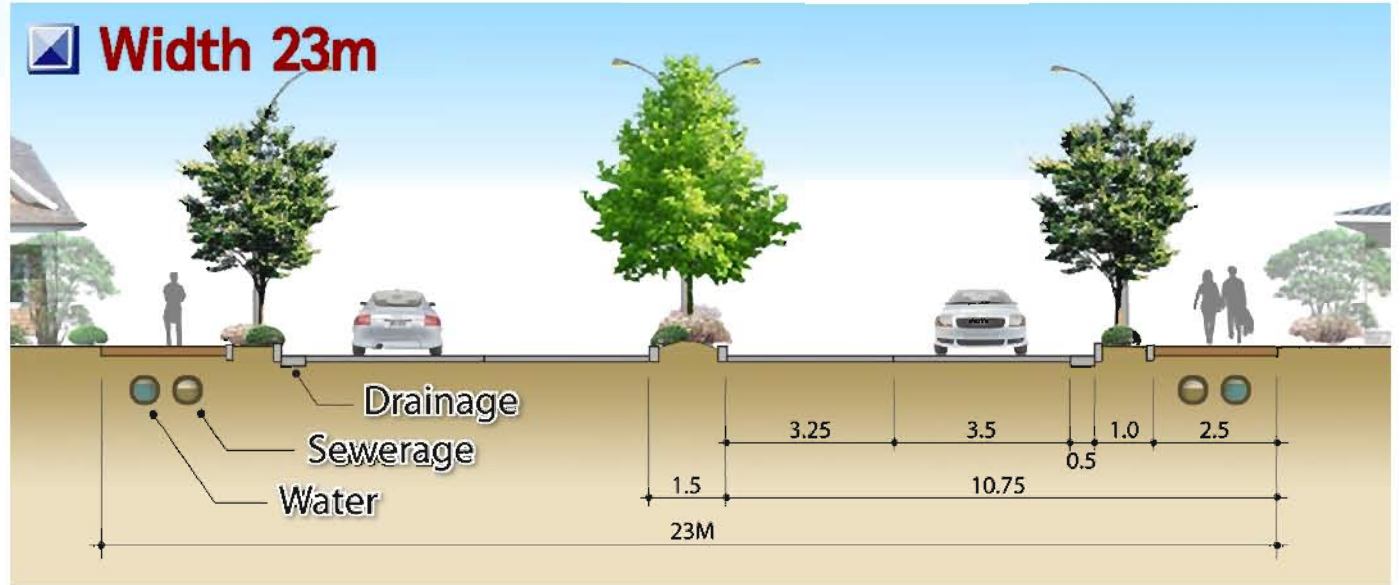
Urban District (Pante Macassar)

Outer Circle, Inner Loop

	Width of Road(m)	Main Pattern of Roads	Composition of Section
Main Road	25, 23	Circle Type	• Four-lane, Segregation of Pedestrian and Vehicle
Collector Road	12	Loop Type	• Two-lane, Segregation of Pedestrian and Vehicle



Typical Section of Main Road



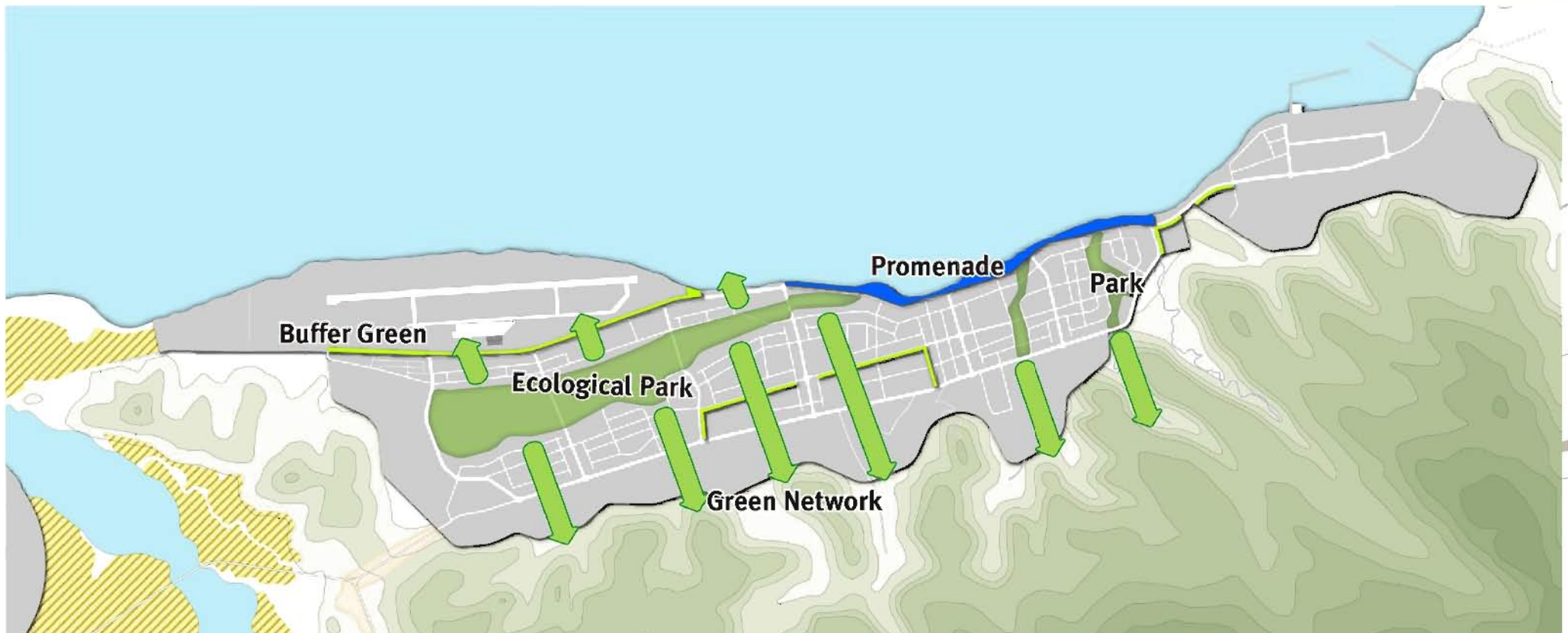
Key Map



4. Built and Natural Environment

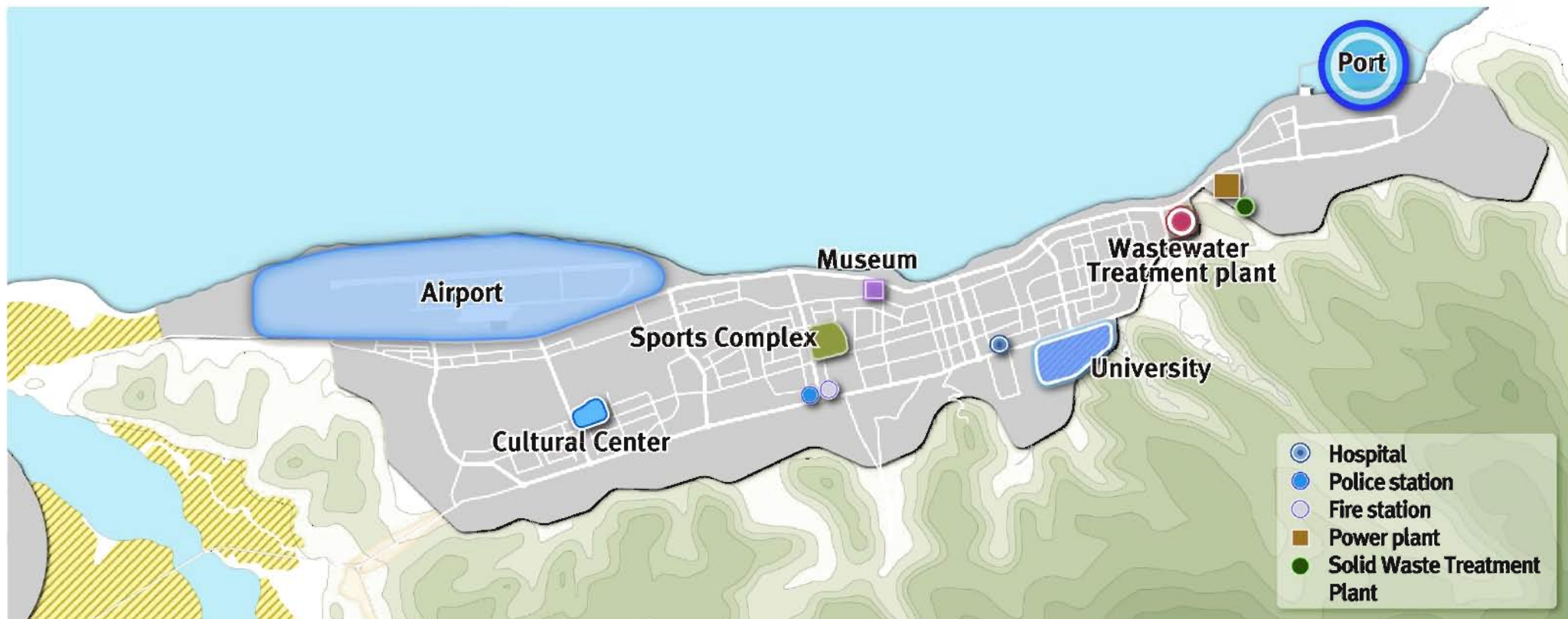
Establishing Green Network

- 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.



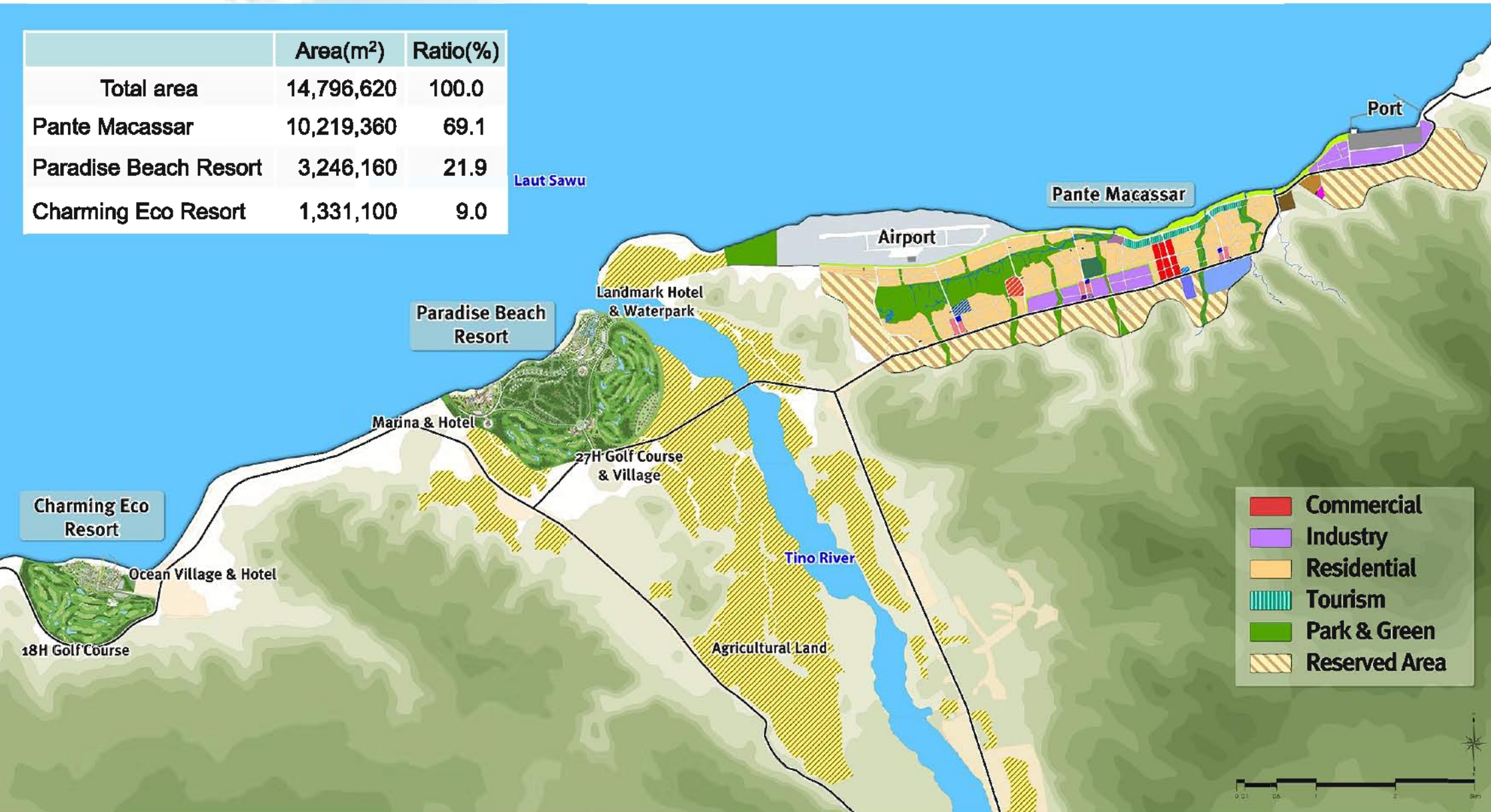
5. Public Facilities and Services

	Facilities	Note
Transportation	• Airport, Port	• Expansion
Cultural Facility	• Cultural center, Museum, Sports complex	• Park nearby
Public Service	• Fire station, Police station, Hospital, University	• Center of urban area
Public Utility	• Waste treatment facilities, Power plant	• Outskirts of the city



6. A proposal for Oecusse Master Plan

	Area(m ²)	Ratio(%)
Total area	14,796,620	100.0
Pante Macassar	10,219,360	69.1
Paradise Beach Resort	3,246,160	21.9
Charming Eco Resort	1,331,100	9.0



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

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 **<Table> Land use**

	Area(m ²)	Ratio(%)	Facilities
Total area	10,219,360	100.0	
1. Development area	7,416,230	72.6	
▪ Commercial	209,161	2.1	
▪ Industry	588,799	5.8	
▪ Residential	1,817,960	17.8	
▪ Tourism	106,546	1.0	
▪ Public facilities	4,693,764	45.9	
• Road	850,893	8.3	
• Transportations	1,834,620	18.0	• Airport, Port
• Park & green	1,578,045	15.4	
• Cultural facilities	105,869	1.0	• Cultural center, Sports complex etc.
• Public services	239,805	2.4	• Fire/Police station, Hospital, University
• Public utilities	84,532	0.8	• Waste treatment facilities, Power plant
2. Reserved Area	2,803,130	27.4	

2. Urban Ecological Park

T I M O R

fell in

Nostalgia

A Good Memory

Exotic Experience

Travel to the New World

Wandering freely

Unique Wetland

Participate in Eco-tourism

Traditional Accommodation

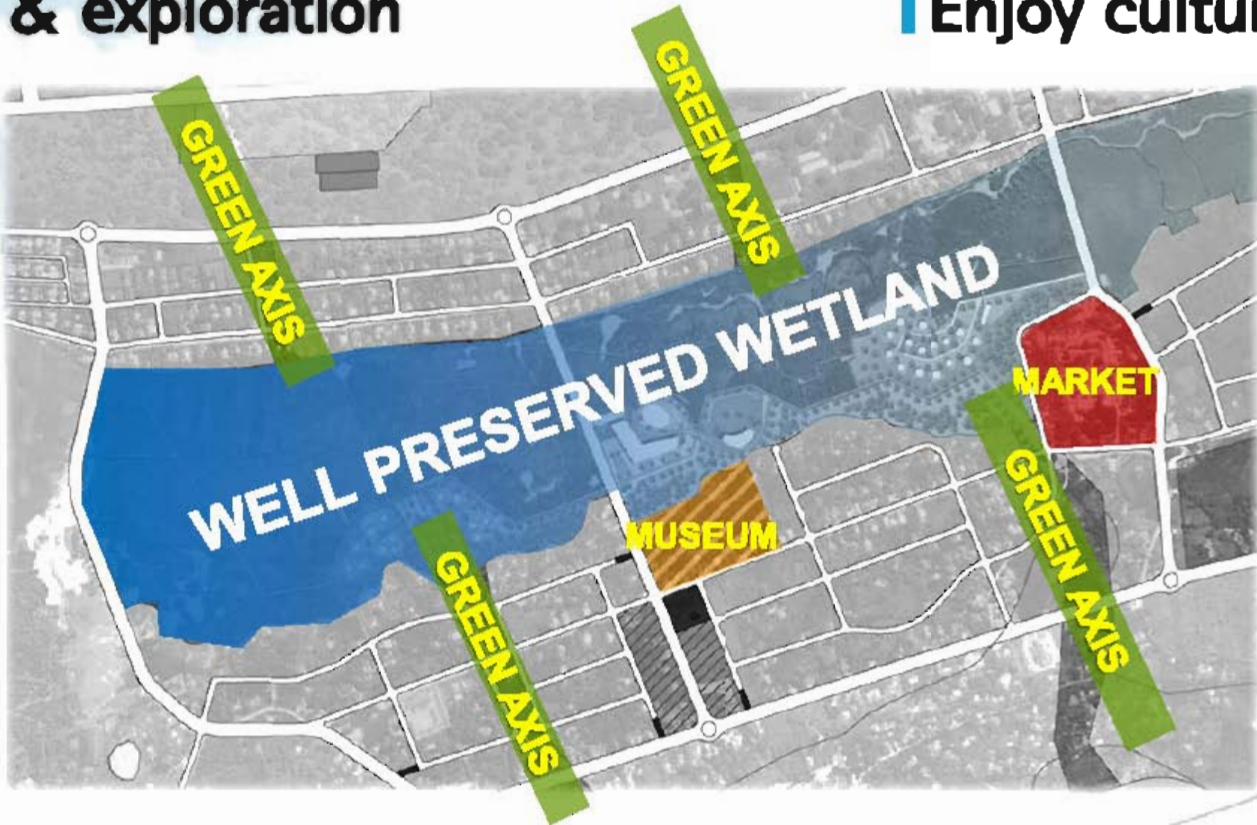
Outdoor Theater





Activity Program

Observation & exploration



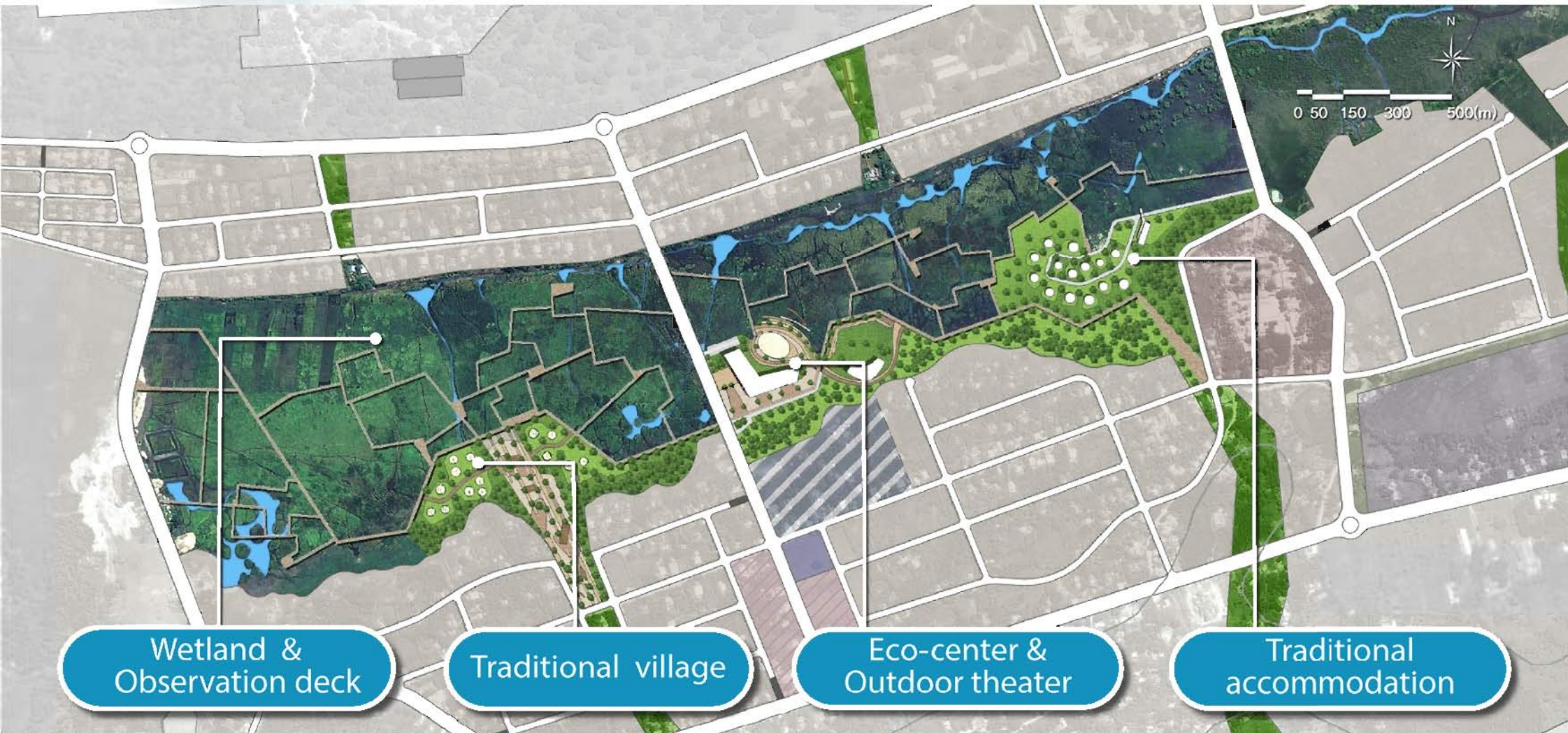
Enjoy culture & eco-tour



Traditional lifestyle experience



- To develop ecological Tourism utilizing well-preserved environment



3. Seaside Resorts

T I M O R

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

Landmark Hotel

Residence

Water park & Spa

Marina resorts

Water park & Aquarium

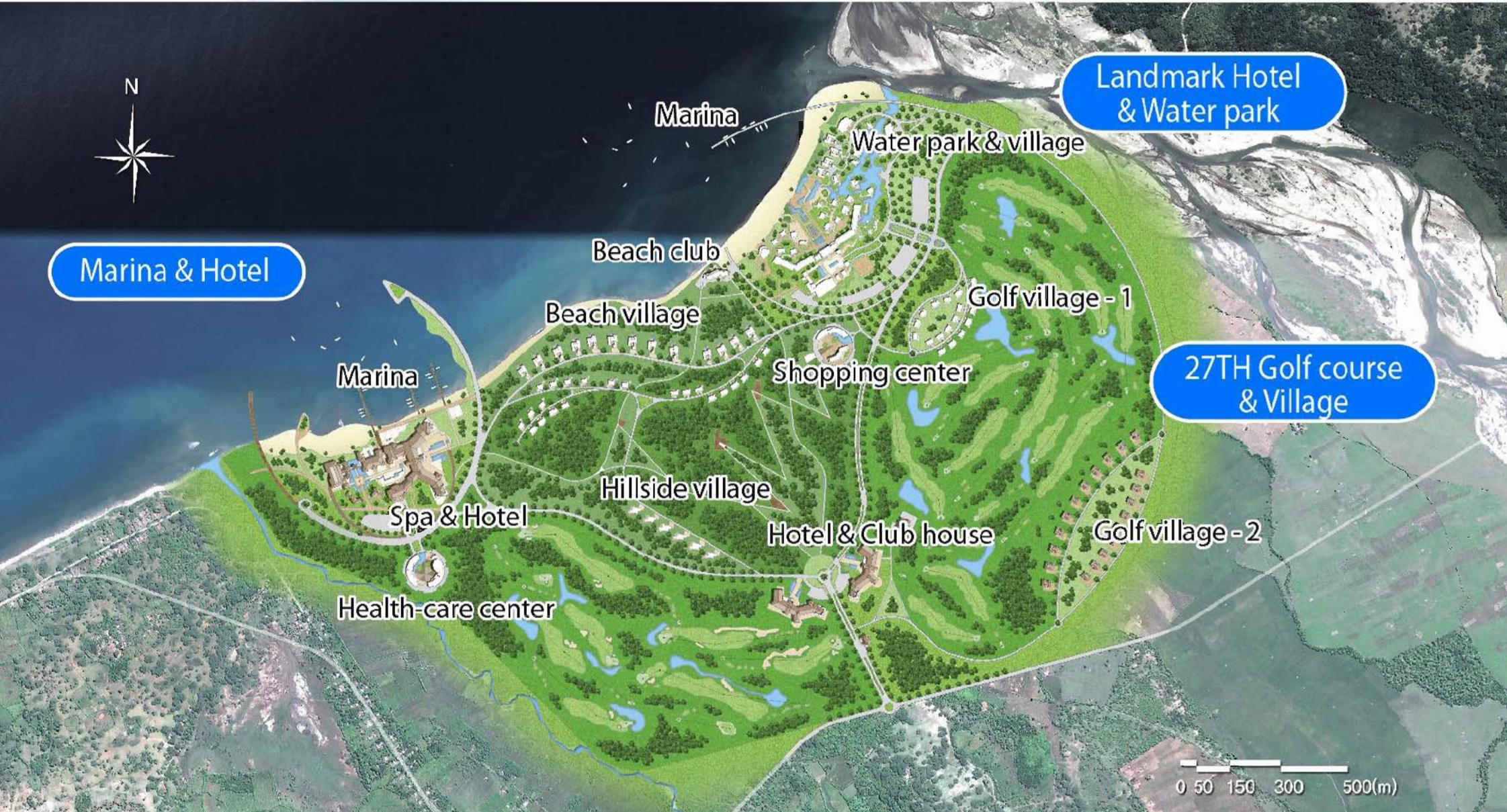


Paradise Beach Resort

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Development Plan



Charming Eco Resort

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Ocean village
& Hotel

Charming
activity

18H Golf course

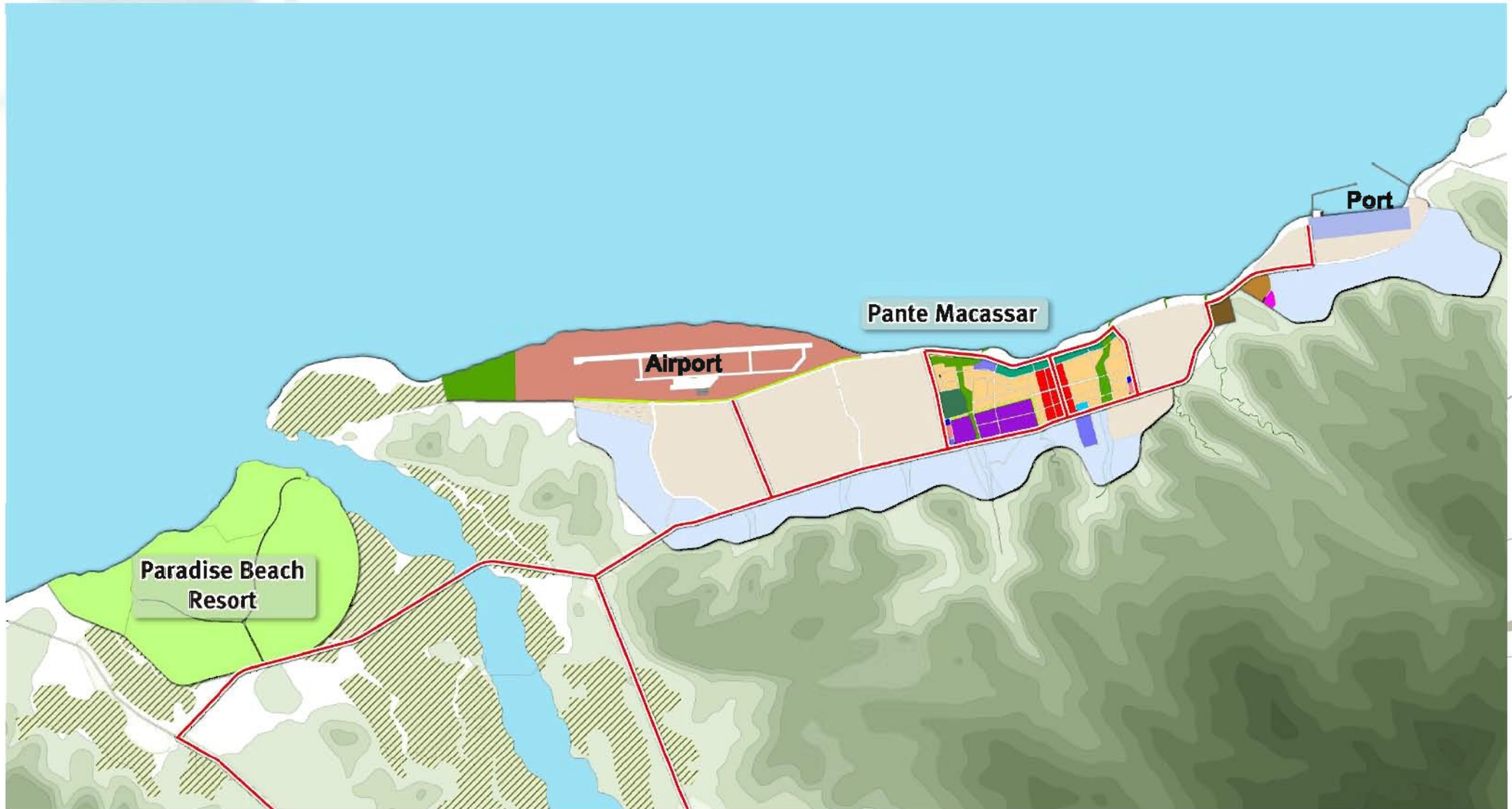


Development Plan



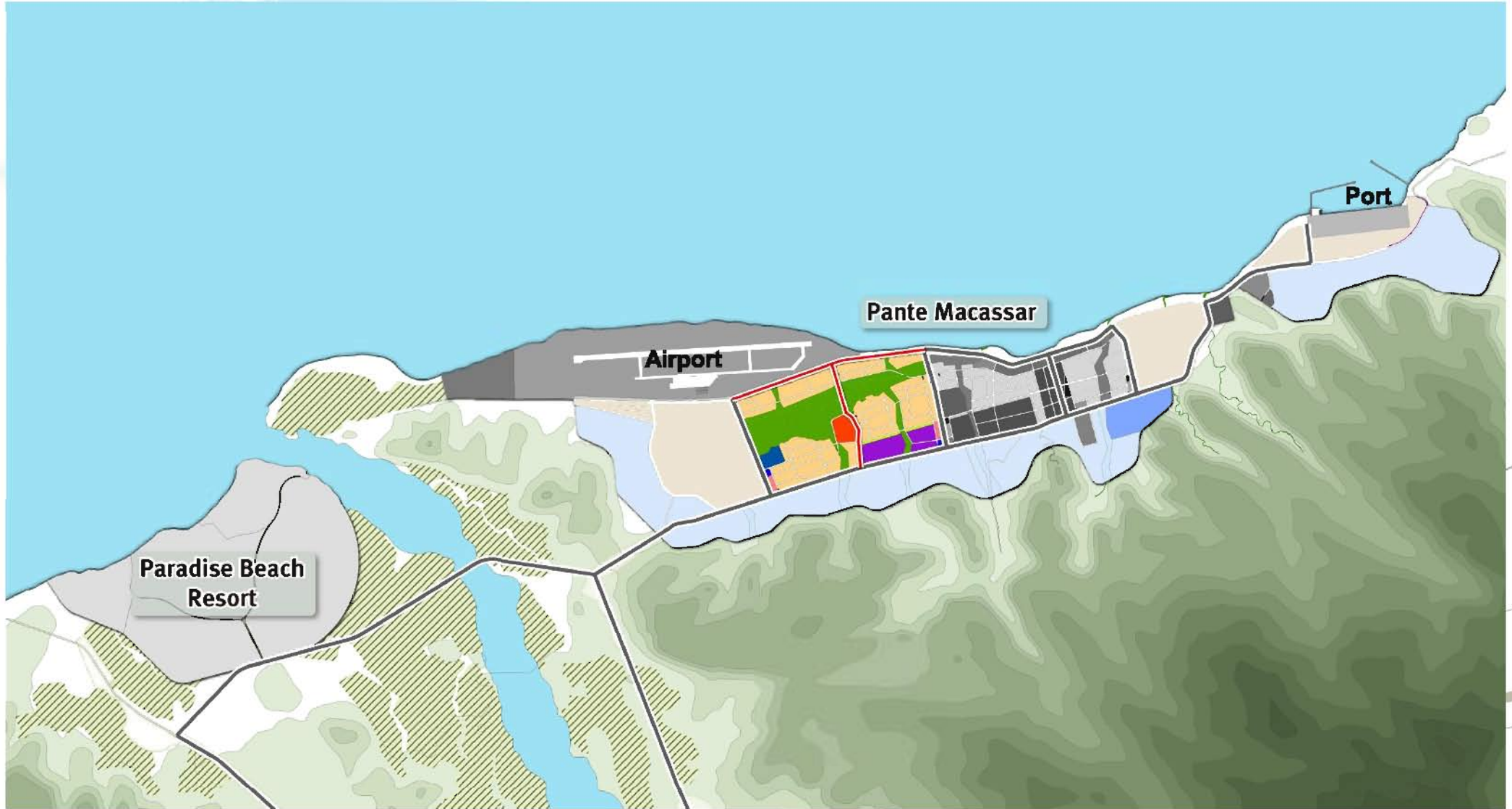
4. Development Schedule

Phase 1 (2014~2018)



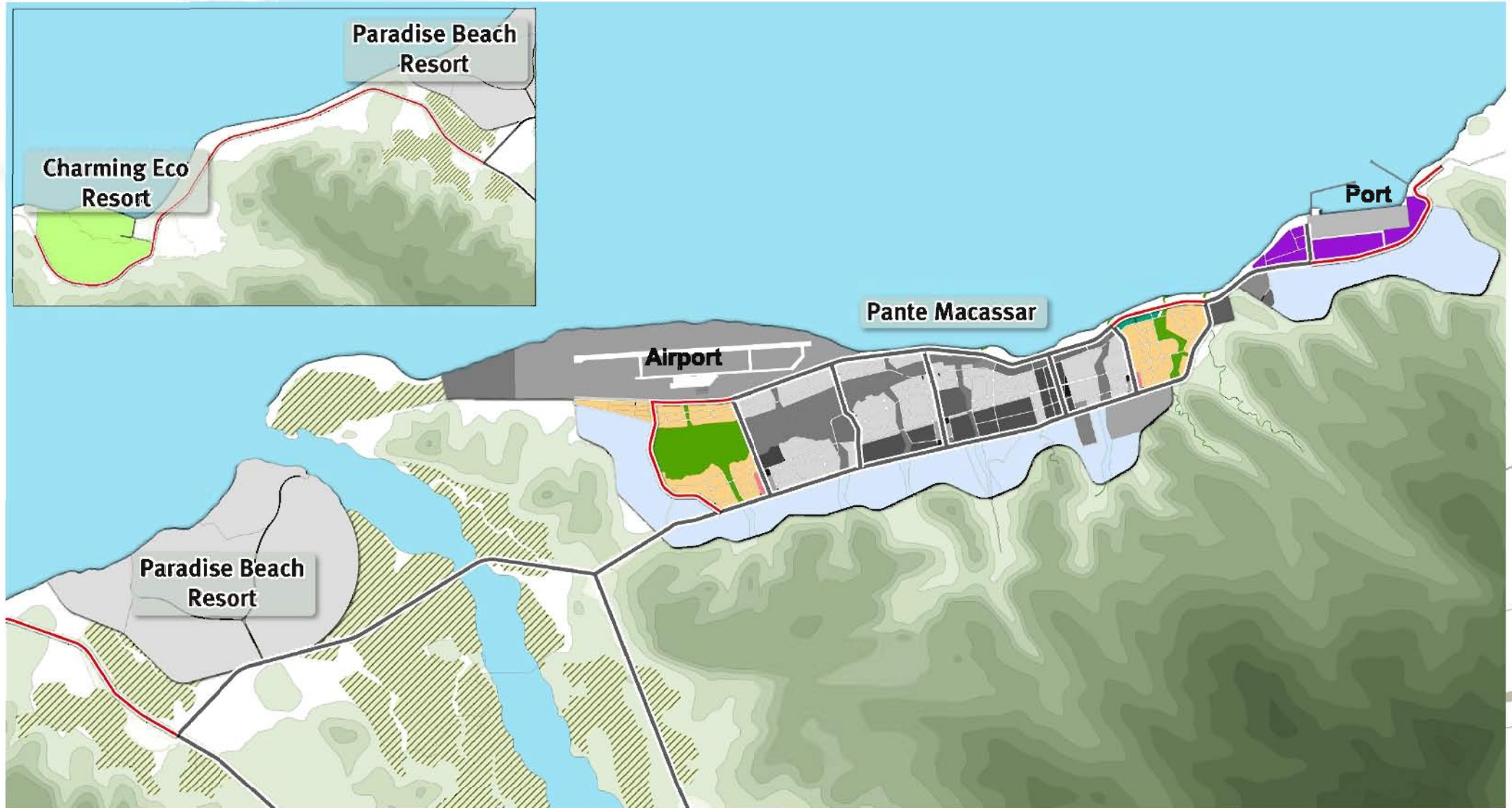
 **Phase 2 (2019~2023)**

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Phase 3 (2024~2028)

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Thank you !