

A Proposal for

# Master Plan of **Oecusse**

January 24, 2014



# Contents

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

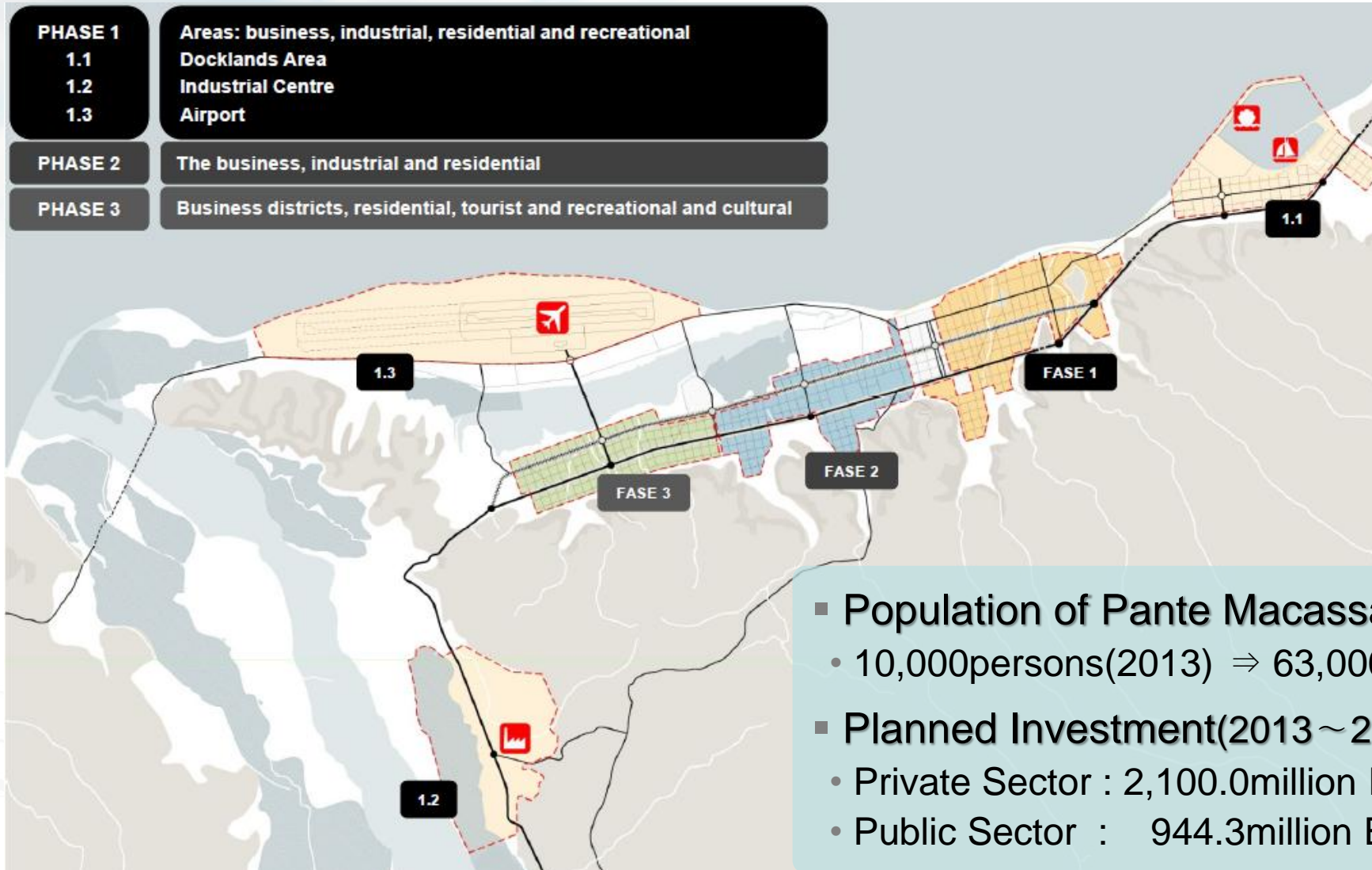
The background of the slide is a light green architectural rendering of a city plan, showing various buildings, roads, and green spaces. The rendering is semi-transparent and serves as a backdrop for the text.

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

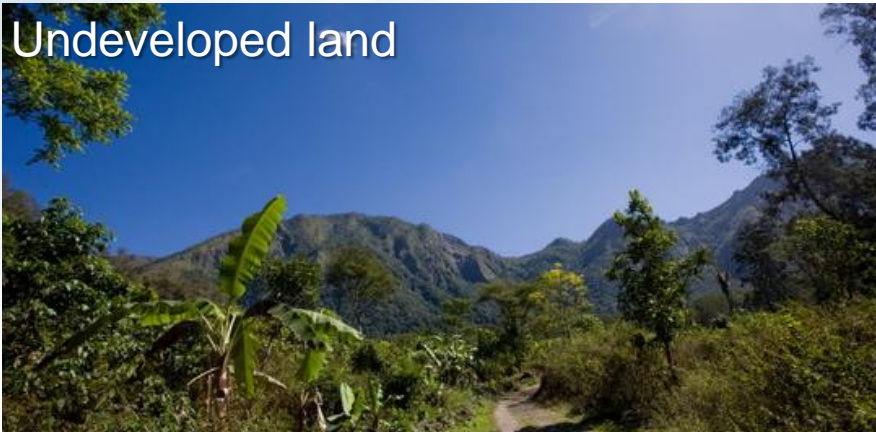
## Master Plan (ZEESM T-L)



## 2. Planning Issues

### Issue 1) What is the growth potentiality?

Undeveloped land



Organic farming



Tropical sea



Starry night



Pure wild coffee





# 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

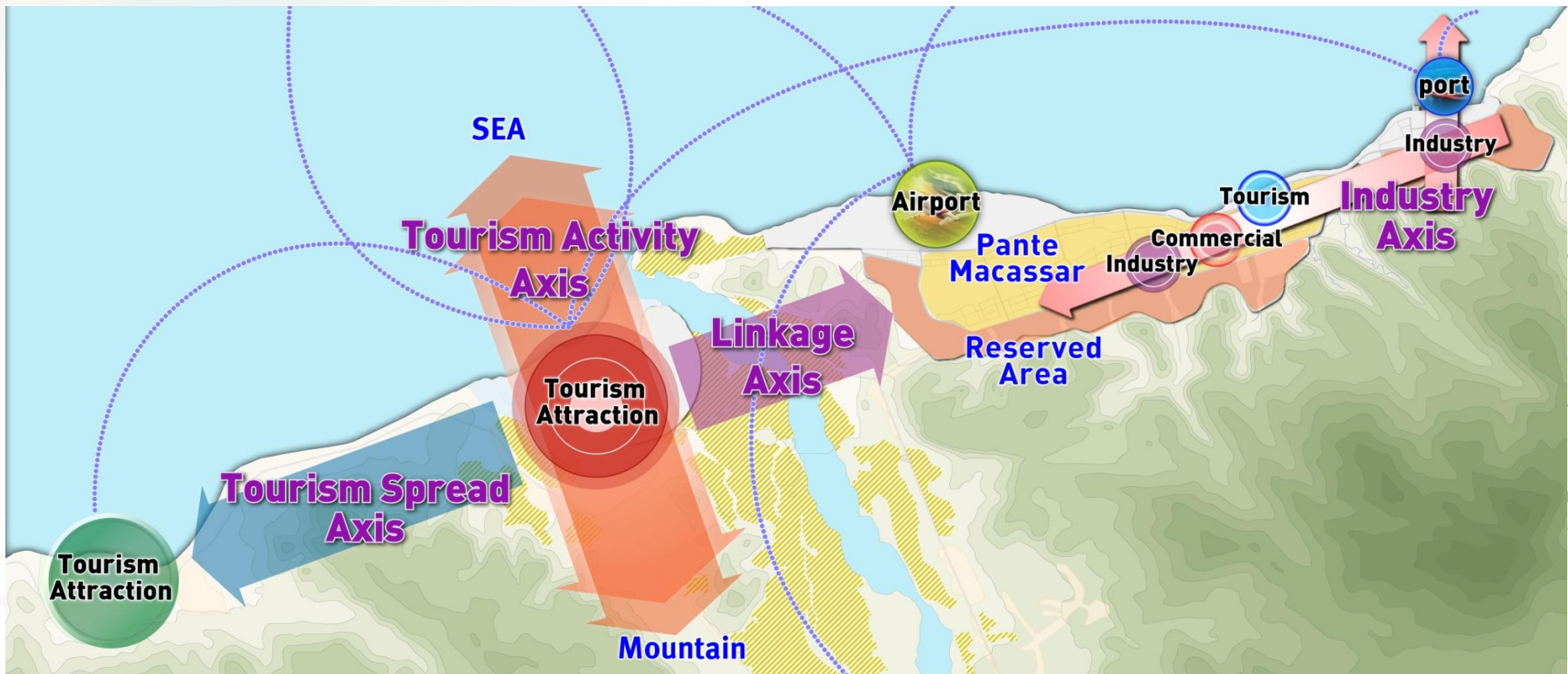


Beyond **Green**  
for the **Great Future** of **Timor-Leste...**

## 2. Land Use

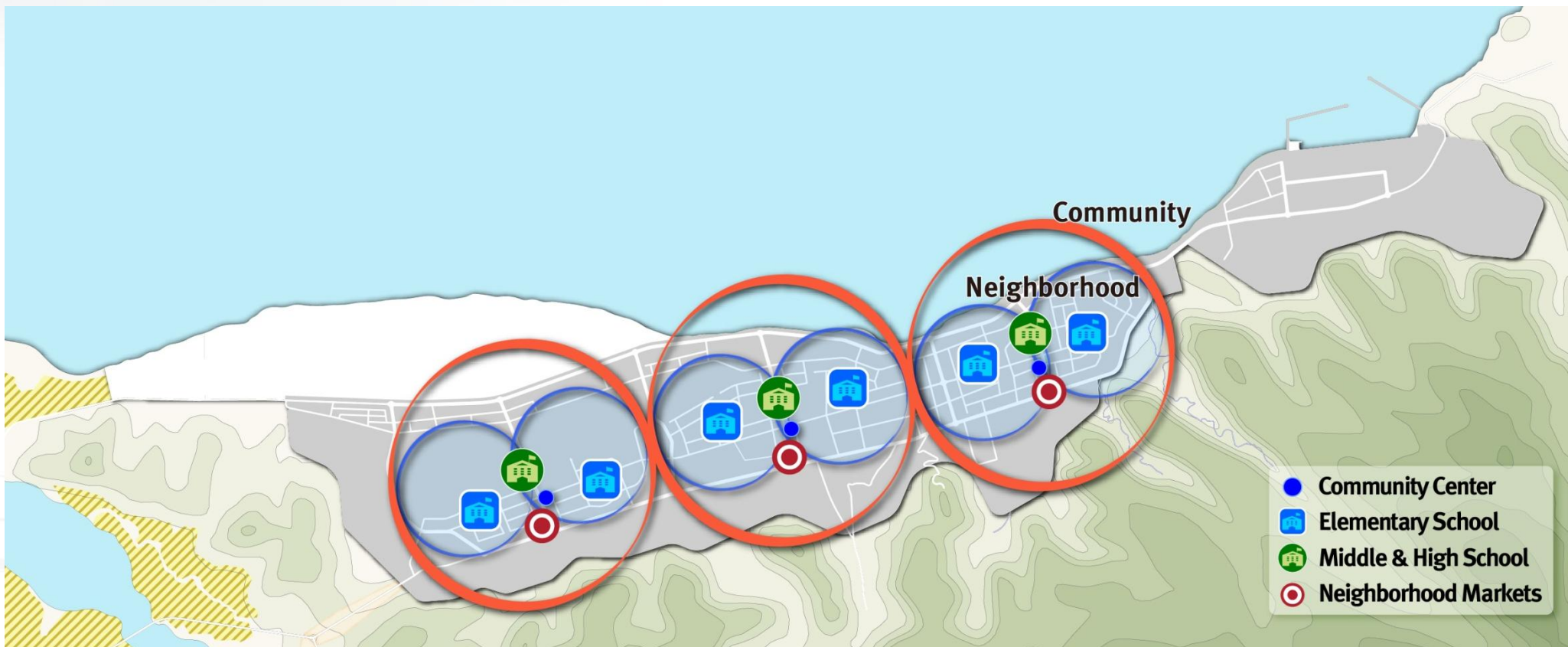
### Functional Distribution

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



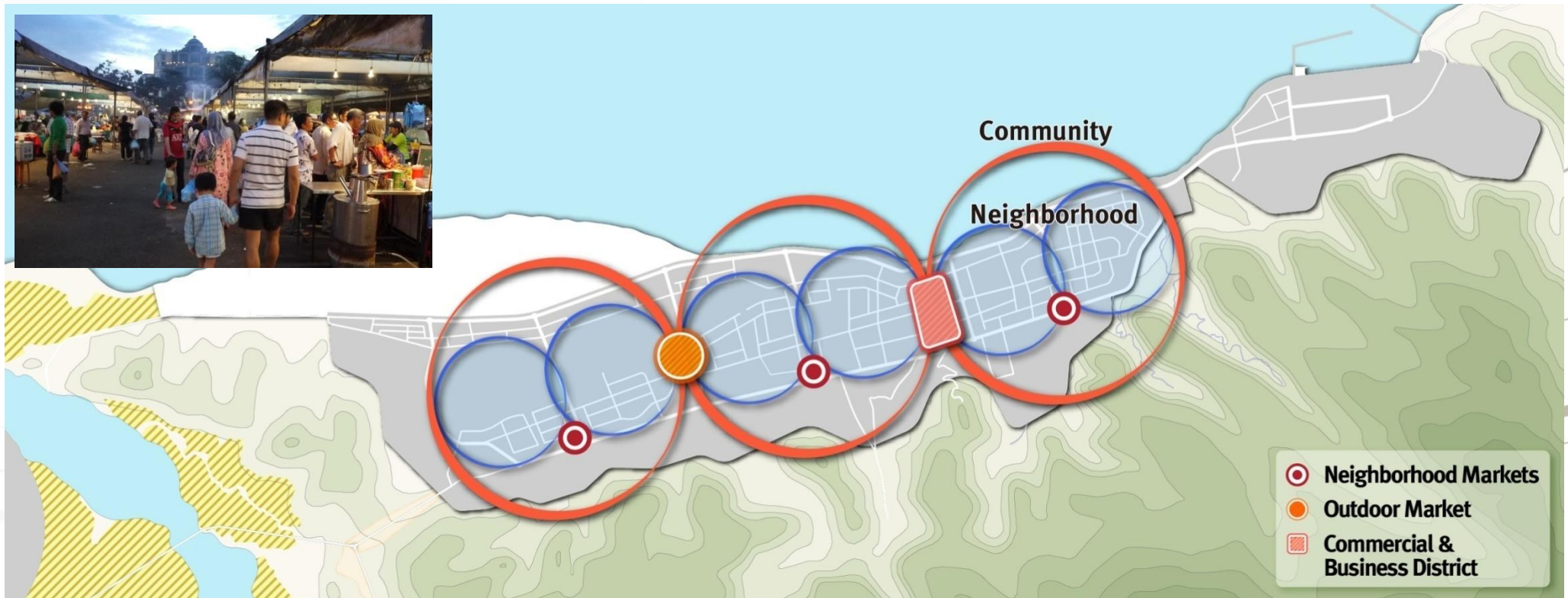
# Community Unit Plan

	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



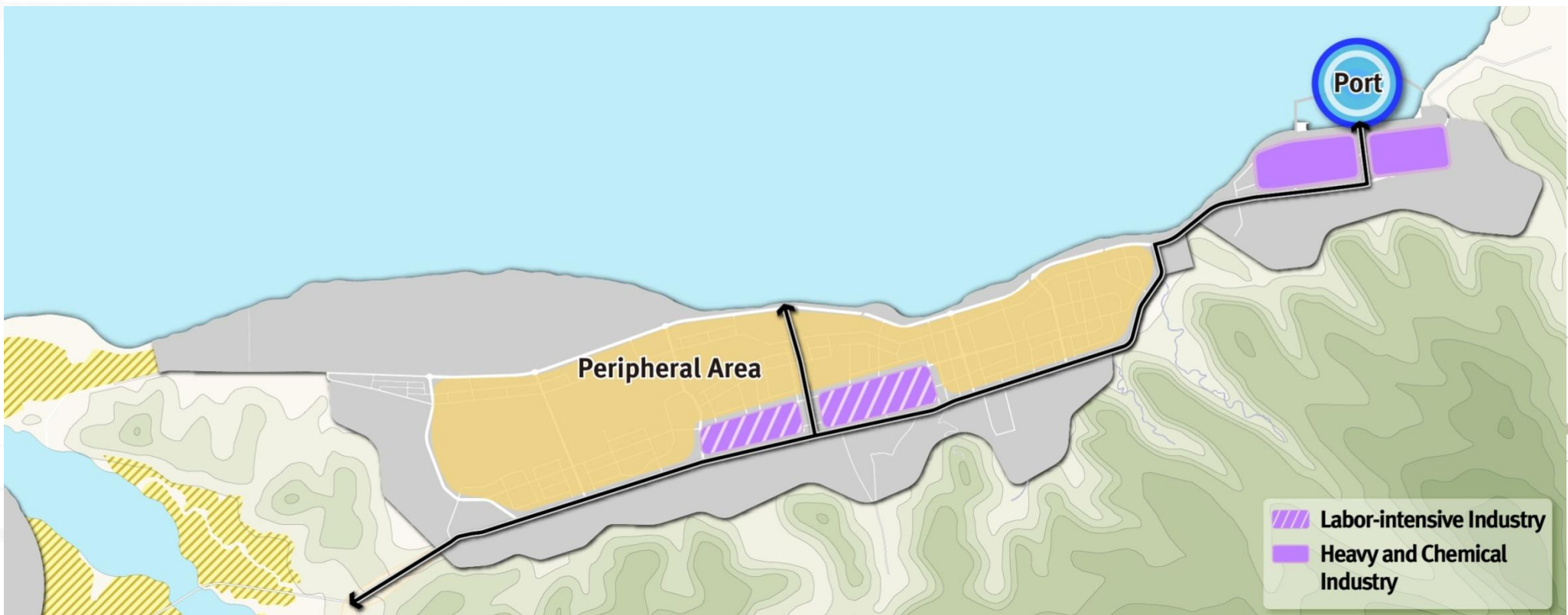
# Commercial Area

	Service Area	Population of Service Area	Facilities
Neighborhood Markets	Community	21,000 persons	• Store, Grocery
Outdoor Market			• Agricultural & Fish Market
Commercial & Business District	Oecusse	63,000 persons	• Office, Shopping Center, Financial, Consulting, Administrative



# Industrial Location

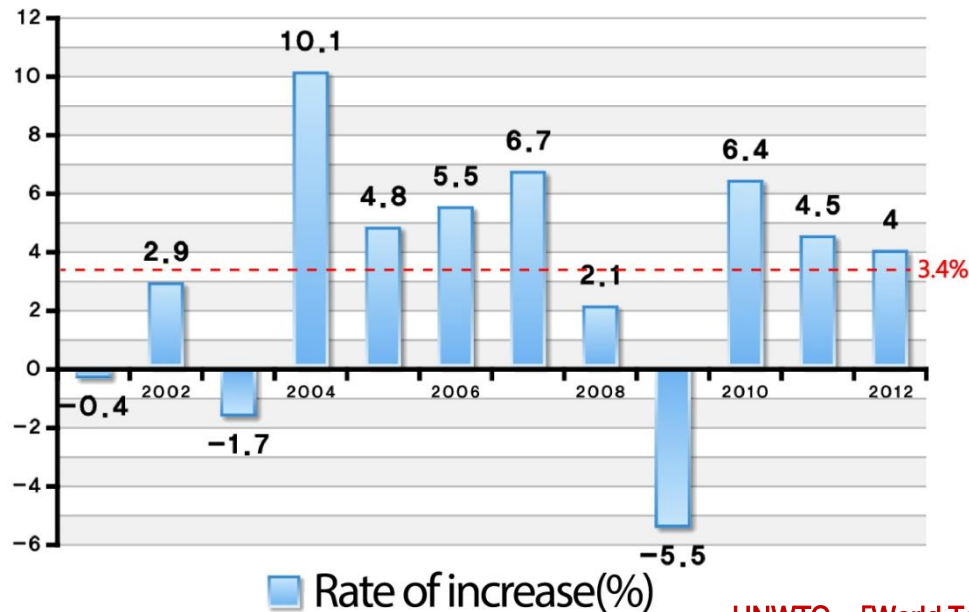
	Site Selection Criteria	Optimum Location	Facilities
Labor-intensive Industry	<ul style="list-style-type: none"> <li>• Outskirts of the city</li> </ul>	<ul style="list-style-type: none"> <li>• Urban district (Pante Macassar)</li> </ul>	<ul style="list-style-type: none"> <li>• Low and No-waste generating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



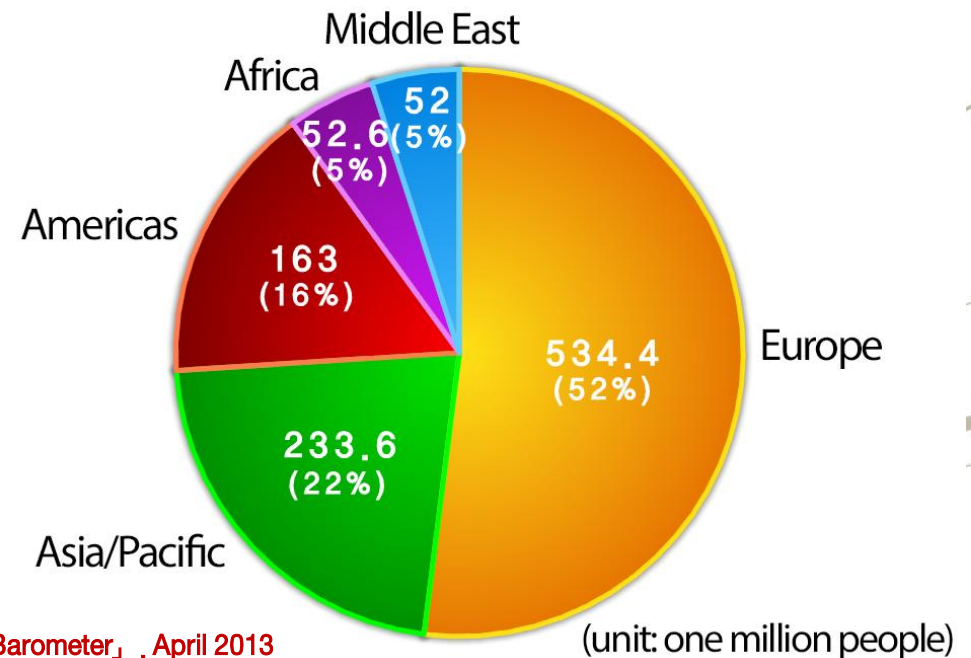
## Global Tourism Trend(International tourist arrivals)

- 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

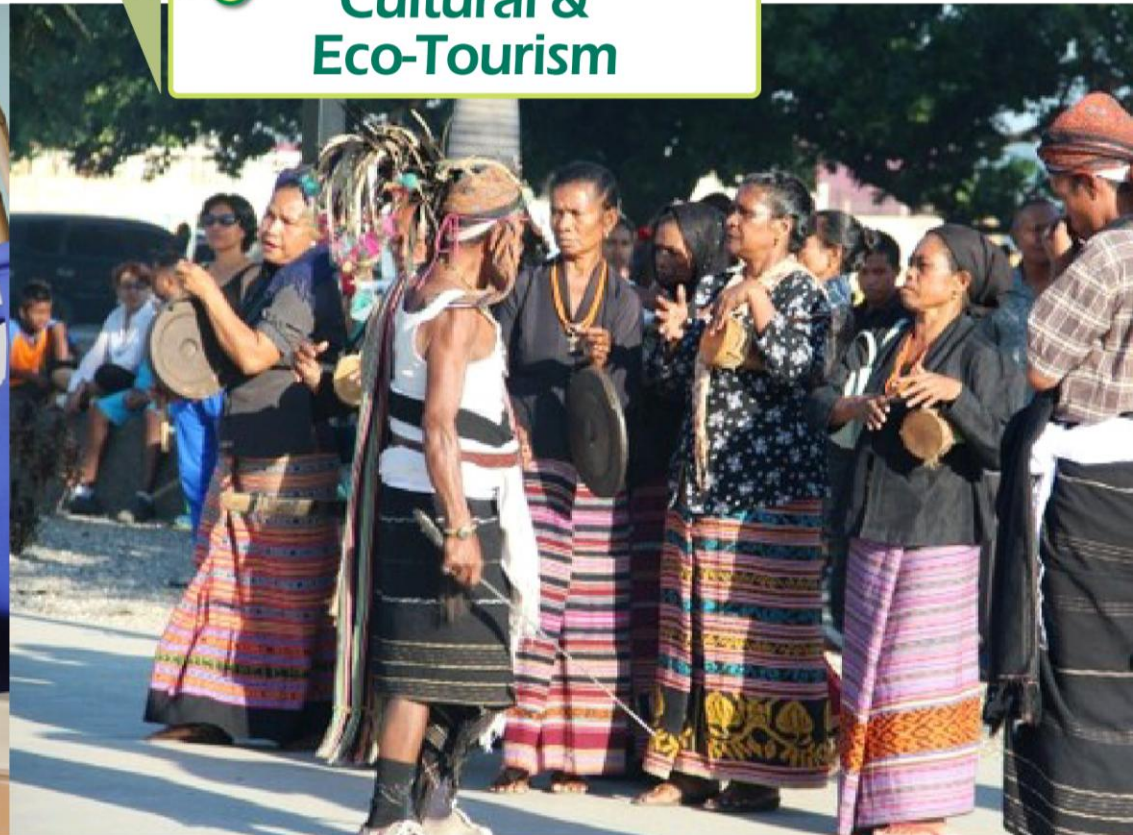


## Concept of Tourism Industry

- 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.



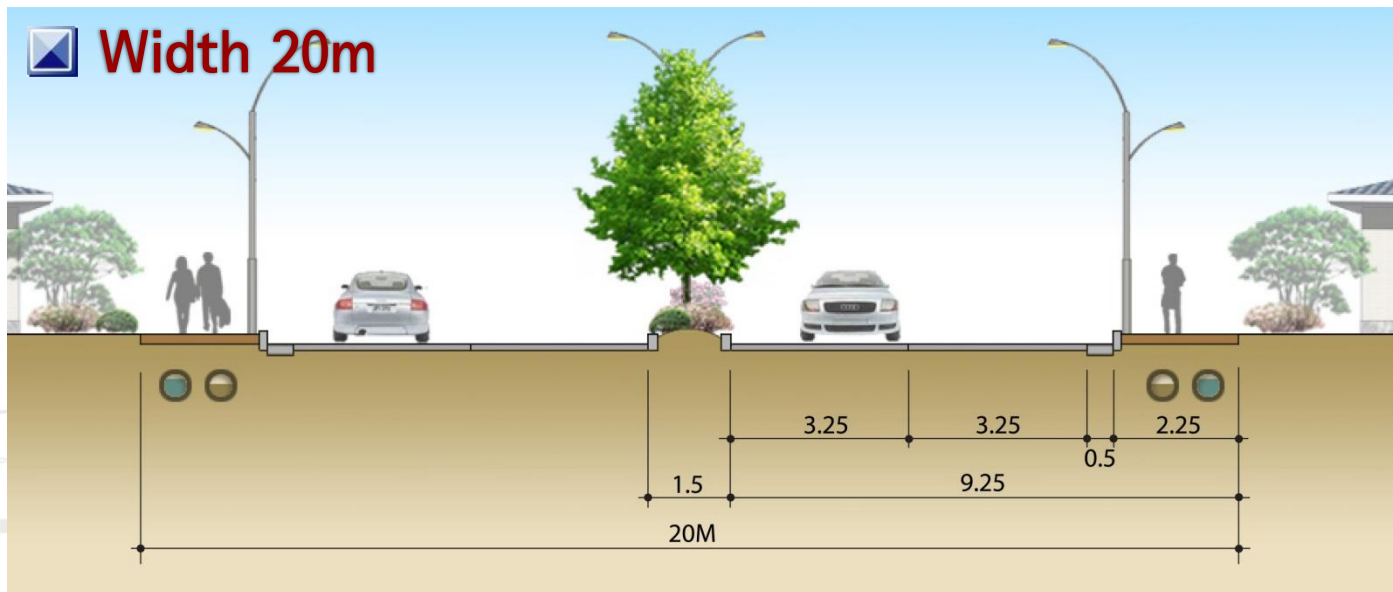
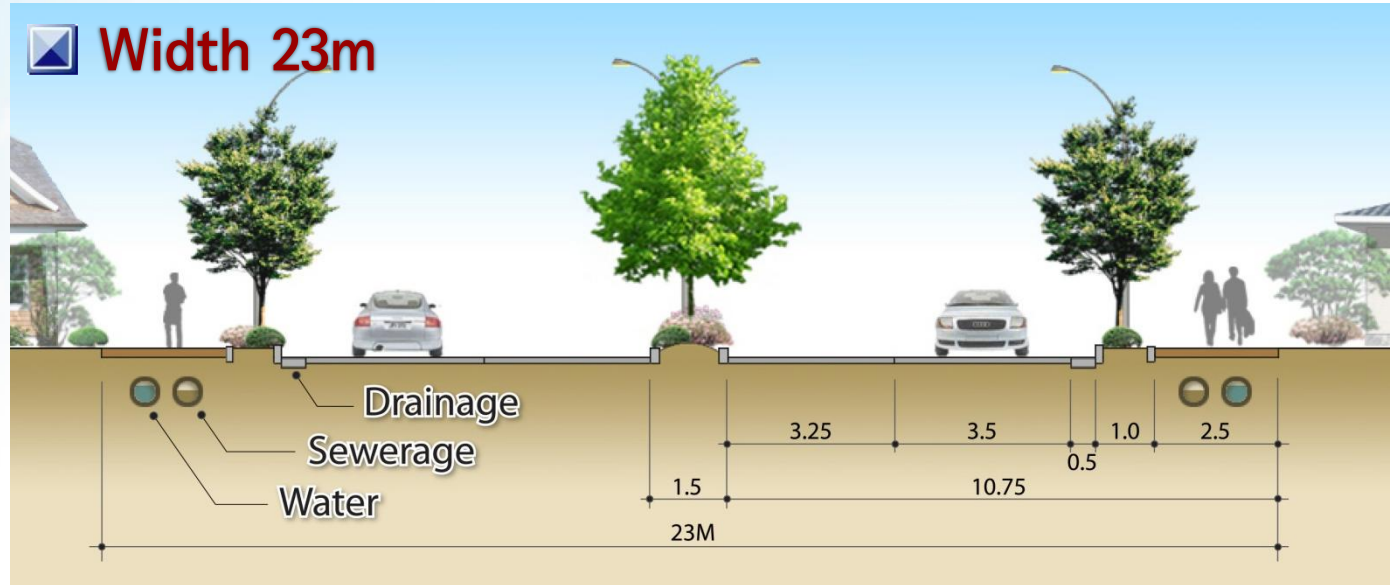
## Urban District (Pante Macassar)

### 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



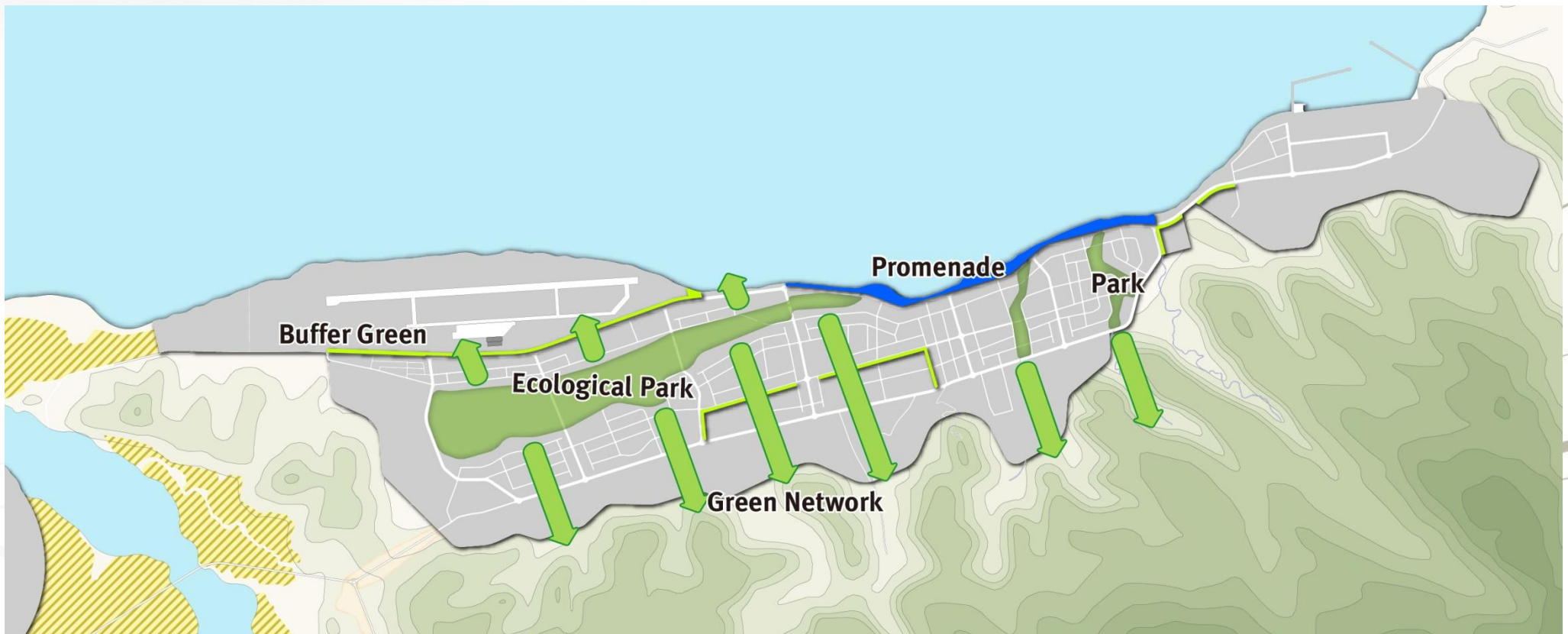
## Key Map



## 4. Built and Natural Environment

### Establishing Green Network

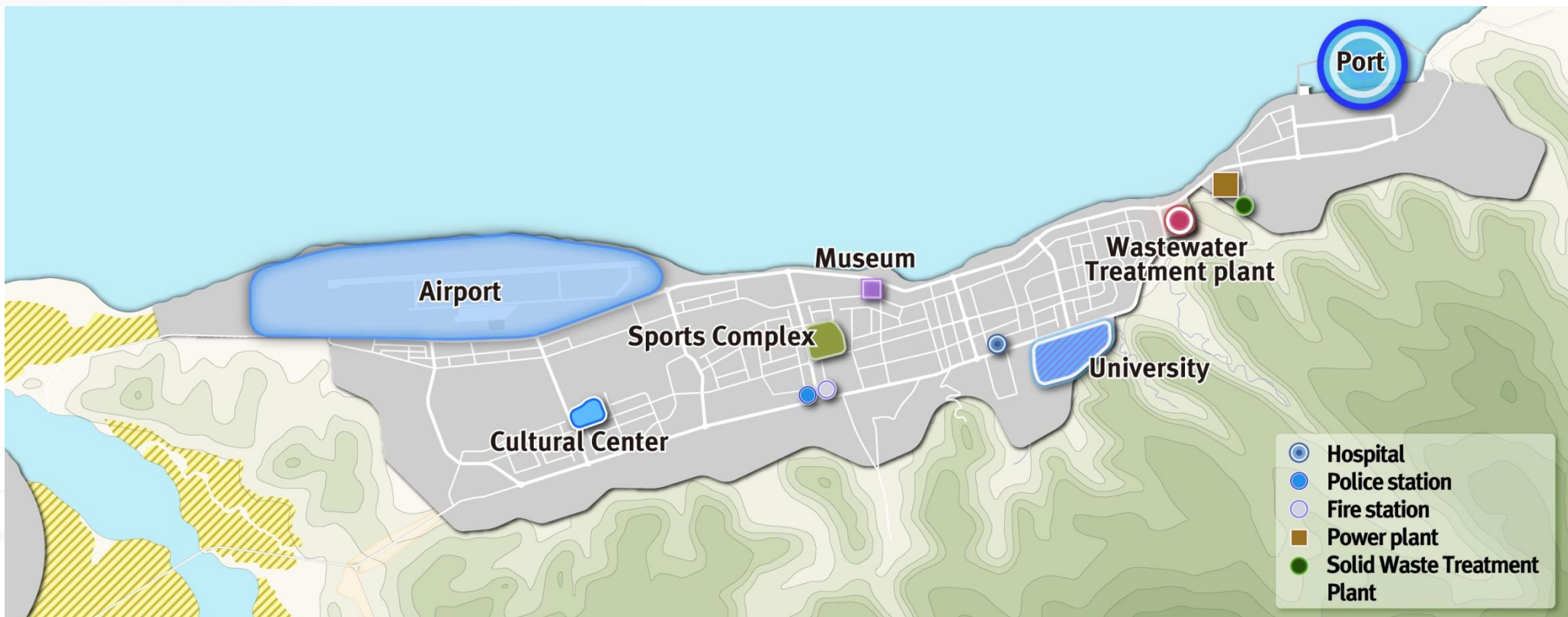
- Built and Natural environment are connected with 'Green Network'
- Mitigate the impact of urban growth and promoting sustainable development
- Wetland in the middle of town is planned to Ecological Park.





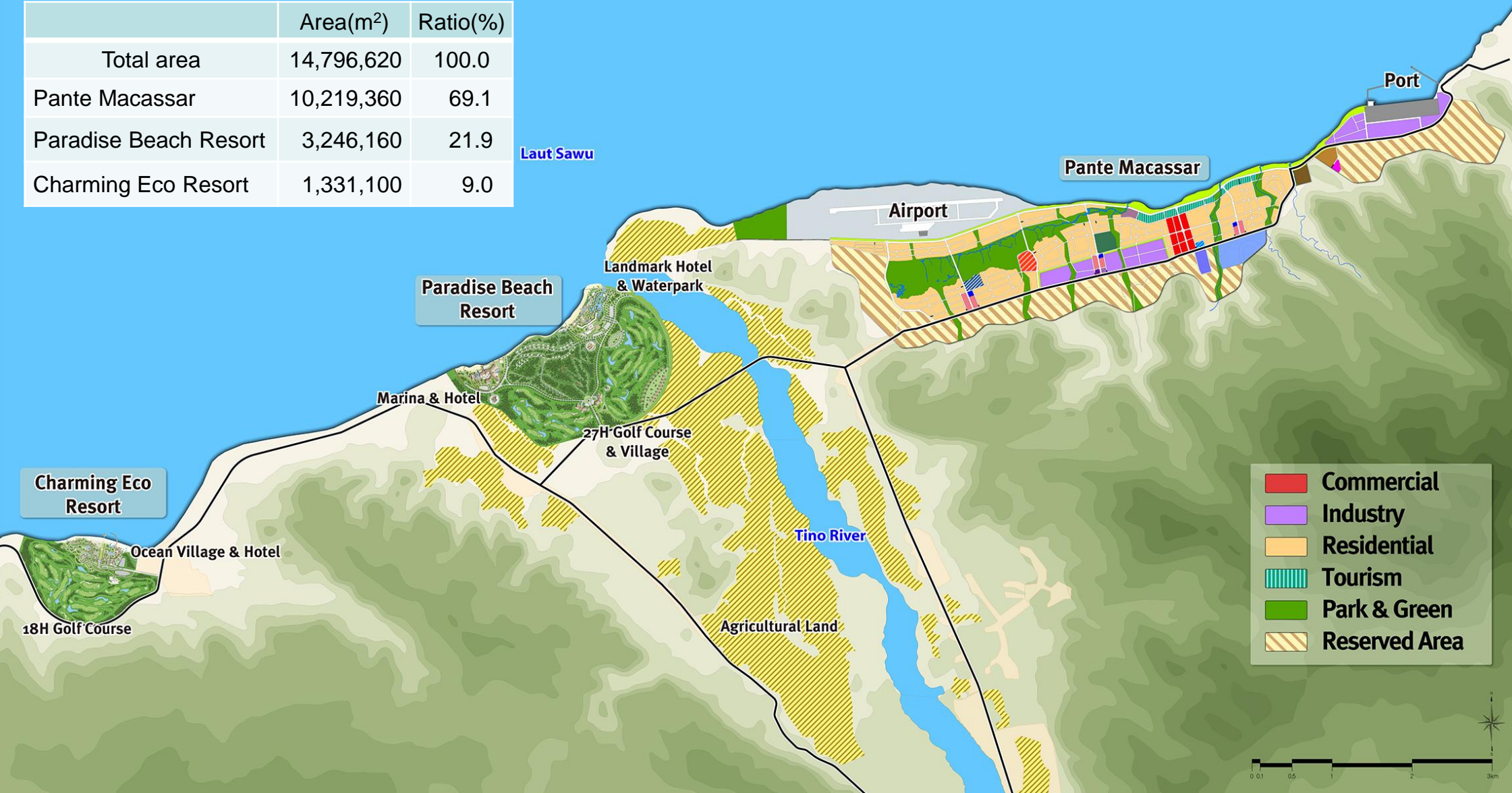
## 5. Public Facilities and Services

	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 <sup>2</sup> )	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



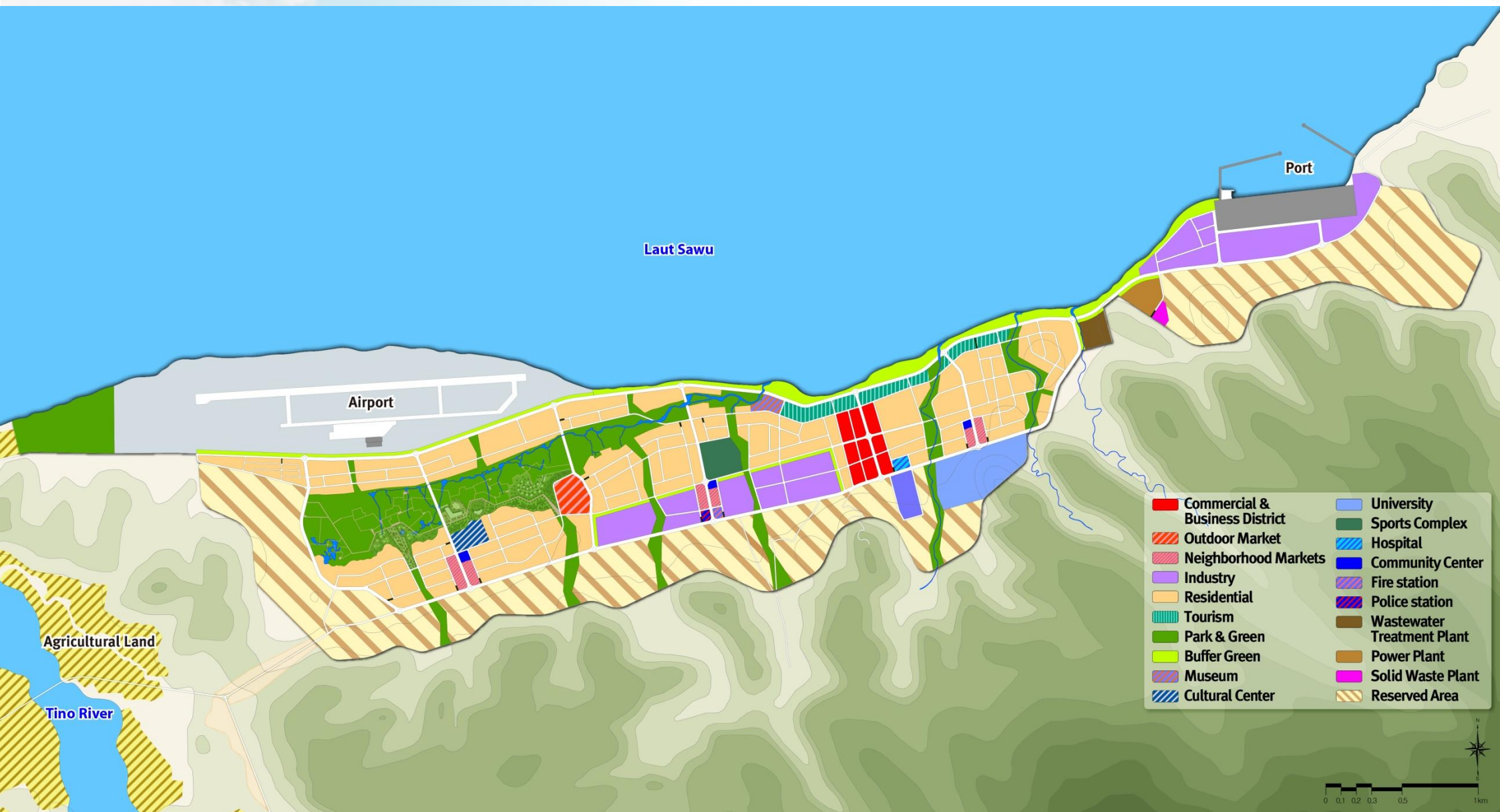
Chapter **03**

# **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

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



## <Table> Land use

	Area(m <sup>2</sup> )	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

Traditional Accommodation

Participate in Eco-tourism

Outdoor Theater



# Activity Program

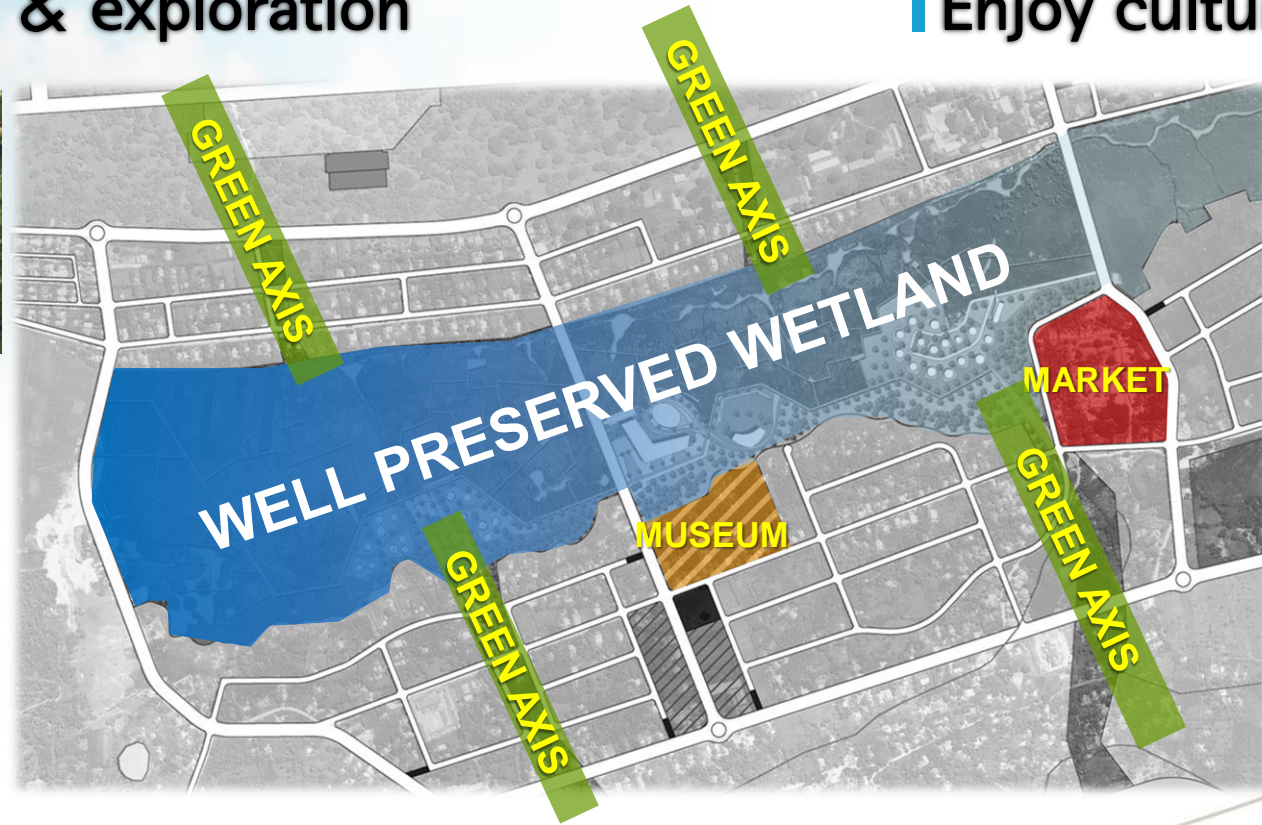
Beyond *Green*  
for the *Great Future* of *Timor-Leste...*



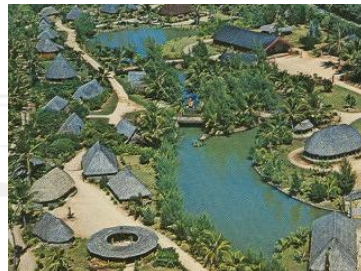
## Observation & exploration



## Enjoy culture & eco-tour



## Traditional lifestyle experience



# Development Plan

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

- 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

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



Marina & Hotel

Landmark Hotel & Waterpark



Wellness activity

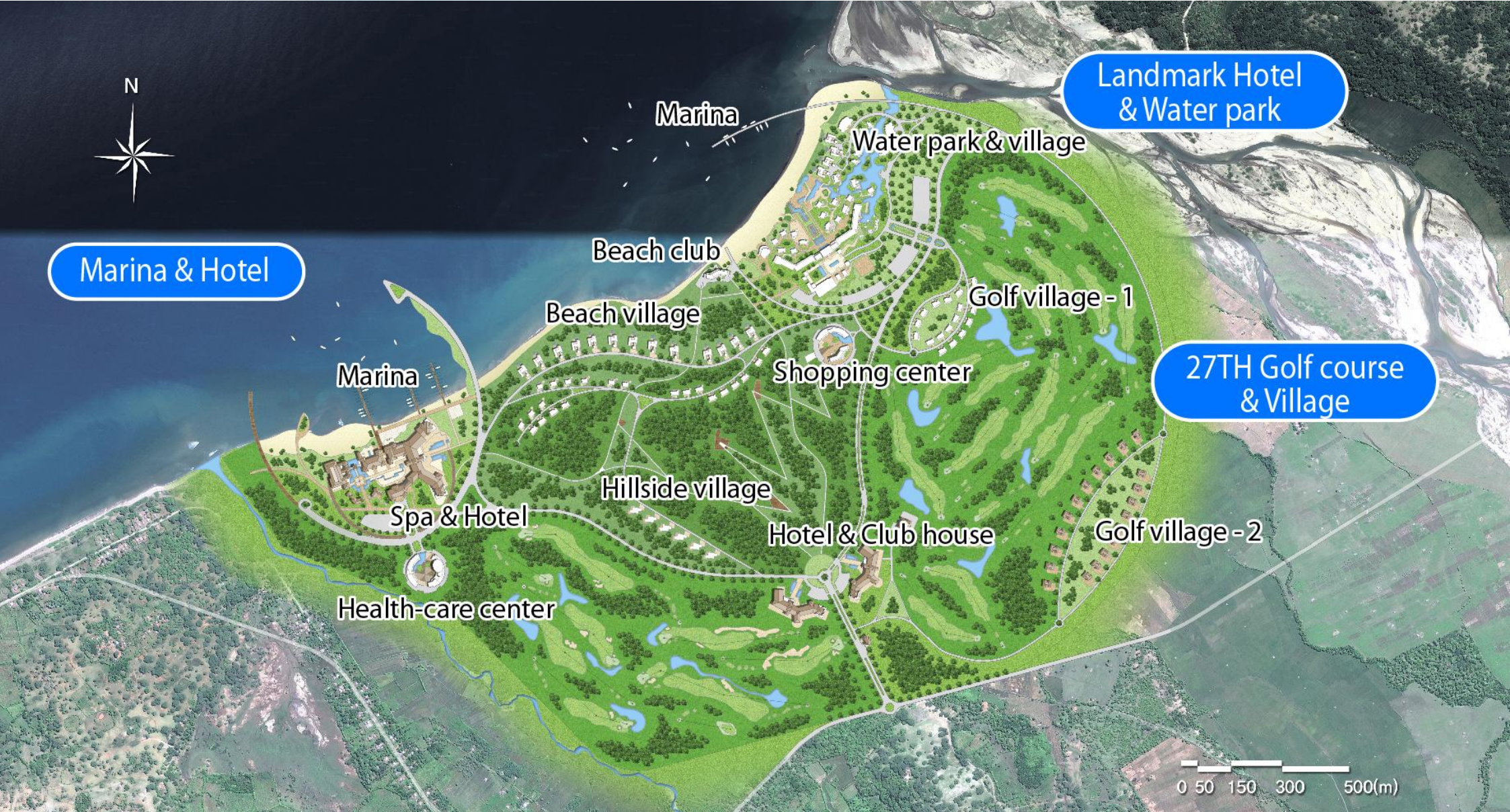


27H Golf course & Village





# Development Plan



# Charming Eco Resort

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



Ocean village  
& Hotel

Charming  
activity



18H Golf course

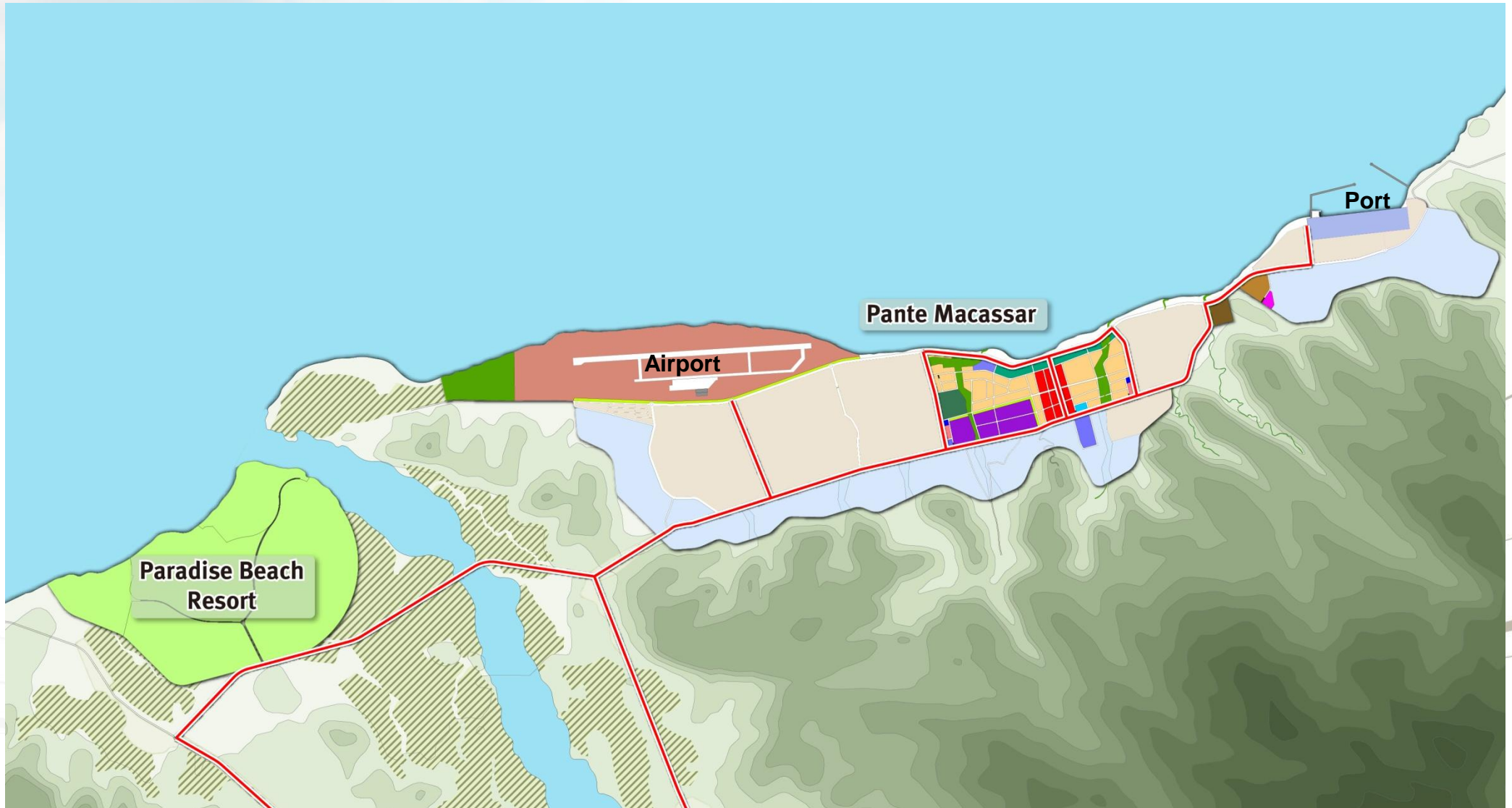



# Development Plan



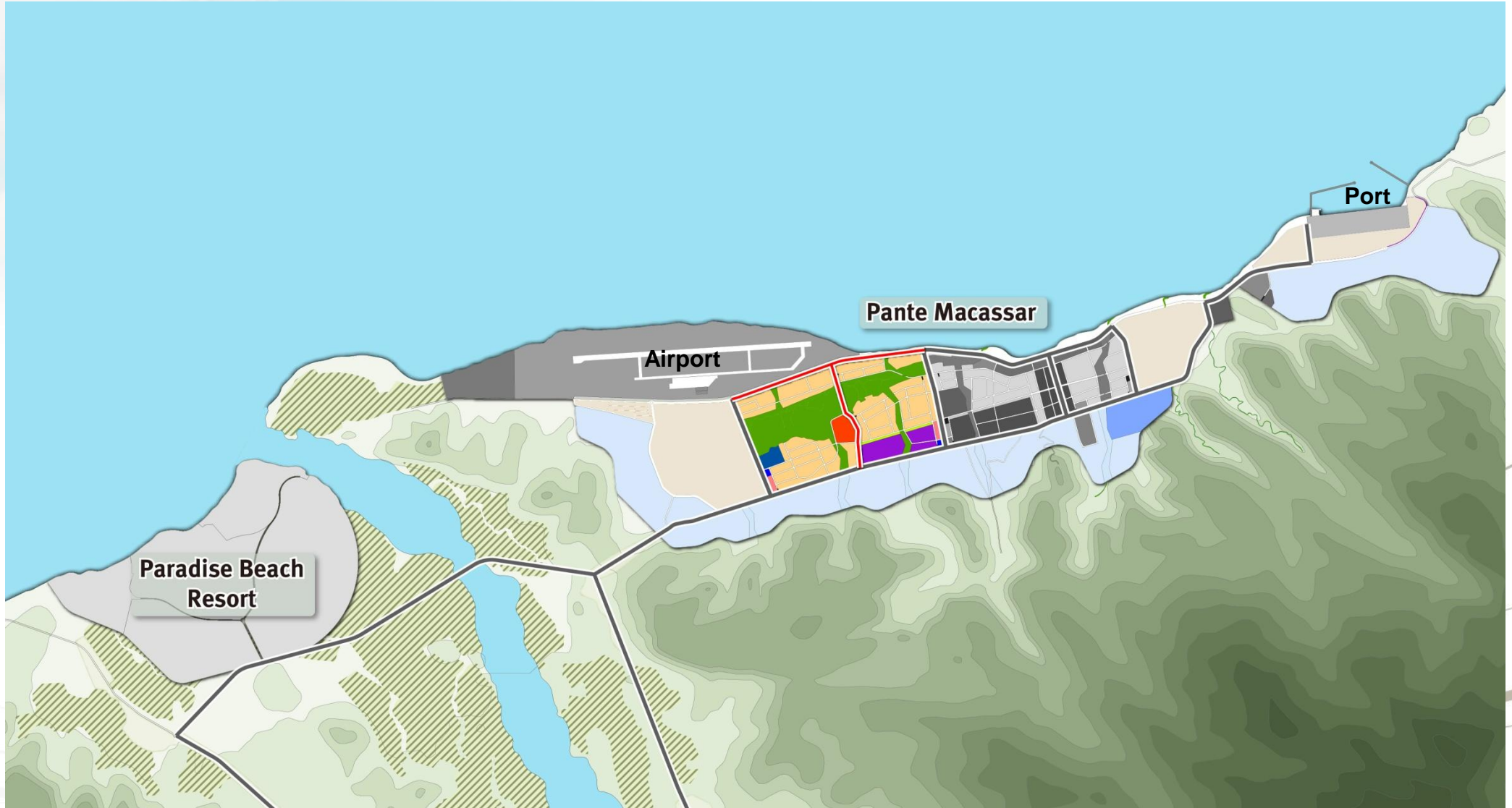
## 4. Development Schedule

### Phase 1 (2014~2018)



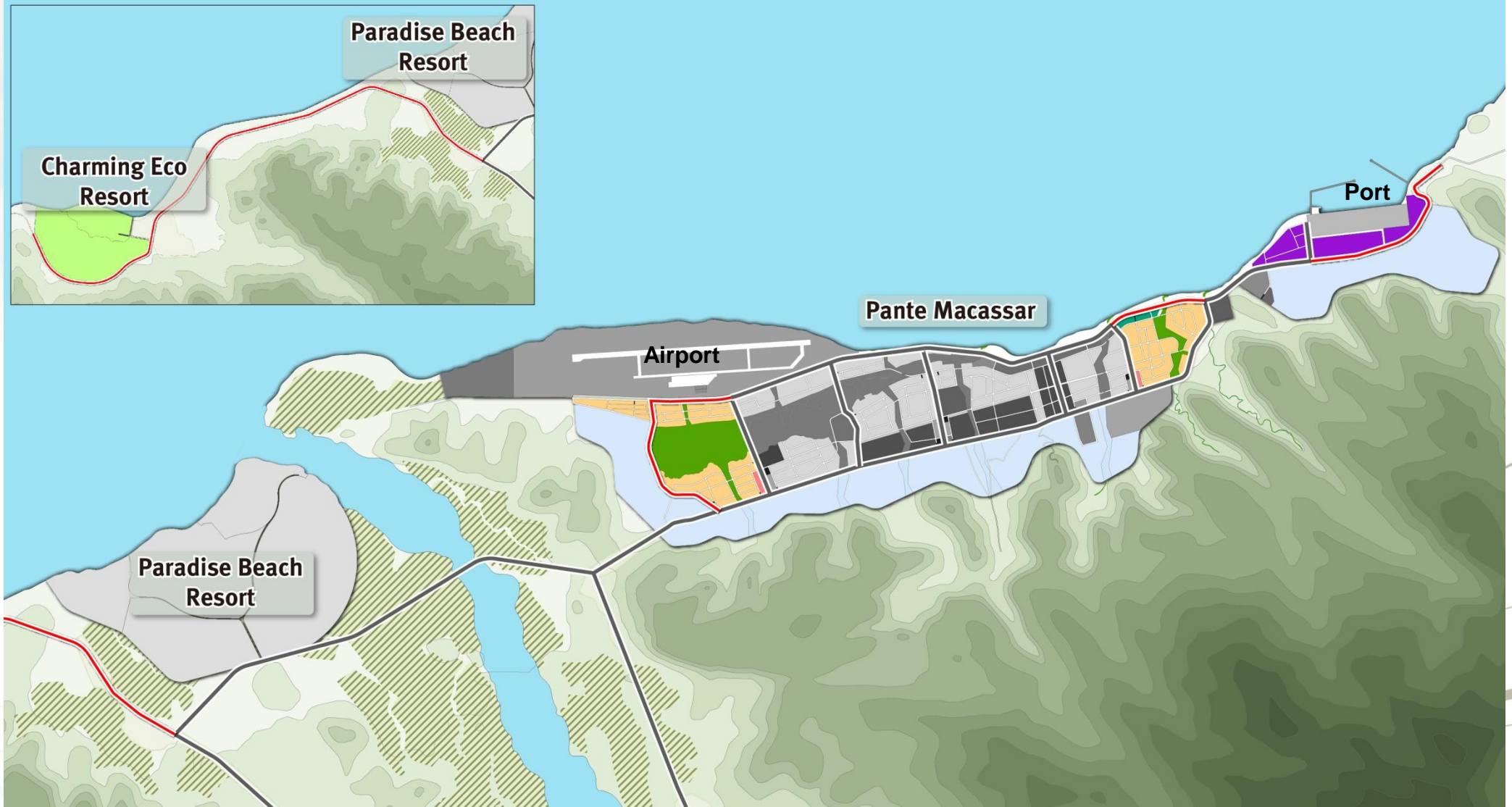
 **Phase 2 (2019~2023)**

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



# Phase 3 (2024~2028)

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





**Thank you !**

