

KEY TAKEAWAYS FROM TECHNICAL DEEP DIVE

INNOVATE/DISRUPT!



COMMUNITY ENGAGEMENT/PARTICIPATORY GOVERNANCE



POLITICAL WILL/PROJECT CHAMPION

FOCUS! ZERO-IN ON THE TARGET



NEW CLARK CITY

CLARK ECOZONE

Sub-zone
30,800 hectares

NEW CLARK CITY
9,450 HECTARES

Airport Area
2,300 hectares

MAIN ZONE
4,400 HECTARES

Mixed-use are
2,100 hectares



WHAT NEEDS TO BE ACCOMPLISHED

Initial investment in basic infrastructure – doing things right from the start!

- **Going smart, functional and sustainable**
 - May be more expensive initially but delivers premium value in the future
- **Right-sizing to meet initial requirement**
 - Good project preparation and phasing
- **Limited resources, competing projects, need to prioritize**
 - Greenfield, high demand-risk, need to understand the competition (what will attract people/investments)
 - Government will have to absorb initial investment – how much can we afford? How much can we leverage?

SUPPORT NEEDED FROM OTHER DEVELOPMENT PARTNERS

- Expert/Technical assistance in refining the existing master plan
 - Right sequencing of investments, prioritization (Bang for the buck!)
- Building a SMART City – support to build internal expertise

ACTION PLAN - SHORT-TERM

- Partnership with development institutions for technical assistance, project development
- Hiring of technical experts
- Leveraging on company's assets to raise needed financing
- Community consultations (communities bordering the new city, informal settlement, disruption of livelihood)
- Negotiations with private sector partners

ACTION PLAN - MEDIUM-TERM

- Governance structure – preparing the institution to govern a new city
- Develop internal capacity for new skills in managing a city

ACTION PLAN - LONG-TERM

- Keeping the Plan dynamic but sustaining the vision for a SMART CITY
 - Continues monitoring, improving, revising plan to account for new developments
 - Building champions in various sector to sustain long term
- Government commitment

BARRIERS (OPPORTUNITIES)

- Resistance from project affected people
- Demand risk – do we understand the market? Who will invest?
Who are the competitors?
- Opportunity for public and private investors to generate maximum land value
- Ride on the Government's Golden Age of infrastructure (build!
Build build!)