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
- **Airport Area**: 2,300 hectares
- **Mixed-use area**: 2,100 hectares
- **Main Zone**: 4,400 hectares
- **NEW CLARK CITY**: 9,450 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!)