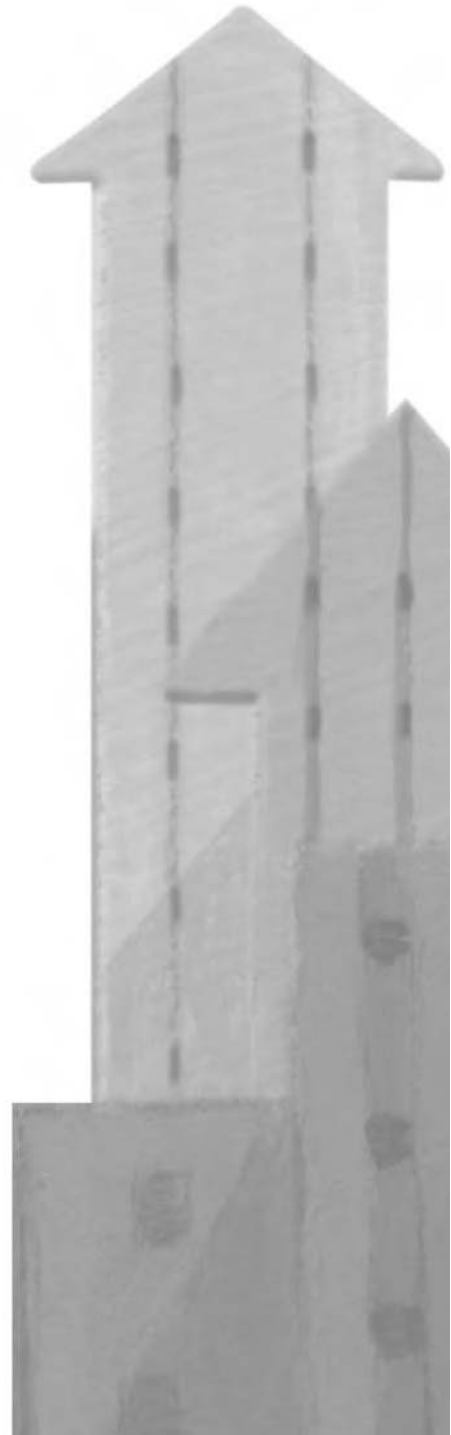


Summary: Results of Workshop Discussions



Policy Topic	Information Materials and Presentations	Policy Suggestions and Recommendations
Development Planning	<ul style="list-style-type: none"> • Development strategy of urbanization in the PRC (Wang Qunhui) • Rehabilitation and conservation of historic houses and streets in Suzhou (Cao Qinliang) • Planning and infrastructure financing of Suzhou Industrial Park (Liu Dongjun) • Urbanization policy and strategic development in the PRC (Prof. A. Laquian) • Urban development planning in Shenzhen (Wu Delin) • Floating population management in Shenzhen (Dong Yu) 	<ul style="list-style-type: none"> • Development planning should be proactive and not reactive • Urbanization should be used as an instrument for development • It may be better to concentrate infrastructure investments in a few selected cities and regions to accelerate economic growth • Spatial aspects should be included in economic development plans • Development plans should encompass city regions and clusters of cities, and not be confined to formal city boundaries • The central city and surrounding city clusters should be linked together by efficient transport infrastructure and services • City region plans should include rural areas and provide for absorbing rural–urban migrants • Self-contained satellite towns should be developed as integral parts of city region plans • City region plans should specify the role of PSP in providing urban infrastructure and services • Inner-city redevelopment through cultural conservation and tourism projects should be part of city region plans • An appropriate institutional framework (metropolitan planning authority) is necessary for formulating and implementing city region plans

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Policy Topic	Information Materials and Presentations	Policy Suggestions and Recommendations
Governance	<ul style="list-style-type: none"> • Overview of town development in the PRC (Li Tie) • One stop service center • The “12345” hotline in Suzhou (Cao Nanping) • Public sanitation services purchased by the Government (Yao Fenggen) • Overview of municipal development in Shenzhen (Yan Xiaopei) • Overview of JNNURM and PSP in India (R.K. Vats) 	<ul style="list-style-type: none"> • Implementation of city region plans should be embodied in measurable road maps and realistic financing schemes • Due importance should be given to (i) making use of renewable energy sources like solar energy and wind energy; (ii) environmentally friendly use of machinery, vehicles, materials, etc.; (iii) recycling of wastewater; (iv) rainwater harvesting; and (v) promoting “green buildings” in developmental planning
	<ul style="list-style-type: none"> • Overview of town development in the PRC (Li Tie) • One stop service center • The “12345” hotline in Suzhou (Cao Nanping) • Public sanitation services purchased by the Government (Yao Fenggen) • Overview of municipal development in Shenzhen (Yan Xiaopei) • Overview of JNNURM and PSP in India (R.K. Vats) 	<ul style="list-style-type: none"> • Provincial and/or state governments should be proactive and provide entrepreneurial leadership in developing city regions • Urban governance should concentrate more on improving resources (income) by means of proper taxation and efficient collection of user service charges • Decentralization and grants of local autonomy are important for democratic governance and citizen participation, but they should not create too much fragmentation of local government in urban areas • Urban governance structures should cover whole city regions and not be fragmented according to formal political boundaries of local governments

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Table 1 (continued)

Policy Topic	Information Materials and Presentations	Policy Suggestions and Recommendations
Financing	<ul style="list-style-type: none"> • Fiscal policies and regulations on urban infrastructure development (Su Ming) 	<ul style="list-style-type: none"> • There should be direct transfer of funds from central and state and/or provincial governments to municipal governments for urban infrastructure and services; the release of such funds should be predictable to ensure proper budgeting and development planning • The roles of central, state and/or provincial, metropolitan, and city governments should be clearly defined and described in national legislation to achieve efficiency in the management of urban areas • Urban governments need efficient feedback mechanisms that enable citizens to air complaints and suggestions on how to improve the delivery of urban services • The aspects of providing lifeline supply of water and public stand posts must be given due consideration by the Government for people below the poverty line and rural migrants • Involvement of PSP in development has to be made mandatory in the case of poor ULBs by convincing the public through NGOs • People's participation in public decision making should be ensured by institutions such as ward committees and citizen advisory forums in India • The central and state and/or provincial governments should play a more active role in financing urban infrastructure and services; these governments should not hesitate to subsidize projects that help accelerate economic development

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Policy Topic	Information Materials and Presentations	Policy Suggestions and Recommendations
	<ul style="list-style-type: none"> • Policies, strategies and regulations on PSP in urban infrastructure financing in the PRC (Qin Hong) • Bonds and urban infrastructure construction in the PRC (Wang Wenxiang) • The banking industry and urban infrastructure finance approaches (Zhang Haifeng) • Financing initiatives of ADB and PSP (S. Bonu) • Financing and operational approaches of Suzhou City (Pan Yong) • Equity transfer reform of Changshu Water Co., Ltd. (Bao Yuehua) • Winning negotiations of PSP contracts (A. Chiplunkar) • Foreign capital utilization in Shenzhen (Wang Hao) • PSP in urban utilities, natural gas (Zhuo Fan) 	<ul style="list-style-type: none"> • Governments should tap the resources of ADB and other international financial institutions to finance urban infrastructure and services • PSP should be aggressively used for the financing of urban infrastructure and services through various schemes such as BOT, BOM, joint ventures, concessions, etc. • The processing time for PSP-type projects should be streamlined and shortened to attract more private entrepreneurs to invest in urban infrastructure and services • Local governments should expand their revenue base by improving the efficiency of tax collection, collecting user charges for services, and capturing the increased values of land and properties due to the provision of infrastructure and services • Government should optimize the use of available financing tools such as foreign direct investment, bank loans, enterprise bonds, and loans and grants from multilateral and bilateral donors to fund urban infrastructure and services

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Policy Topic	Information Materials and Presentations	Policy Suggestions and Recommendations
	<ul style="list-style-type: none"> • PSP in urban utilities, water supply (Du Hong) • PSP in urban utilities, ports (Du Huimin) • Bonds and urban infrastructure financing in Shenzhen (Huang Xuhui) 	
Land as a developmental tool	<ul style="list-style-type: none"> • Planning and infrastructure financing of the Sino-Singapore Suzhou Industrial Park (Liu Dongjun) • Urbanization policy and strategic development in the PRC (A. Laquian) • PSP in urban utilities, ports (Du Huimin) 	<ul style="list-style-type: none"> • State land can serve as a financing tool by unlocking its “use value” and monetizing it as a governmental input for financing urban infrastructure and services • A city region plan should clearly specify land uses and institute controls to regulate land use • Land use can be maximized by vertical rather than horizontal development; high-rise dwellings take up less valuable land than individual houses and lots that create urban sprawl • Governments may engage in land banking by purchasing land while it is still cheap to reserve the land for future urban development • Governments should capture the increases in the value of land by reassessing the value of properties that benefit from urban infrastructure and levying appropriate taxes on the improvements

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Policy Topic	Information Materials and Presentations	Policy Suggestions and Recommendations
<p>Inclusive Development</p>	<ul style="list-style-type: none"> • Overview of town development in the PRC (Li Tie) • Preliminary ideas on development strategy on urbanization in the PRC (Wang Qunhui) 	<ul style="list-style-type: none"> • Governments can increase revenue by reforming land and real estate taxation systems through computerization of land registers, instituting realistic assessment programs, and levying taxes and penalties on idle land to discourage speculation • To provide adequate shelter and services to the urban poor, it is important to make serviced land available; the poor are capable of building their own houses and what they need are services such as potable water supply and sanitation, electricity, proper drainage systems, and solid waste management • If land occupied by the urban poor has to be cleared for urban infrastructure projects, they should be adequately compensated for loss of their use of the land and provided with acceptable alternative accommodations and urban services in resettlement areas • Plans for whole city regions may include rural areas; the concept of rural-urban dichotomy should be abandoned in development planning and governance as it creates divisiveness and fragmentation

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Policy Topic	Information Materials and Presentations	Policy Suggestions and Recommendations
	<ul style="list-style-type: none"> • Rehabilitation and conservation of historic houses and streets in Pingjiang district, Suzhou (Cao Qinliang) • Public sanitation services purchased by the Government (Yao Fenggen) • Floating population management in Shenzhen (Dong Yu) 	<ul style="list-style-type: none"> • Urban infrastructure and services should be accessible to the urban poor • When using PSP approaches for providing urban infrastructure and services, care should be exercised that these are accessible to all segments of the population, especially the urban poor. Evaluations of many PSP projects reveal that they are provided mainly to individuals who can afford to pay for services • Rural–urban migrants should be absorbed in urban areas by providing access to employment, housing, health and medical facilities, education, and skills training • Urban development should include redevelopment of inner-city areas, especially those having heritage and cultural structures that should be conserved • Urban development should include measures for environmental protection that prevent and control air, water and soil pollution, as well as those that protect ecologically sensitive zones

ADB = Asian Development Bank, BOT = build–operate–transfer, BOM = build–operate–manage, JNNURM = Jawaharlal Nehru National Urban Renewal Mission, NGO = nongovernment organization, PRC = People's Republic of China, PSP = private sector participation.