

### 2.2.3 Urban and coastal development strategy

Three basic strategies may be considered for spatial development of the region [see Fig. I(C)-1].

- 1) Consolidation of the Jakarta-Merak development corridor (through Serang and Cilegon),
- 2) Enhancement of the North-South coastal development corridor (from Anyer to Cigeulis)
- 3) Establishment of the interior development corridor (Baros-Pandeglang-Menes and Saketi-Bojong)

The strategy 1) is in accordance with the national policy for spatial development. This strategy is based on the recognition that higher returns on investment is expected in such an area where there exists certain accumulation of economic activities, being served with better infrastructures and utilities.

As compared with the Jakarta-Merak development corridor, the north-south coastal development corridor has not yet been well established in the region due to the poor infrastructure and underdevelopment of the southern remote areas. The strategy 2) is meant to remedy such a situation.

The interior areas along the provincial roads from Serang to Labuan and Malingping through Pandeglang (Interior development corridor) may be regarded as a secondary development corridor in the region. To undertake the regional development in the remote peripheries, it is, first of all, required to promote their surrounding corridors.

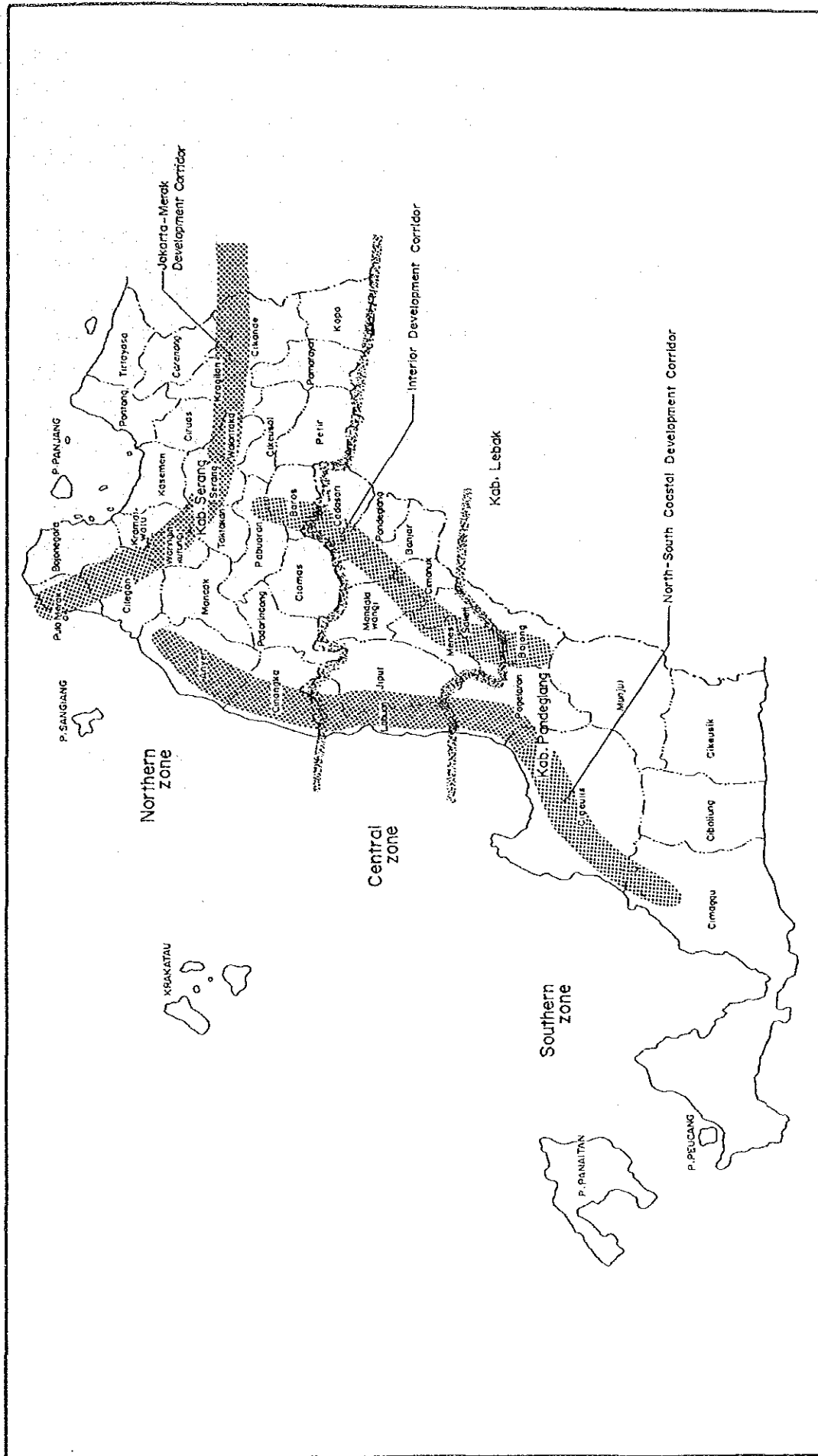


Fig. I (C)-1  
DEVELOPMENT CORRIDORS AND DIVISION  
BY ZONE OF THE STUDY REGION

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0 5 10 20 30 Km

In order to establish the north-south coastal development corridor, growth centers need to be created in the northern and the southern areas of the region, where the towns of Anyer, Labuan, Panimbang and Cigeulis can be the respective growth core.

It should be noted that these strategies are not meant simply to promote urban development of the region. More importantly, they are aiming at inducing the development of rural hinterlands, which are the basis of regions' economy. Thus complementary measures would be required to incorporate rural areas into the spatial framework envisaged.

The above corridors will be established and/or consolidated along with implementation of the projects listed in Table I(C)-4 and realization of tourist routes proposed in this report.

#### 2.2.4 Development centers and their influential zones

In the Banten area, there exist the following five (5) development centers:

##### Kab. Serang

- 1) Development Center I (Serang)
- 2) Development Center II (Cilegon)

##### Kab. Pandeglang

- 3) Development Center III (Labuan)
- 4) Development Center IV (Pandeglang)

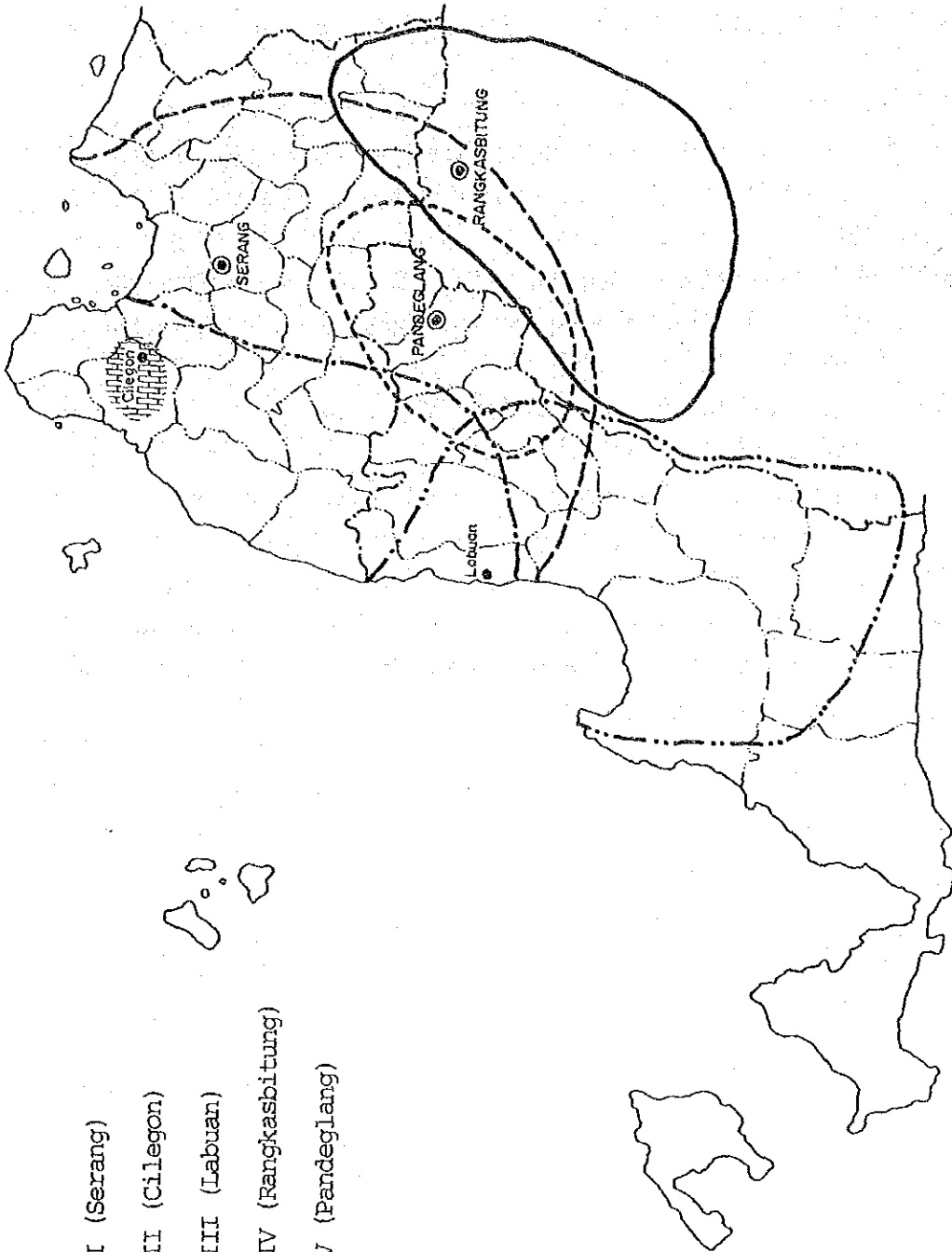
##### Kab. Lebak

- 5) Development Center V (Rangkasbitung)

The present influential zones of each development center are shown in Fig. I(C)-2.

According to the prospects of regional planners of Bappeda, the influential zones of each development center will be expanded in 2000, as illustrated in Fig. I(C)-3. Until that time, most of the study region will be under the socio-economic influence of the Development Center I (Serang).

Overlapping with the scope of influence of Serang, the study region will be also integrated into another two divided spheres of influence: the northern part under the sphere of influence of Cilegon and the southern part under that of Labuan. Considering its socio-political and geo-economic positions, the present development center of Pandeglang is envisaged to be integrated into three influential spheres such as Serang, Cilegon and Rangkasbitung.



Legend :

- Development Center I (Serang)
- Development Center II (Cilegon)
- △ Development Center III (Labuan)
- ◇ Development Center IV (Rangkasbitung)
- ☆ Development Center V (Pandeglang)

Source : BAPPEDA JAWA BARAT

Fig. I(C)-2  
PRESENT SPHERES OF INFLUENCE OF  
THE PRINCIPAL DEVELOPMENT CENTERS  
IN BANTEN AREA

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0 5 10 20 30 Km

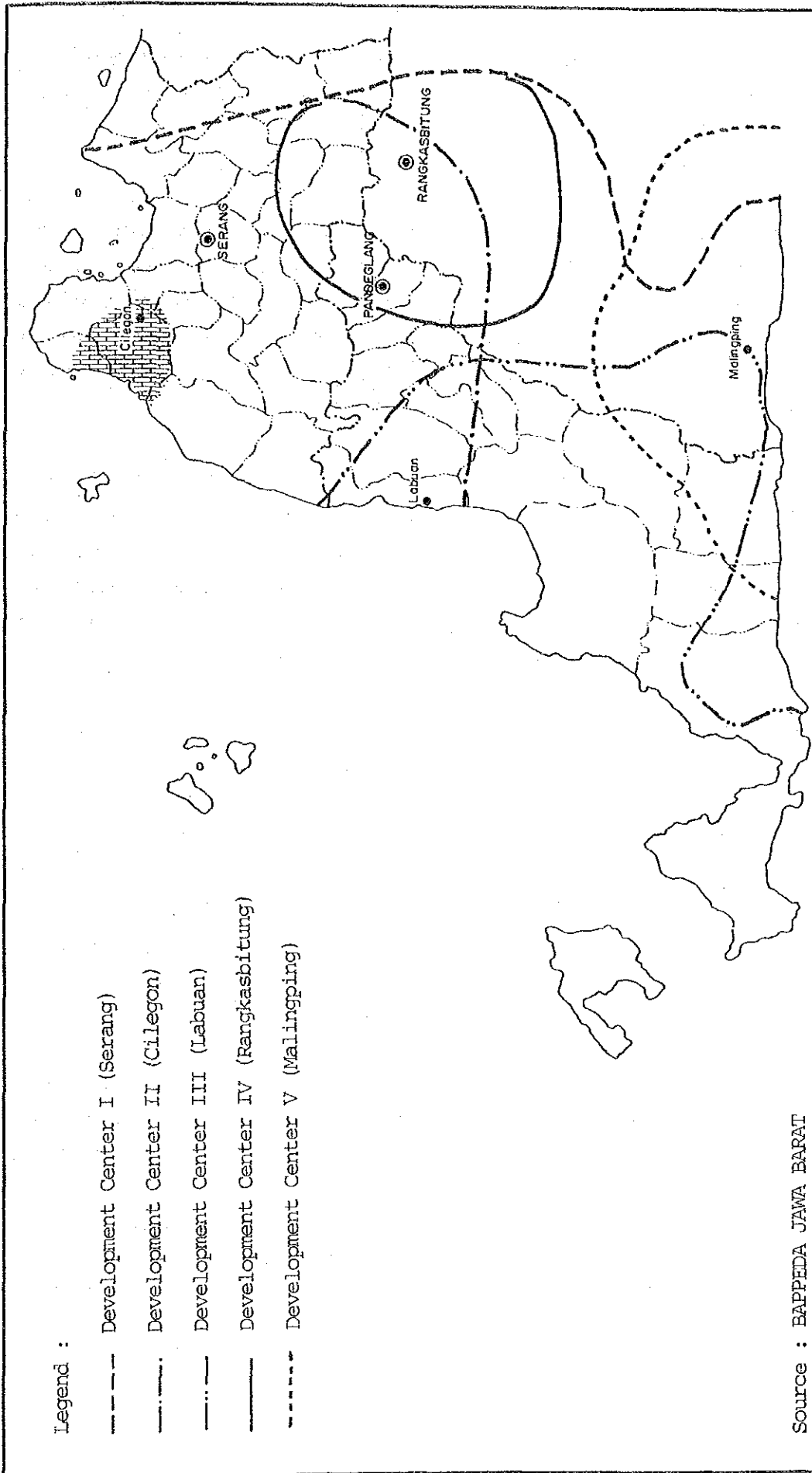


Fig. I (C)-3  
 EXPANSION PROSPECT OF SPHERES OF  
 INFLUENCE OF THE PRINCIPAL  
 DEVELOPMENT CENTERS IN THE  
 BANTEN AREA (in 2000)

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0 5 10 20 30 Km

## CHAPTER 3 DESIRABLE DIRECTION OF REGIONAL DEVELOPMENT

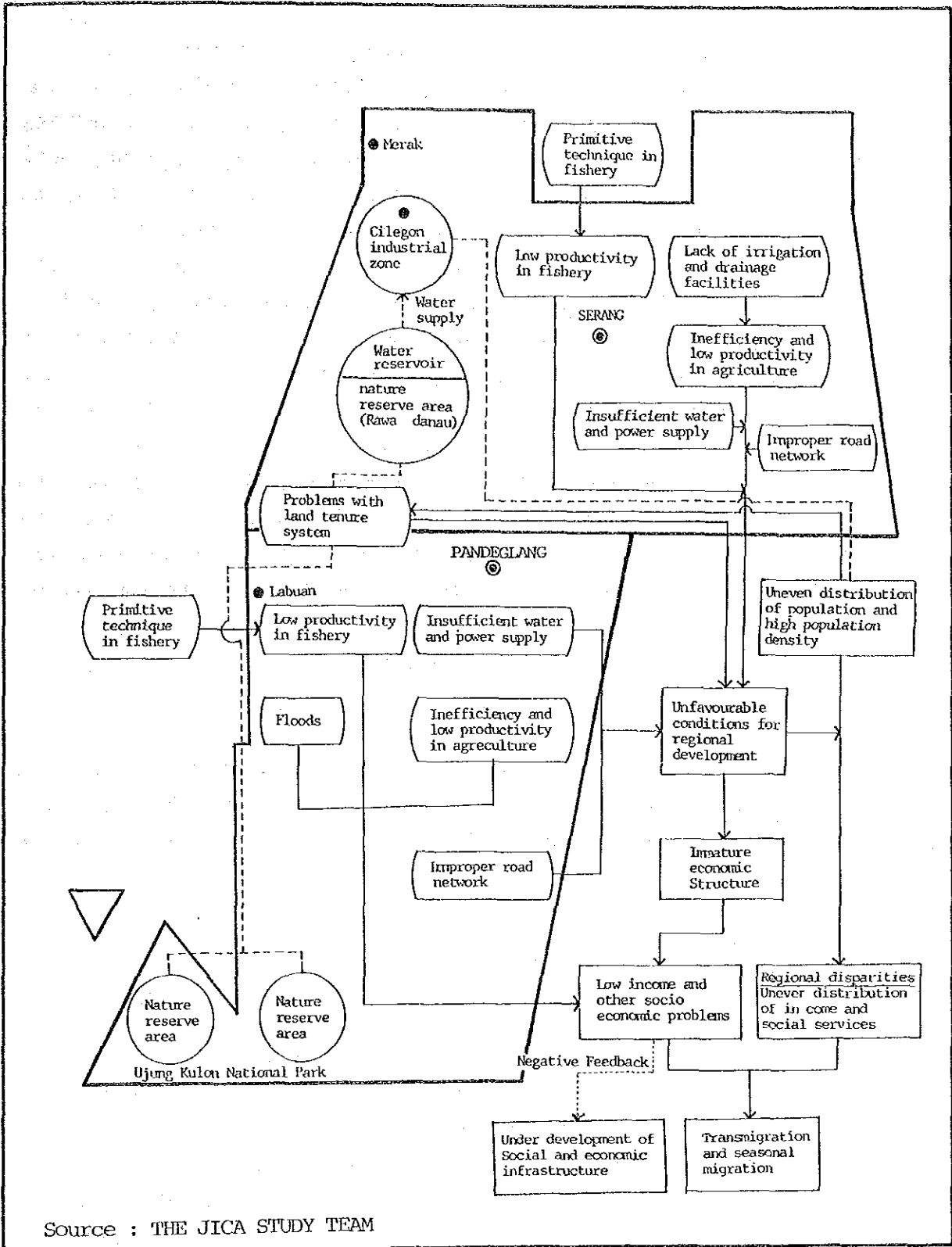
### 3.1 Overall Direction

As compared with other regions of the country, the study region does not seem to have critical problems to regional development other than common obstacles that most regions share. Major factors and more important interactions between problems are shown by the problem structure of the study region in Fig. I(C)-4.

According to the diagnosis of development potentials in the study region, the future prospects of the region seem, as a whole, fairly bright, given resources of various kinds. To exploit these various potentials, the development efforts should be concentrated on several most promising areas rather than spread out thinly over all the different areas.

However, remarkable disparities can be observed between the northern and southern halves of the study region. As a result of rural-urban and inter-provincial migration, major socio-economic activities of the region are concentrated in the northern half. Development of the region so far has been centering in the northwestern coastal zone and the main towns along the principal roads. On the other hand, the southern part of the region is handicapped by the fact that it is peripherally located in Java Islands.

Undoubtedly, with its geo-economic importance (Jakarta-Serang-Cilegon development corridor), the northern part of the region will continue to play a major role in the regional development. As it develops further, it would necessarily equip itself with more productive and service activities, which may include not only commercial and trade activities but also public service functions.



Source : THE JICA STUDY TEAM

Legend :

- Direct flow
- - - - - Indirect relation
- ..... Close connection flow
- Boundary of Kabupaten

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Fig. I (C)-4  
 PROBLEM STRUCTURE OF THE STUDY REGION



On the contrary, in the southern part of the region, there is much to be exploited. Crop diversification and increase of its productivity are an absolute "must" for the further regional development. Also, fishery development together with livestock, would contribute to improving the living standard of local people as well as to the regional development.

As a prerequisite for this, the storage and marketing problems have to be solved, particularly with the establishment of storage and processing facilities in each development center and improvement of rural access roads to collect products.

For further development of the region, it will be necessary to process products of the primary production sector within the region. Improvement of infrastructure such as rural electrification, water supply and transportation are prerequisites for such development.

### 3.2 Basic Direction by Zone

From the standpoint of its geo-economic characteristics, the study region consisting of two Kabupatens Serang and Pandeglang can be divided into the following three (3) zones [Refer to Fig. I(C)-1].

- 1) Northern zone  
(covering the whole Kab. Serang)
- 2) Central zone  
(comprising the northern Kecamatan of Kab. Pandeglang)
- 3) Southern zone  
(comprising the southern Kecamatan of Kab. Pandeglang)

In conformity with the regional development policy and strategies (West Java and Kab. Serang and Pandeglang) prescribed in "Pola Dasar Pembangunan Daerah" and the land use plan (1985-2005) prepared by the Department of Public Works,

the basic development direction by zone was formulated as detailed in this subsection based on the examination of development potentials and problems described in Chapter 1.

### Northern zone

#### (1) Existing conditions and potential

The northern zone is the most developed area in the study region. However, this zone has two distinct faces: (1) the Serang-Cilegon-Merak area with the highest population density of 1,150 persons/km<sup>2</sup> (1984) in the region and many industrial and commercial establishments, and (2) the rural hinterland where small-scale, and non-diversified agriculture is predominant with the holding size of less than 0.5 ha for more than 70% of farm households.

Paddy is the main food crop, followed by maize, cassava, sweet potatoes, groundnuts, soybeans and others (chili, French beans, cucumbers, etc.). Cash crops include coconuts (Kec. Cinangka) and vanilla.

Fishery and livestock activities are not fully developed in the zone. In addition to sea fishery in the coastal areas (especially Kec. Pulomerak, Tirtayasa and Cinangka), there exist numerous fish ponds in the northern part of the zone, but they are mostly small and thus the productivity is generally low. Much efforts are being made to improve the livestock sector by the improvement of breed through artificial insemination (only water buffaloes), promotion of zero-grazing and other means. The enterprises which are engaged in livestock and fishery productions are listed in the tables I(A)-33, I(A)-34 and I(A)-37.

Forests exist around the areas of G. Gede in the northern peninsula and G. Tekung adjacent to Rawa Danau. However,

those forests are reserved for the protection of soil erosion and water conservation.

In the northwestern coastal area of the zone, there exist the Cilegon Industrial Estate with some modern heavy industries such as PT. Krakatau Steel Works, Pertamina Petrochemical, etc. Except for the said large scale industries, most industries in the study region are classified as light and home industries, engaging in the processing and manufacturing of primary products such as brick, tile, food, wood, handicrafts, etc.

In order to ensure continuous development in the region toward the future, several modes of transportation have been in use, namely the road links directly from Jakarta through the northern coastal area toward Merak and South Sumatra, the railway from Jakarta-Rangkasbitung to Serang and Merak, and the ports for industries at Cilegon and Anyer. A highway construction is under way from Jakarta-Tangerang toward Serang and Merak.

Tourism would be significant in the future.

## (2) Themes to development

In order to envisage further development of the northern zone, the following seem to present as major themes:

- High population density and poor availability of land,
- Access to the interior areas of the zone from the trunk roads and adequate maintenance of secondary and feeder roads,
- Excessive dependency of the zone's economy on the modern heavy industries which are not yet accompanied by their new sub-sector industries. This may be solved, however,

if the Cilegon Industrial Estate continues to lead the zone's development,

- Water supply, especially in the interior areas of the zone for its primitive agriculture and fishery, etc.

(3) Basic direction

- To introduce new types of sub-sector industries to further process primary products manufactured in the Cilegon Industrial Estate and to develop the agro-based and aqua-based industries;
- To increase production of paddy and horticultural crops by intensification and expansion and to diversify crops (food and cash crops) in combination with the rehabilitation/construction of dams for irrigation (ex. Karian dam) with the view to inducing processing industries in the backward areas of the northern zone;

As for increasing crop production, the zone's preference order for different crops is as follows:

- a. Paddy
  - Irrigation paddy: to be developed especially in Pontang, Tirtayasa and Kasemen areas,
  - Rain-fed paddy: to be promoted in Carenang, Cicande, Pamarayan and Kopo areas.
- b. Horticultural Crops (to supply the development centers and Jakarta)
- c. Coconut
- d. Coffee (Robusta)
- e. Clove
- f. Vanilla
- g. Rubber
- f. Melinjo

Significant increase in coconut and rubber poses some doubts in view of world markets, while the production of clove and vanilla is encouraged to meet international and domestic demands.

Other possibilities include the following:

- To increase fishery and production of marine (e.g. sea weeds) products by organizing, possibly by capitalizing on, fisherman cooperative societies, together with the construction of ice plants and cold storage in each fishery base (e.g. in Kec. Anyer, Cinangka and Kasemen);
- To promote livestock production, especially cattle and milk production with zero grazing, in order to improve the diet of people and meet the increasing demand in the development centers;
- To intensify the afforestation programme so as to protect against soil erosion, catchment of rivers and underground water resources, and to promote the sustained production of timber and wood products;
- To strengthen the economic structure through securing marketing channels by improving access roads and other facilities and institutions;
- To develop tourism in the west coast and in old Banten in order to meet the needs of international and domestic tourists.

## Central zone

### (1) Existing conditions and potential

Population density in central zone is relatively high and sizes of land holding are comparatively small. The farm households with the land size of less than 0.5 ha account for about 69% of the total. The annual per capita income of the zone comprising 9 Kecamatans amounts to Rp. 81,100 in 1980.

Agriculture in the zone is characterized among others by rather intensive use of land and low yields. People are engaged mostly in subsistence agriculture, cultivating paddy (very active in the eastern part of the zone), maize, soybeans, cassava, sweet potatoes, groundnuts and other food crops, sometimes in combination with minor stock raising and inland fishery. Kec. Cadasari is the most productive and active area as far as its agriculture concerned in the zone.

The zone is a big producer of fruits such as durian, jambu, pineapple, salak and so on. The important cash crops in the zone are coconuts (Kec. Labuan), clove (Kec. Madalawangi and Saketi), coffee (Kec. Cadasari and Mandalawangi), edible seeds "melinjo" (Kec. Labuan, Menes and Saketi), etc.

Sea fishery has been undertaken in small scale by using primitive techniques exclusively in Kec. Labuan. Shrimp hatchery and its farming ponds are found in the coastal areas. Inland fishery is relatively active in the zone (Kec. Cimanuk, Pandeglang and Banjar), although it may be insignificant.

Small livestock is common throughout the zone, although it may not be significant yet.

Sizeable forests exist especially in the mountainous areas such as G. Karang, G. Pulasari and G. Aseupan.

The manufacturing sector is dominated by agro-industries, especially melinjo, soya-beans cake and fish and handi-crafts made from bamboo, screw-pine, etc.

Pandeglang and Labuan cities support the zone's productive activities mainly with its commercial and service functions.

There is an arterial road connecting east-west through Pandeglang, Saketi and Labuan and from Labuan it continues north along the west coast toward Anyer. From Saketi it branches off toward the south. A small moorage exists at Labuan for fishery but no other significant activity can be observed along the coast. An old railway runs alongside of the east-west arterial road although the service on this line has been terminated some years ago.

Tourism would be an important sector for the development of the region.

## (2) Themes to development

Major themes to future development of the central zone seem to be:

- Availability of land and relatively high population density;
- Provision of infrastructure (particularly roads, storage facilities and telecommunication system);
- Technology levels in production sectors;
- Electricity and water supply;

- Organization of cooperatives and poor marketing system.

### (3) Basic direction

For further development of the Central zone, the following possibilities may be suggested.

- To improve access from the main provincial road in order to induce agricultural development in the interior and the establishment of agro-processing industries along the corridor;
- To organize the existing fishery and stockbreeding activities which are mostly at subsistence level, possibly by capitalizing on existing cooperative societies so as to provide another driving force for the zone;
- To make Labuan to continue to lead the zone's development by removing existing bottlenecks of storage and marketing facilities, and other
- To enhance people's standard of living by meeting more immediate requirements such as increase in food and cash crop productions and creation of job opportunities by promoting manufacturing industries (including agro- and aqua-industries);
- To improve the provision of infrastructure and utilities, especially rural access roads and electricity in order to promote the rural economy;
- To exploit the potential tourism resources (especially west coastal beaches) for the regional development of the zone.



## Southern zone

### (1) Existing conditions and potential

The southern zone seems to be the least developed among the three zones in the study region, with the estimated annual per capita income of only Rp. 63,270 (1980). The number of farm households with the land size of less than 0.5 ha amounts to 36,295, accounting for about 56% of the total.

The majority of farmers are engaged in subsistence agriculture, cultivating mostly paddy, maize, soybeans, cassava, sweet potatoes, groundnuts, etc.

Main cash crops are coconuts, rubber (Kec. Munjul) and coffee; oil palm, clove (Kec. Bojong), kapok and sugar-palm are also grown in areas suitable for those respective crops.

Other production activities have generally high potentials, but are not picking up yet. Fishery (both sea and inland) has been undertaken only in small scale, especially in Kec. Pagelaran, Cigeulis and Cibaliung. The yield is naturally low, despite their favorable location.

The zone is considered comparatively suitable for livestock production. Stock raising is, practiced generally on hill slopes, fairly active in Kec. Cigeulis, Cimanggu and Cibaliung. Much efforts are thus being made to improve the livestock sector by upgrading its breed and production.

The Ujung Kulon National Park (56,000 ha) located in the southwestern part of the zone (Kec. Cimanggu), is reserved as a natural conservation area. In this area, forests are strictly preserved. Wood production is carried out especially in Kec. Cibaliung.

The manufacturing sector is minor in the zone. Small industries of the zone concern mostly the processing or manufacturing of sugar palm (Kec. Cigeulis), salted fish (Kec. Cimanggu and Cigeulis), and tiles/brick (Kec. Cigeulis, Bojong, Cikeusik and Cibaliung).

Road links are the only reliable means of transportation in the region. However, their maintenance and improvement is lagging far behind the demand and not sufficient to support any development activities.

Tourism would be a potentially important sector with the existence of the Ujung Kulon National Park, viz. G. Payung and Honje, Panaitan, Peucang, Handeuleum and Krakatau Islands, Carita beach etc.

## (2) Themes to development

The zone is handicapped by the fact that it is peripherally located in the study region. In addition to its remote location, the following themes to development are observed in the southern zone.

- Access road, insufficient storage facilities and inadequate marketing system;
- Electricity and water supply and poor telecommunication system;
- Large-scale irrigation in the interior;
- Floods in lowland (Kec. Pagelaran and Cigeulis).

### (3) Basic direction

The important possibilities worth serious consideration include the following:

- To improve the road network and storage facilities with the view to expanding and intensifying agricultural (food and cash crops), livestock and fishery production in the backward area;
- To establish marketing channels to and from Labuan and Pandeglang by establishing cooperatives in each production activity and providing better-storage and marketing facilities;
- To improve the provision of social and economic infrastructure such as water, power, health and education facilities in order to promote the existing economic activities of the zone;
- To strengthen the economic structure by increasing the production of food and cash crops such as paddy, clove, coffee, pepper, etc. and promoting agro- and aqua-processing industries;
- To tap tourism potentials (e.g. Ujung Kulon National Park) in paying due attention to its natural conservation.

The outline of guidelines for regional development by sector and zone is shown in Table I(C)-5.

### 3.3 Regional Development and Tourism

Tourism has become a major economic activity in many developing countries and it offers an opportunity to secure foreign exchange and stimulate economic growth.

Table I(C)-5 OUTLINE OF THE GUIDELINES FOR REGIONAL DEVELOPMENT BY SECTOR AND ZONE

Zone	Northern Zone	Central Zone	Southern Zone
Sector			
Agriculture	- To increase the productivity of food and cash crops by intensification and diversification.	- To promote the intensified and diversified agriculture, especially in the interior areas.	- To develop agriculture by increasing the production of food and cash crops.
Fisheries	- To increase marine products by organizing fisherman cooperatives, together with the establishment of the cold storage system.	- To organize fishery activities and improve the storage, transportation and marketing system.	- To increase marine and inland fishery production and establish marketing channels.
Livestock	- To promote livestock production, especially cattle and milk production with zero-grazing.	- To increase livestock production, especially small stocks such as goats, sheep, poultry, etc.	- To promote livestock production (big stocks) in the backward area.
Manufacturing	- To introduce new type of sub-sector industries and develop the agro- and aqua-based industries.	- To establish agro-processing industries along the corridor.	- To promote agro- and aqua-processing industries.
Forestry	- To intensify the afforestation so as to prevent soil erosion, to conserve water resources and to promote the sustained wood production.		- To put emphasis on the nature conservation as well as timber production.
Tourism	- To develop the west coast, Old Banten and Serang as the gateway of the study region.	- To exploit the potential tourism resources (especially west coastal beaches) for the regional development.	- To make the most of wild nature in paying due attention to its natural conservation.
Others	- To strengthen the economic structure through securing marketing channels by improving access roads and other facilities.	- To improve the infrastructure especially rural access roads and electricity in order to promote the rural economy.	- To improve the provision of social and economic infrastructure such as water, power, health and education facilities

In Indonesia, the Government promotes tourism in order to:

- earn more foreign exchange,
- provide more recreational opportunities to urban people,
- achieve regional development of backward area.

The most obvious and immediate benefit of tourism is the creation of jobs and opportunity for people to increase their income and standard of living.

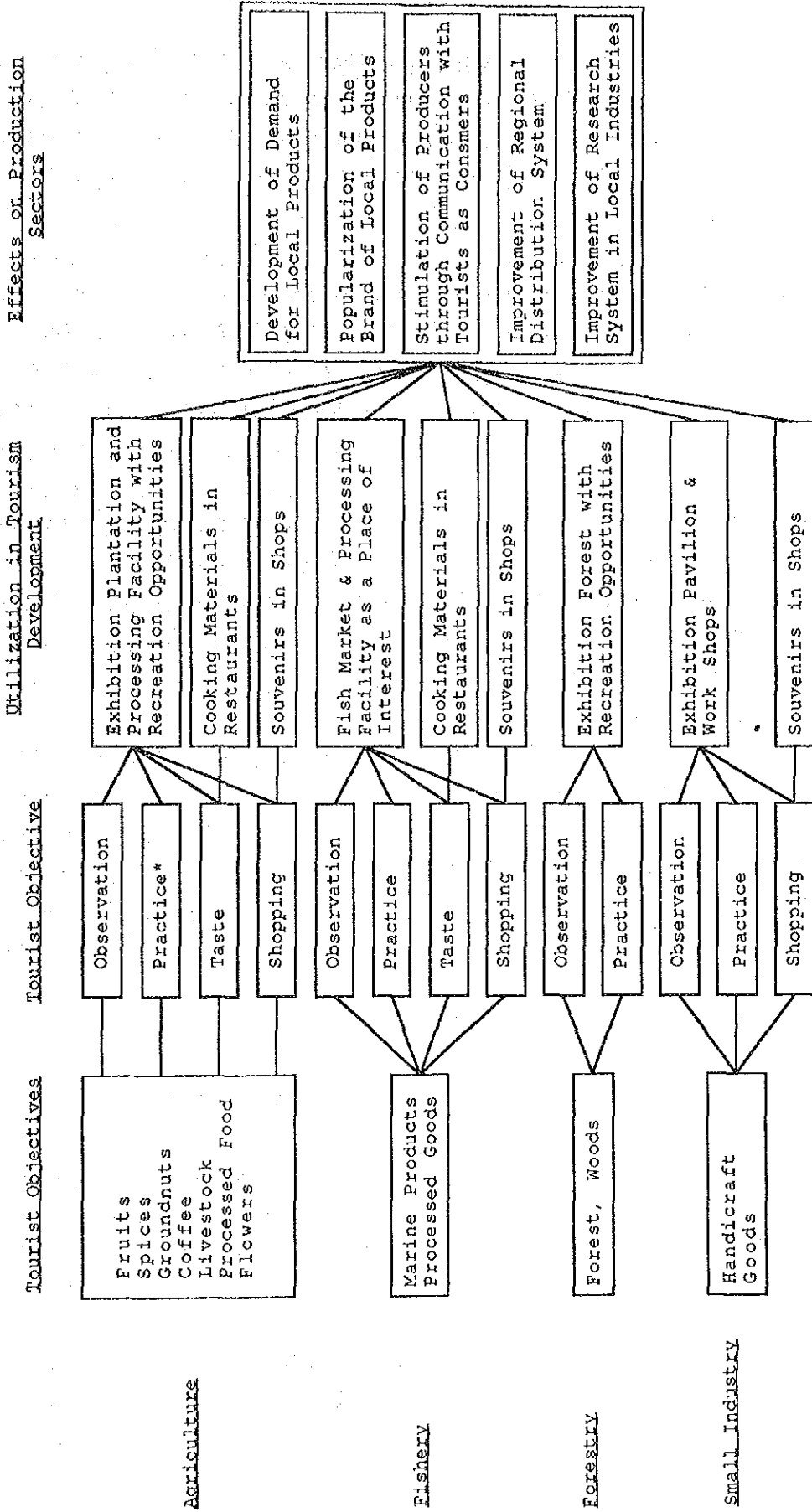
The employment expected to be generated by tourism can be classified into the following three categories.

- 1) Direct employment in businesses that sell goods and services directly to tourists, such as hotels, restaurants, transport operators and shops,
- 2) Indirect employment stimulated by tourists' expenditures in activities, such as manufacturing and wholesale distribution, that supply goods and services to tourism business,
- 3) Investment-related employment in construction and other capital goods industries.

The reason why tourism can be an engine for the regional development, is due to the specific broad-wide constitution of this industry, as shown in Fig. I(C)-5.

In addition to the creation of direct and investment-related employments, tourism can generate considerable indirect employment through increased demand for food products, souvenirs and other goods, especially in agriculture, food processing, and handicrafts, as well as transport and distribution, and a range of local light manufacturing industries.

Fig. I (C)-5 PRODUCTION SECTORS IN TOURISM DEVELOPMENT AND ITS EXPECTED EFFECTS



\* Operation Practice for Pleasure

Besides, employment generated directly in the tourism sector shows generally higher yield earnings than those available in other sectors, especially agriculture. It is also expected that the jobs which tourism brings slow down the drift from rural to urban areas.

Tourism has a quite different aspect from other export activities in respect that the ultimate consumer of the goods and services comes to the exporting country, it is therefore required to pay more careful attention to transport and marketing arrangements than in the case of most other exports.

In view of the potentials of tourism development in the region and its considerable spillover effects, it seems to be the most logical and pertinent means to promote the regional development by making the best use of the driving force of tourism in the western part of West Java.

However, the development of tourism has political, economic, and social implications. It must be therefore noticed that various impacts and special problems usually arise during the process of tourism development. To promote the regional development in placing tourism at its axis, it is absolutely necessary to take into consideration its far-reaching effects.

### 3.4 Direction of Tourism Development

#### 3.4.1 Macroscopic position of the study region

According to the foregoing study concerning international tourism, Bali functions as a major gateway and tourist destination in Indonesia. However, to promote international tourism further in future, the following efforts are needed:

- To intensify the functions of other gateways, especially Jakarta as the capital city of the Republic of Indonesia.

- To develop satellite tourist destinations around the above gateways in order to provide more and diversified attractions for tourists.
- To consolidate shuttle flights among those gateways for the improvement of inter-city transportation.

From such standpoint of view, the study region is expected to be developed as one of the excursion objectives from Jakarta and/or as a secondary tourist destination in order to establish a diversified tourist destination system around Jakarta for international tourists, although it can not be a main destination [see Fig.I(C)-6].

Such view shall be also taken into consideration for domestic tourism. Because it is needed to distribute the tourist demand generated in Jakarta to other directions than the eastward and southward of Jakarta, where tourist destination is crowded with visitors and roads are jammed with cars in weekends and holidays.

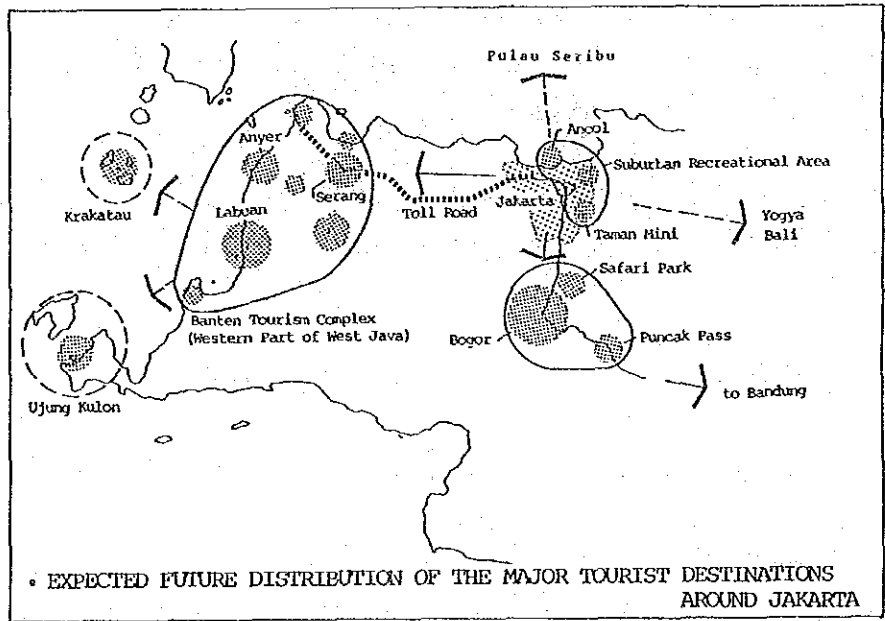
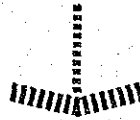
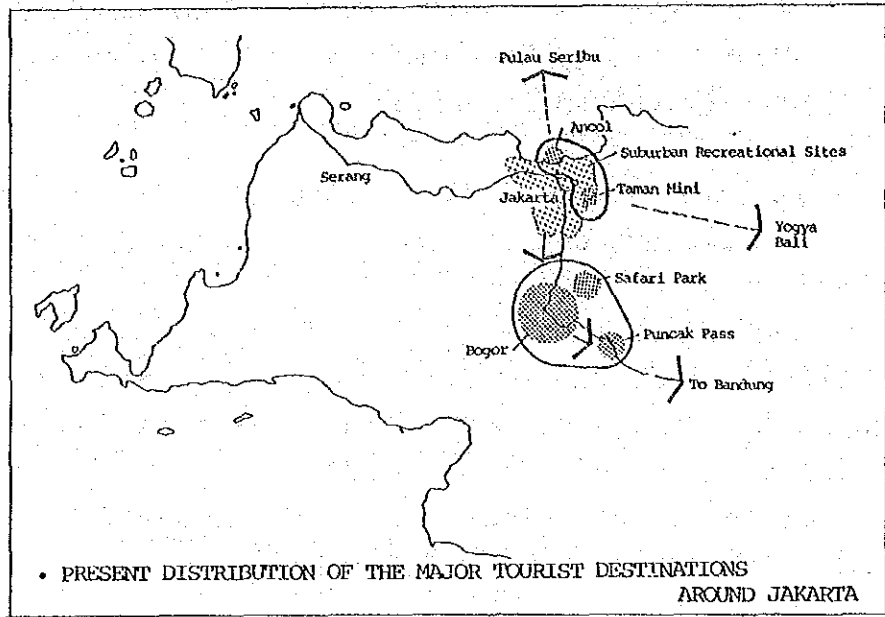
In the light of the above views, it can be said that tourism development in the study region plays an important role on the macroscopic aspect.

#### 3.4.2 Direction of tourism development

Viewing the scarcity of prominent tourist resources in the study region, it seems not appropriate to refrain the development of major tourist destinations. Such direction is not recommended, because the development effects can hardly spread over the region.

Consequently, it is essential to promote tourism as an engine of regional growth, develop diversified destinations of identities and attract tourists by accumulated interests in the whole region.





Source : THE JICA STUDY TEAM



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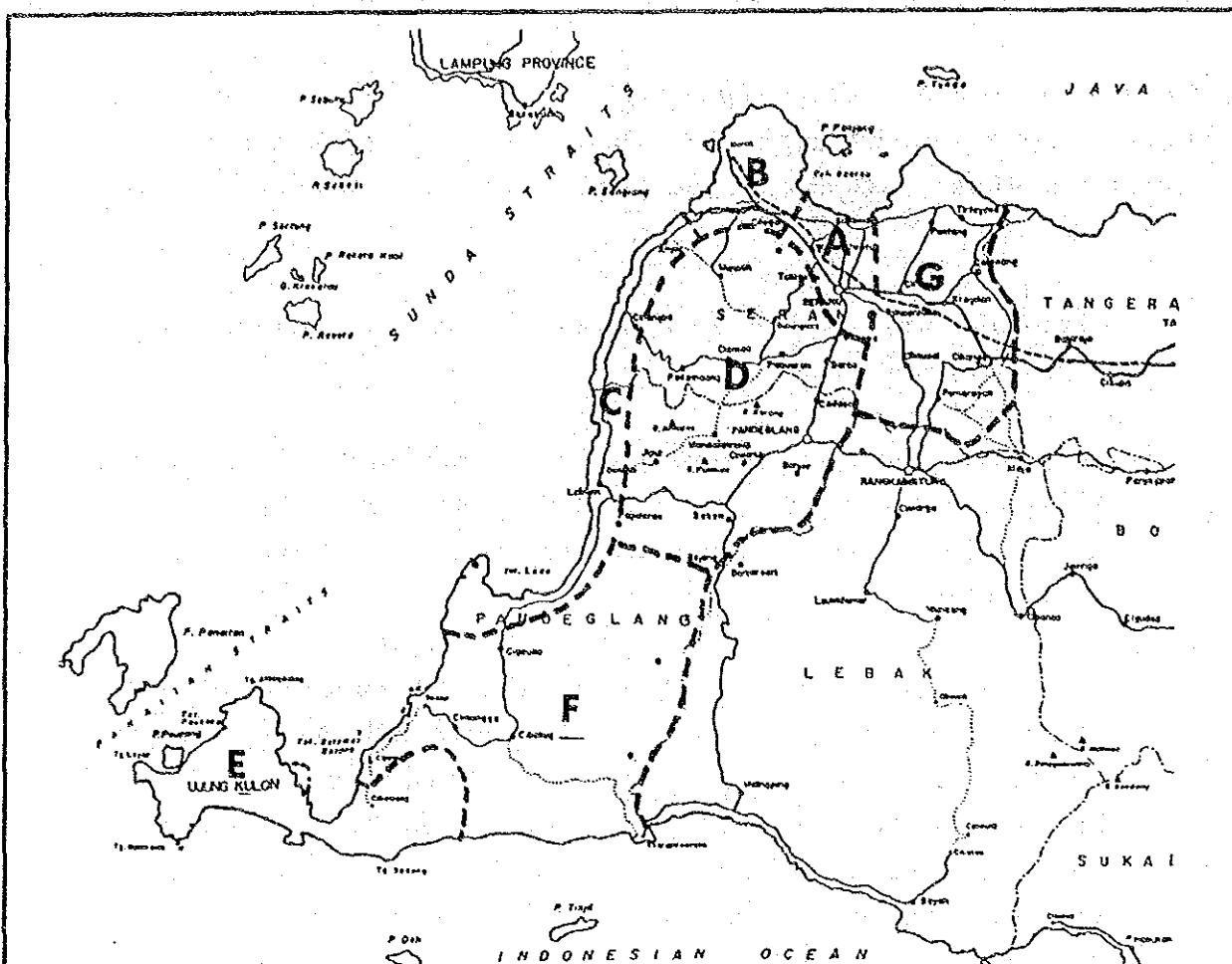
Fig. I(C)-6  
DIRECTION OF TOURISM DEVELOPMENT

The theme of each identity shall not be limited to inherent resources such as beaches and historical assets, but has to be sought in other industrial sectors for their utilization and promotion.

The following principles are proposed as the direction of tourism development.

- For the inherent resources, sea, beaches and Krakatau Islands shall be focussed on, and also historical relics and ethnic culture such as arts and entertainments can be utilized.
- Among other sectors, plantations, livestock, fishery, their processing industry and handicraft have, to some extent, potentials as tourist attractions. It is, however recommended to put emphasis on their potentials in observation and recreation aspects as well as on the consumption of local products, so that the diversified effects can be brought not only in tourism industry, but also in other industrial sectors.
- Most of natural reserves are precious, but not suitable and attractive for major tourism because of their characteristics and location. Accordingly, priority shall be given to them as resources for researchers, naturalists and others.
- To tourist destinations of the above identities are needed to be linked together for establishment of tourist routes.

As for the basic direction of tourism development by area, Fig. I(C)-7 can be referred to as a proposal.



Code	Area	Basic Direction
A	Old Banten	To make better use of socio-cultural resources as well as historical relics.
B	Northern Tip	To develop and improve small-scaled recreation parks along the beach utilizing its advantageous location near the end of the Jakarta-marak Highway.
C	West Coast	To establish a marine resort area with a variety of tourist attractions.
D	Northern Inland	To exploit the local industries as well as its natural environment in order to establish tourist route.
E	Western Tip	To promote nature oriented activities with consideration to nature conservation.
F	Southern Inland	To preserve as a buffer area and watershed management for future development.
G	East Plain	To promote its agricultural activities while preserving its desirable landscape.



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Fig. I (C)-7

BASIC DIRECTION OF TOURISM DEVELOPMENT  
BY REGION

## CHAPTER 4 PROJECT OPPORTUNITIES RELATED TO TOURISM DEVELOPMENT

### 4.1 Project Opportunities

Examining the possibilities of promotion of other production sectors on the basis of the views presented in the previous section, the following items are listed up as the attractions for tourist use.

#### 1) Agriculture

- Food crops including vegetables
- Plantation products
  - Fruits (Banana, Durian, Mango, Jambu, etc.)
  - Spices (Clove, Maize, Cinnamon, etc.)
  - Groundnuts
  - Coffee
  - Processed foods of above products
  - Flowers
- Livestock and its processed foods

#### 2) Fishery

- Marine products
- Inland fish
- Processed goods of above products

#### 3) Forestry

- Forest
- Woods

#### 4) Small Industry

- Bamboo craft, Rattan work, Musical instruments, etc.

The above mentioned items can be utilized for such tourist attractions as observation, operative practice for pleasure, enjoyment of local taste and shopping.

Fig. I(C)-5 shows the possibilities of the utilization of those items from the standpoint of tourist attractions.

The project opportunities in industrial sectors related to tourism are as follows:

- Development of industrial exhibition facilities with some recreation opportunities such as operative practice for pleasure and outdoor life;
- Utilization of local products as cooking materials in restaurants and souvenirs in shops;
- Utilization of industrial facilities such as fish markets and processing factories as tourist attractions.

Though their promotion and utilization, they will encourage other industrial activities from various aspects as shown in Fig. I(C)-5.

#### 4.2 Expected Projects

Preliminary ideas on project opportunities in the study region (by zone) are presented below in the light of the existing conditions and development potentials in Section 3.2 and the framework for regional development in Chapter 1.

Projects proposed hereunder are expected to be implemented or promoted in consequence of the tourism development in the region. As for their way of execution, each project might be realized separately according to the programme of the respective sector.

## Northern zone

### (1) Small industry promotion

In relation to the tourism development, the small industries manufacturing the following products and souvenirs are expected to be promoted or newly introduced in the zone.

- Good-luck charm (near the holy places such as mosque and Buddhist temple in Banten)
- Accessories (necklace, ring, bracelet, badge, wappen, etc.)
- Toys (made from wood, bamboo, textile, plastic, cast, etc.)
- Furniture goods (wood and rattan)
- Pottery (tableware, vase and other ornaments)
- Sculpture (statue, mask and various ornaments)
- Shellworks (mascot, necklace and other ornaments)
- Other handicrafts (ex. wayang puppets, bags and hats made from screw-pine and coconut fiber, traditional wear, printed T-shirts, etc.)

### (2) Horticulture complex

The horticulture complex project is planned first for the expansion of fruits production and introduction of new horticulture crops, and second for fruits and vegetables processing and canning. Candidate crops include citrus, melon, gauva, berry, tomatos, mushroom, French beans and other formation center for various horticultural crops (including flower) will be main items for encouraging

farmers to produce more horticultural crops of different kinds.

### (3) Fishery complex

The fishery complex comprising ice plant, cold store and marketing facility will be established in the fishery development center such as Bojonegara, Old Banten and Cinangka. Fishing ports (e.g. Old Banten and Cinangka) should be also upgraded and processing plants for fish meat and fillets will be established at selected centers.

In the northern coast, the sea and brackish water pond fisheries are to be promoted, while fish breeding, especially shrimp hatchery is encouraged in Pasauran-Cinangka coast areas. Artificial feed plants will be included in this complex. The role and function of the Research Station for Coastal Aquaculture at Bojonegara will be consolidated and its activities may be closely combined with the operation of fish culture of the zone (both for sea and inland).

In this connection, sea weeds production will be also promoted on the coastal zone to meet its increasing demand as a health food diet.

To ensure provision of extension works and stable marketing system, it is required to establish the fishermen's cooperatives in each fishery development area.

### (4) Livestock industry complex

The livestock industry complex project is planned to establish breeding centers for distributing cattle, milking cows and chickens (meat and eggs) to contract farmers with the concomitant provision of extension services. Meat (including by products such as blood and bone) and milk processing factories will be included in

this complex to process stocks to be purchased from the farmers. Tanned hides and skins and leather goods industries will be subsequently introduced. Food production may also be combined to serve both livestock and fishery production.

(5) Agro-forestry and land conservation

This project is a package of measures for watershed management compatible with production activities. Cash crops such as clove, coffee, pepper, etc. and fruits will be expanded by increasing the supply of seedings.

Land conservation by afforestation (ex. Bojonegara and surrounding areas of Rawa Danau) will contribute not only to the upgrading of tourism and recreational sites but also to the supply of fruits and wood materials.

(6) Rural area transportation network

The rural area transportation network project consist of upgrading of the following several road sections:

- Merak-Bojonegara-Cilegon (loop line)
- Anyer-Mancak-Gunungsari-Taktakan-Serang
- Cinangka-Padarincang-Ciomas-Pabuaran-Serang
- Gunugsari-Mancak-Cilegon
- Old Banten-Pontang-Tirtayasa-Carenang-Kragilan
- Ciruas-Walantaka-Petir-Raangkasbitung
- Baros-Petir-Pamarayan-Tambah
- Kopo-Cikande-Carenang (KCC project in relation to Karian Dam Construction)



This project is planned mainly for improving communication within the area as well as access, from outer-areas to facilitate distribution of inputs and outputs of agricultural, livestock and fishery production. It will also contribute to tourism development by improving the access to the interior tourism objects and connecting the tourist attractions.

### Central zone

#### (1) Small industry promotion

In connection with the tourism development, local light industries manufacturing following products and souvenirs are expected to be promoted or newly introduced in the zone.

- Furniture items (made from bamboo, rattan and wood)
- Local noted products (ex. a variety of melinjo crackers, candy made from sugar-palm and other relishes)
- Shellworks and leatherworks
- Pottery (ornament, tableware, vase, etc.)
- Accessories (necklace, ring, bracelet, badge, wappen, etc.)
- Toys (made from wood and bamboo)
- Sculpture (ornament, tableware, statue, etc., using local materials such as wood, bamboo, coconuts, etc.)
- Other handicrafts (bamboo handicrafts, good-luck charm, bags and hats made from screw-pine and coconut fiber, traditional music instruments, wayang golek puppets, etc.)

(2) Coffee complex

The coffee complex project is planned to increase coffee production (Arabica and Robusta) in Kec. Cadasari, Mandalawangi, Munjul, Bojong, etc. and to establish processing factory. Provision of seedlings is the main instrument for these activities. A research program on coffee culture should also be established.

In addition to its processing, the associated industries such as packing materials, printing and can making will be induced in a development center of the zone. Coffee processed in the zone will be sold to visitors as one of the local souvenirs, e.g. with the brand "Banten Coffee".

(3) Clove Plantation

The clove plantation project aims at increasing clove production in Kec. Mandalawangi, Saketi, Bojong, etc. by expanding the planted area together with the supply of seedlings to the individual farmers. Picked cloves will be processed not only to meet the increasing national demand in cigarettes manufacturing, but also to serve as culinary spice as well as medicine.

(4) Fishery complex

The fishery complex project is planned to establish a fishery center at Labuan, and its surroundings, where ice plants and cold stores and marketing facilities will be provided to support sea fishery.

Fishery port at Labuan should be improved and processing plants for fish meat and fillets will be established in and around the port. To support the sustained fishery production, in the area, it is essential to establish fishermen's cooperatives and widen its market taking aim at Jakarta, the biggest consumption place.

(5) Horticulture complex

The horticulture complex project is planned to be implemented with the view to increase the fruits production and introduce the other new horticultural crops such as citrus, melon, berry, tomatoes, French beans, mushroom, young corn, bamboo shoot, etc. The project included the production of seeds and seedlings, and distribution of market information on various horticultural crops. A fruit and vegetable processing and canning plant will be established later (until 2010).

(6) Road links and telecommunication improvement

In addition to the improvement of key secondary roads, rural access roads should be upgraded to connect the sub-district towns (IKKS) as well as the main villages in the zone.

They include:

- Menes-Jiput-Mandalawangi-Cimanuk
- Jiput-Caringin
- Cimanuk-Mengger-Maja
- Pandeglang-Banjar-Cikeper-Batubantar

As for the telephone network, the automation and installation of telephone are eagerly expected in Pandeglang and Labuan cities, respectively.

In a longer run, every sub-district towns (IKKS) should be connected by a high capacity telephone system and integrated into the national and international telecommunication network.

(7) Port (or ferry) facility construction

This project is planned to construct a port (or ferry) facility for the promotion of tourism and fishery production on the west coast. The improvement of such port facility would contribute to the development of regional economy.

Southern zone

(1) Small industry development

In conjunction with the tourism development, the total light industries producing the following items are expected to be developed or newly introduced in the zone.

- Local noted products (e.g. a variety of melinjo crackers, candy made from sugar-palm, and other relishes, etc.)
- Grinding of stones and accessories
- Leather works (e.g. bags, wallet, belt, shoes, etc.)
- Woodworks (ex. statue, mask and other ornaments)
- Decoration plants
- Other handicrafts (ex. hats and bags made from screw-pine, bamboo and coconut fiber, etc.)

(2) Southern interior transport network

The southern interior transport network project aims to upgrade the following road sections for improving communication within the area from outer areas.

- Labuan-Cibaliung-Sumur
- Menes-Bojong-Munjul

- Labuan-Pagelaran-Munjul
- Munjul-Cikeusik-Cibaliung
- Cikeusik-Muarabinuangeun- (Malingping)

(3) Coconut and oil crops complex

The coconut and oil crops (ex. oil-palm, maize, ground-nuts, etc.) complex is planned to increase the coconut and oil crops production by rehabilitation/expansion of the area, and to promote their processing activities. Oil crop processing will include oil milling, refining and canning/bottling. Oil mill residues will be used as inputs to the animal and fish feed plant. To support these activities, coconut and oil crops research and extension center will be established in the longer run. Seeds production for oil crops will be another supporting activity.

(4) Livestock development

The livestock development project is planned to increase the meat and egg production in the zone by establishing a breeding center for distributing improved breeds to contract farmers with the concomitant provision of extension services. The associated slaughtering and processing industries will be also established in and around this center. Feed production may also be combined to serve both livestock and fishery production. Production of animal feeds and manure may be induced at individual farm level. Extension and other services would be provided to them through farmers' cooperative societies.

(5) Fishery improvement

The fishery improvement project aims to develop the rural economy by establishing sea and inland fishery centers in the southern areas (ex. Sumur, Panimbang, Cimanggu, Cibaliung and Cikeusik). Traditional methods of fish processing by sun-drying, salting and smoking would be improved, if the fishermen's cooperatives and proper marketing channels are established through implementation of this project. Later on, ice plants and cold stores will be implanted in each development center.



*ANNEX I (D)*

*CONDITIONS OF TOURISM*





ANNEX I (D)

CONDITIONS OF TOURISM

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## CHAPTER 1

### TOURIST DESTINATIONS IN INDONESIA

#### 1.1 Java Island

##### 1) Jakarta and West Java

###### a. Jakarta

Jakarta, the capital city of the Republic of Indonesia, is a city of multiple functions, such as politics, trade, commerce, finance, information, culture etc.

Therefore, tourist attractions characteristic of a capital city besides those in general tourist resorts can be seen and the city tour is one of the typical tourism activity.

On the other hand, Jakarta is the gateway for international tourism and also the base of domestic tourism as well as a tourist destination.

Furthermore, some visitors come to Jakarta for purpose other than tourism but will enjoy participating in tours during their stay.

The new development in Pulau Seribu will create another tourism aspect in Jakarta.

###### b. West Java (excluding the study region)

It is characterised with its own culture and the Sundanese language and with remnants of old kingdoms dating back centuries ago.

Besides those historical and cultural tourist attractions, its highlands and beaches are also of much interest.

Main tourist destinations and their characteristics are as follows:

- Bogor:  
a city which a botanical garden and a safari zoo;
- Bandung:  
cultural interest within the city and mountainous sanatory resorts in the hinterland;
- Cirebon:  
a city with a historical Moslem culture and for pilgrims;
- Puncak:  
a mountain highland resort for urban residents;
- Pelabuhan Ratu:  
a seaside resort for those with interest in sea foods;
- Pangandaran:  
a seaside resort with natural beauty;
- Garut:  
a city of mountainous beauty.

## 2) Central Java

Central Java is greatly noticed for its Hindu, Buddhist and Moslem relics as well as natural beauty.

- Yogyakarta and its surroundings:

international tourist destination with religious relics and interesting handicraft;

- Surakarta (solo):  
a city with Moslem relics and culture;
- Semarang:  
a city characterised by a Chinese community as well as old Dutch buildings;
- Dieng Plateau:  
a highland resort with the oldest Hindu Temples in Java;
- Bandungan:  
a highland resort with a group of small Hindu Javanese Temples;
- Baturaden:  
a highland resort with hot springs and plenty of tourist facilities;
- Kudus:  
a city with old relics of a Mosque;
- Tawamangu:  
a highland resort;

### 3) East Java

In East Java, diverse attractions such as temples, beaches, beautiful mountains and nature reserves can be found.

- Surabaya:  
a place of city attractions such as Independent Monument, amusement center, zoo, etc., and the gateway to East Java;

- Madura:  
an island noticed for its bull races;
- Pandaan:  
a city with an open-air theater for classical Javanese ballet;
- Trowulan & Mojokerto:  
place of archaeological interests (archaeological museums);
- Malang:  
a lovely town with waterscape surrounded by highland resorts and old temples;
- Mt. Kawi:  
a place for pilgrims;
- Mt. Bromo:  
a holly mountain noticed for its spectacular sunrise;
- Penataran:  
a Singosari-Majapahit Temple complex;
- Tulungagung and Blitar:  
towns with remarkable temple ruins of the Majapahit area;
- Sarangan:  
a town noticed for its mountain lake and traditional art;
- Baluran, Banyuwangi, Merapi, Yang Plateau, Meru Betiri, Nusa Barung:  
National Park or Natural Reserve.

## 1.2 Bali Island

Bali is a booming island in tourism, where a variety of attractions, from scenic beaches to natural beauty, temples, traditional entertainments and handicrafts can be found.

- Beaches at the southern tip of Bali:  
an international seaside resorts rich in diversification of recreational activities;
- Hinterland of the southern beach:  
a region dotted with art villages in the north;
- Central Bali:  
a region of mountainous beauty and Hindu Temple;
- Northern Bali:  
quiet seaside resorts of future development potentials.

## 1.3 Sumatra Island

Sumatra is the second largest island of in Indonesia with a variety of geological features, climate, ethnic groups and cultures.

Viewing from the tourism sector, North Sumatra and West Sumatra are both international tourist destinations of much interest, while South Sumatra is undeveloped due to the lack of tourist attractions.

### 1) North Sumatra

Tourist destinations in North Sumatra consist of Medan, the western gateway of Indonesia, with city attractions and historical assets, and Lake Toba, a highland lakeside resort of natural beauty and cool climate.



The latter will be a successful resort in future because of existing potentials.

## 2) West Sumatra

Padang and Bukittinggi are the main tourist destinations in West Sumatra.

Padang is the gateway of West Sumatra with city attractions and picturesque landscape, while Bukittinggi is a lovely highland town surrounded by volcanoes, lakes and other natural features.

West Sumatra also has much development potentials in future.

## 3) Aceh

Aceh is located in the northernmost part of Indonesia, and called "Mecca's front verandah". Islamic tradition dating back centuries ago still remains and it is dotted with many mosques.

## 1.4 Sulawesi Island

Sulawesi is the fourth largest island in Indonesia with its own culture and natural beauty.

### 1) South Sulawesi

Ujung Pandang and northern mountainous inland comprise the tourist destinations in South Sulawesi.

Ujung Pandang is the port town with a history dating back from the 13th century and retains some traces of its former grandeur.

Tourist attractions in northern inland is characterised by its unique culture and ancient traditions as seen in Tana Toraja and its surroundings.

## 2) North Sulawesi

North Sulawesi covering the northeastern arm of the Sulawesi Island is a lovely region with western-oriented culture and natural beauty.

The traditional entertainments of old Minahasa culture and many megalith structures of the Stone Age still remain, while beaches and coral gardens of natural beauty are situated.

Furthermore there are natural reserves with a wide range of fauna and flora.

## 3) Central Sulawesi

Although Central Sulawesi is not for major tourism because of few attractions, its natural beauty and wildlife can be seen in natural reserves.

## 1.5 Other Islands

Besides the above popular islands, the following will be listed as future tourist destinations.

### 1) Kalimantan

Kalimantan, the Indonesian part of Borneo Island is sparsely populated and is covered mostly by dense rain forests.

It is easily accessible from Jakarta and Bali by air, but the tourism destinations are limited to several cities and

towns with their own cultures, and natural reserves for naturalists.

2) Lombok Island

Lombok, lying across the Lombok Straits from Bali, has historical assets as well as white sand beaches and a mountain resort.

Mataram, the capital of the Island, functions as the gateway and the base of tourism in the Island.

3) Komodo Island

The small island of Komodo is well-known for its Komodo lizards, which can be seen in the hinterland with local guides, but it is still left undeveloped because of accessibility.

4) Sumba

The traditional hand-woven Sumba cloth and the graves of huge stones are the tourist attractions in this island.

5) Flores Island

Flores Island is behind in tourism, but has attractive beaches, beautiful mountains and lakes.

6) Timor, Roti and Sawu Islands

Those islands are located in the eastern Nusa Tenggara Islands and have their own culture and traditional handcrafts.

7) Maluku Islands

Maluku Islands, stretching from 2° North to 8° South latitude, are well-known as a spice-producing district.

It is dotted with such remainders of the days of the spice trade as old churches, houses and fortresses, while some good beaches and national reserves with a variety of wildlife and volcanoes are noticeable.

Furthermore, these islands have some ancient traditions and handcrafts of interest, but the visitors to the islands will be limited because of their difficult accessibility and the poor tourist facilities.

8) Irian Jaya

Irian Jaya, the western half of the New Guinea Island, is dominated by dense rain forests, and mountains.

Although wildlife and local dances are of interest, tourism will be limited due to inconvenient accessibility and mobility, poor tourist facilities, and constraints from the security aspect.

## CHAPTER 2

### OUTLINE OF EXISTING TOURIST ATTRACTIONS IN OLD BANTEN

#### 2.1 Historical Relics and Site Museum

Locations of the archaeological assets in Old Banten are shown in Fig. I(D)-1.

##### 1) Keraton (Palace) Surosowan

The Surosowan Palace was built during the reign of Sultan Maulana Hassanuddin (1552-1570), while the walls of the fortress surrounding the palace and its main gate made from bricks and coral reefs were built by Sultan Maulana Yusuf (1570-1580), and continued by his fellows through 17th century.

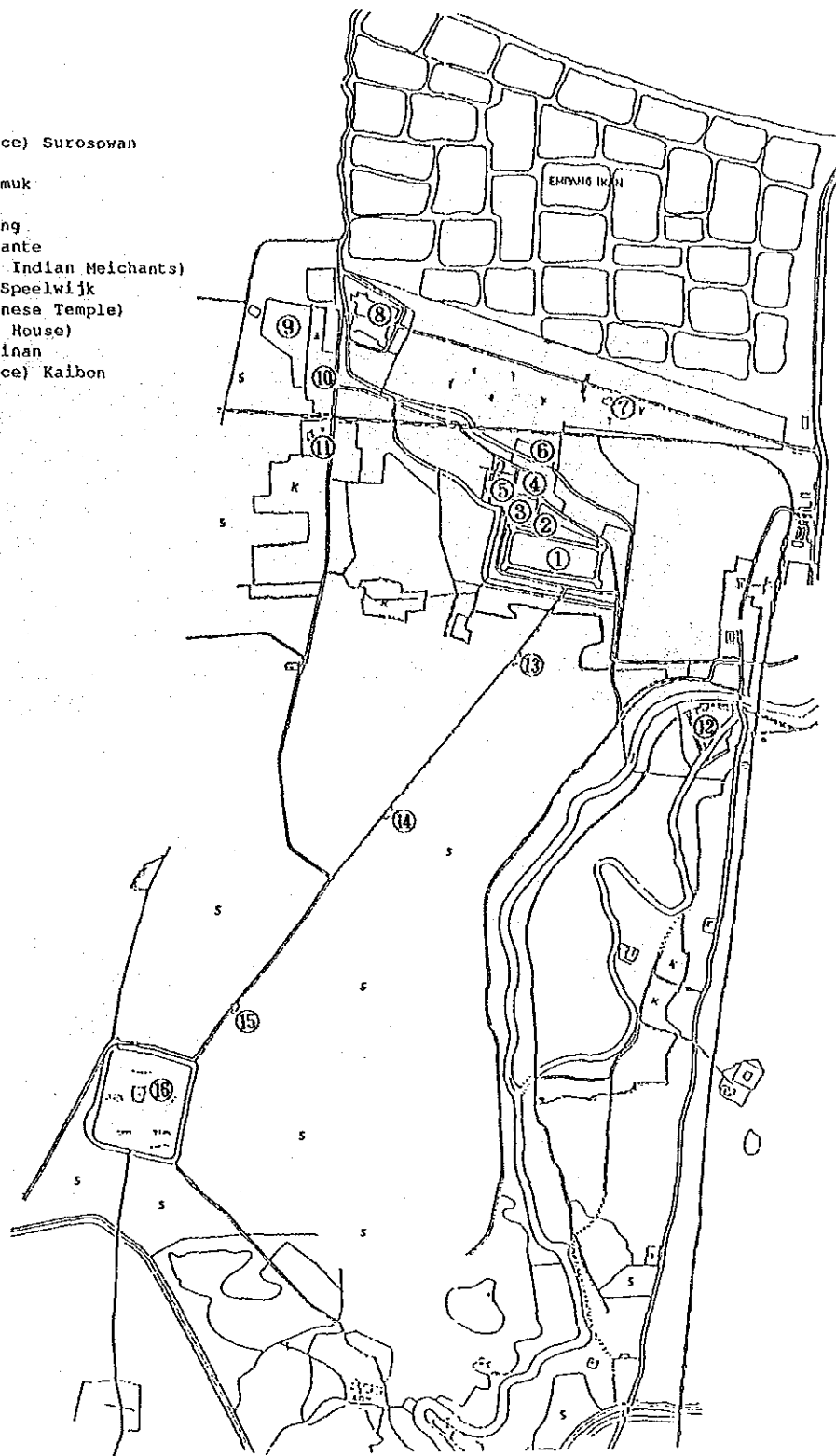
There remain only the foundations of the palace, the walls which presumably had defensive function, ruins of a bathing place and a garden pool with a following pavilion.

The complex of the palace was surrounded by canals (moats) or man-made rivers for defensive purpose. Water runs into from Tasikardi Lake through earthen pipes. In the past, small ships were able to sail through the canals to the open sea. Presently, although some canals have disappeared, the ones in the south as well as in the west still remain.

Intensive restoration works of the palace are underway by the Ministry of Education and Culture.

Legend :

- 1 = Keraton (Royal Palace) Surosowan
- 2 = Matu Gilang
- 3 = Meriaw (Canon) Kl Amuk
- 4 = Singayaksa
- 5 = Kompleks Masjid Agung
- 6 = Jembatan (Bridge) Rante
- 7 = Pekojan (Quarter of Indian Merchants)
- 8 = Benteng (Fortress) Speelwijk
- 9 = Kelenteng Cina (Chinese Temple)
- 10 = Rumah Cina (Chinese House)
- 11 = Masjid (Mosque) Pacinan
- 12 = Keraton (Royal Palace) Kalbon
- 13 = Pangindelan Mas
- 14 = Pangindelan Putih
- 15 = Pangindelan Abang
- 16 = Tasik (Lake) Ardi



DEPARTMENT OF TOURISM, POST AND TELECOMMUNICATION  
DIRECTORATE GENERAL OF TOURISM

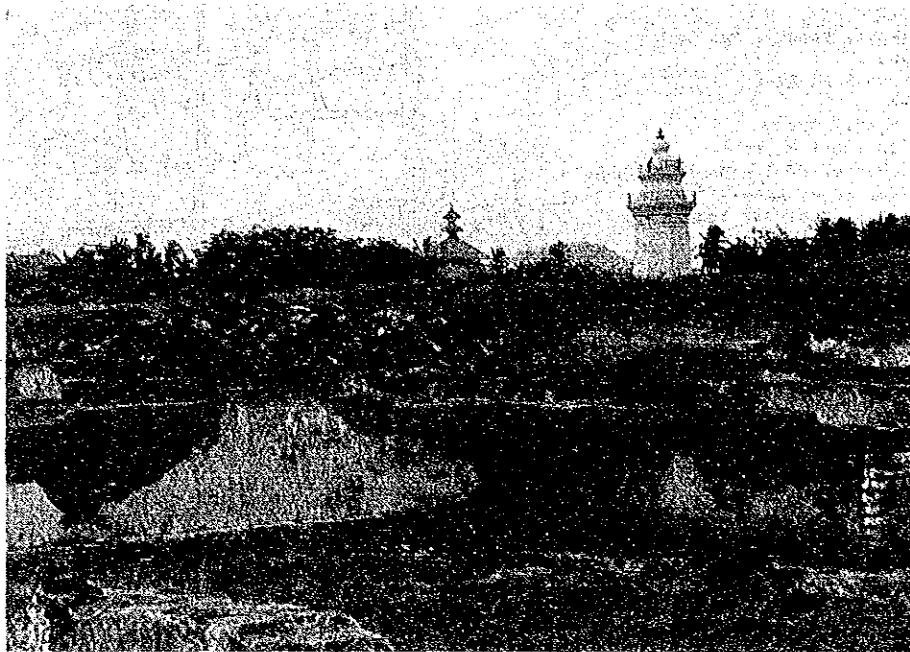
JAPAN INTERNATIONAL COOPERATION AGENCY

THE STUDY ON THE REGIONAL DEVELOPMENT PROJECT  
IN THE WESTERN PART OF JAVA

Fig. I (D)-1

OLD BANTEN ARCHAEOLOGICAL MAP



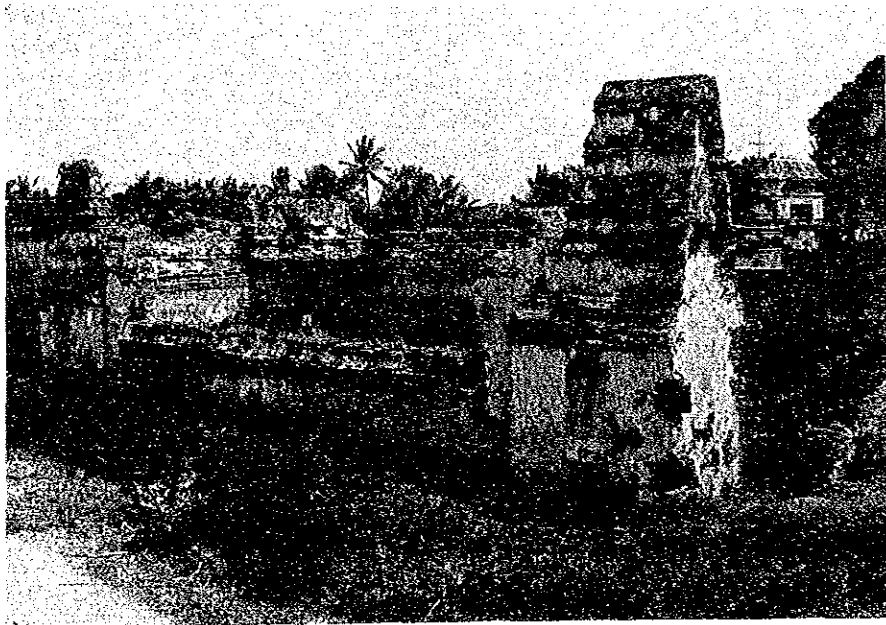


RELICS OF KERATON SURÓSOWAN

2) Keraton Kaibon (Palace of Sultan Mohammad Rafiudin's Mother)

Following the death of Sultan Mohammad Syafiudin (1815), his son Sultan Mohammad rafiudin succeeded the Sultanate at the age of five months old. Since he was still a child, the leadership of the reign was carried out by his mother, Ratu Asiyah.

In 1832, the Kaibon Palace was demolished by the Government of Dutch Indies.



RELICS OF KERATON KAIBON



3) The grave yard of Sultan Maulana Yusuf

The Tomb is located in the middle of the rice field along the road between Old Banten and Serang. Sultan Maulana Yusuf was one of the prominent leaders of the Islam region of West Java and he made efforts to improve productivity in agriculture by improving the irrigation system. It seems that he wished to stay always near his fellow people.



THE GRAVE YARD OF SULTAN MAULANA YUSUF

#### 4) WATU GILANG

The "Watu Gilang" was used to consecrate the Sultans of Banten. There are two "Watu Gilang" in the town park, which are made of andesit stone. The stones have square shape and are flat.



ONE OF THE WATU GILANG IN THE TOWN PARK

5) Tasikardi artificial lake and canals

The area of Tasikardi covers about 5 hectares and in the center of the lake, there is a square formed island. The water of Tasikardi was supplied to Surosowan Palace by water pipes during the period of the Kingdom of Banten. The water of the lake was also used to irrigate paddy fields. The base of the lake was completely coated with brick tiles.

In 1932, Tasikardi was reconstructed and renovated as a recreational site with a water basin, and has been visited by many people.



A VIEW OF TASIKARDI LAKE

6) Benteng (Fortress) Speelwijk

It was used as the fortress of the Sultanate of Banten before the Dutch invaded this area and destroyed it. The Dutch constructed a new fortress above the ruins in 1685.

The Benteng Speelwijk was equipped with several underground halls, arsenals, and other quarters. The fortress was surrounded with an artificial canal.



A VIEW OF BENTENG SPEELWIJK

7) Cannon Ki Amuk

The cannon Ki Amuk was originally located at Karanghantu Harbor, one of the oldest harbor in Java. It is now located in a corner of the town park. Three inscriptions written in Arabic characters are on the cannon.

## 8) The Site Museum

The main part of the Museum is for the exhibition space of items that have been found through archaeological excavation and restoration activities. The other parts consist of an auditorium, laboratories and offices.

The completion of the Banten Museum has made it possible for exhibition of findings from 1977 to 1984; the collection and presentation of ethnic arts and artifacts. It is now open to the public.

## 2.2 Religious Objectives

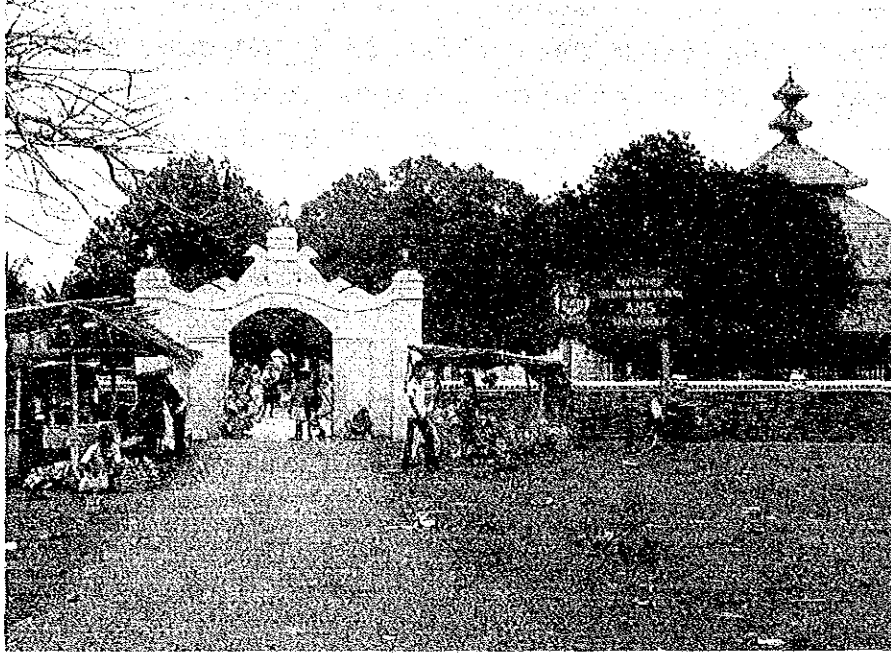
### 1) Mesjid Agung Banten (The Great Mosque of Banten)

Mesjid Agung Banten was constructed during the reign of Sultan Maulana Yusuf in 1566. The design of the main mosque is called Mastaka, consisting of several tiers (five tiers in this mosque) which become smaller on the top, and the most upper tier has a prism shape. Tombs of several sultans of Banten and their families lay in the grave yards in the mosque complex.

Bangunan (monument) Tiyahmah is an annex located south of the Mosque. Its shape is rectangular with some tiers and classical Dutch design. In the past, the monument Tiyahmah was used as a meeting place to discuss religion.

The minaret of Mesjid Agung Banten is located in the front yard of the Mosque complex; its construction is supposed to be in the second half of 16th century, probably between 1560-1570.

Although the structures in the Mosque were reconstructed and renovated several times, the original shapes remained.



THE ENTRANCE OF MESJID AGUNG BANTEN

2) Mesjid (Mosque) Kesunyatan

The Kesunyatan mosque is located 3 km from Old Banten. In the past, it was known as the residence of the "Alim Ulamas" (the religious leaders of Islam came from various places of the Indonesian Archipelagoes). The Mosque was used as a place for meditation of the "Ulamas" and for in-depth study of the Islamic religion.

The Mosque has a minaret with combined form of European and classical Java styles. On top of the minaret, there is a bell-shaped ornament.

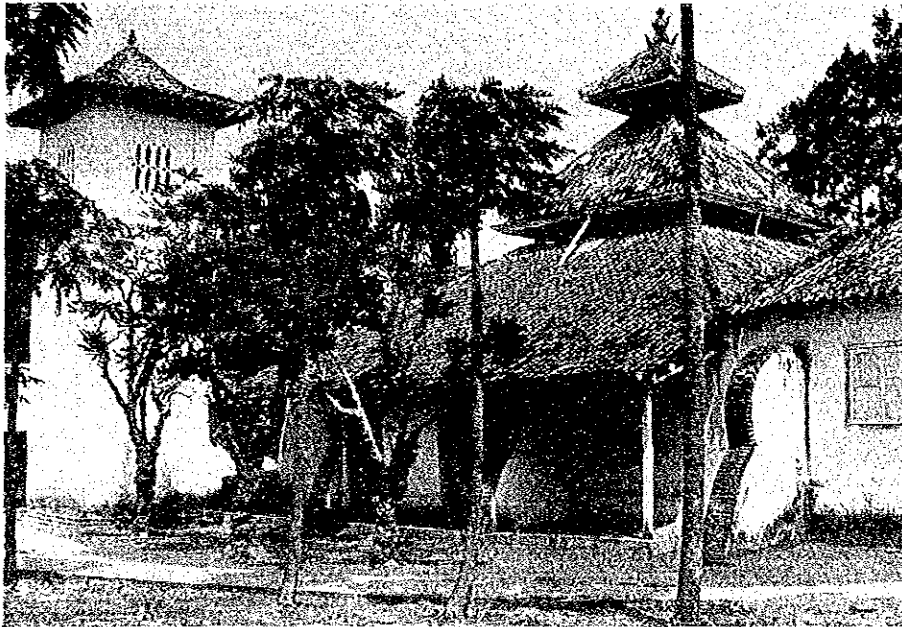


PHOTO SHOWING A PART OF MESJID KESUNYATAN

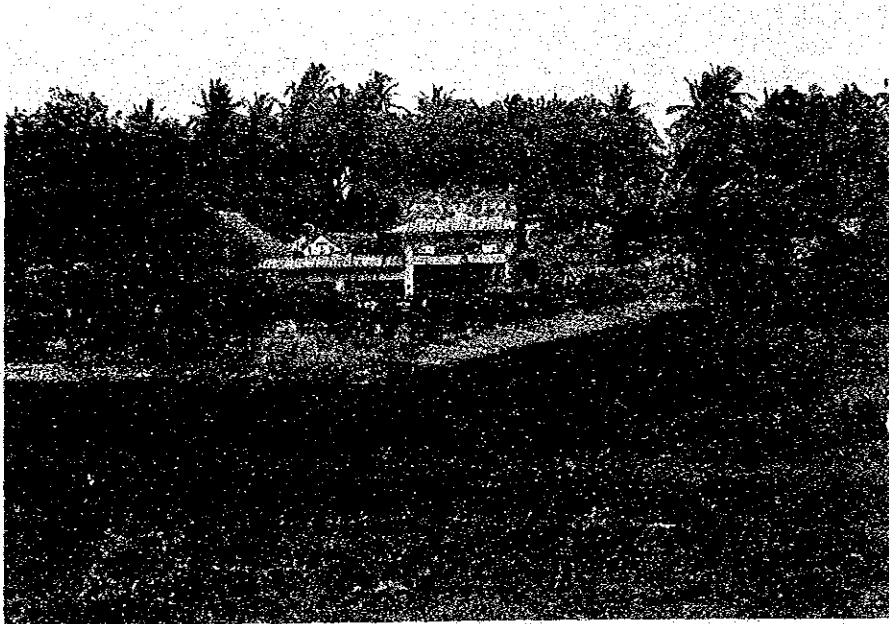
3) Mesjid Kanari

The Kanari Mosque is located 4 km from Banten Lama. In the past, it was used as a residence and resting place for the Sultan's families. The interesting part of this Mosque is the triumphal arch at the entrance to the graveyard. This arch used some kind of plaster to make it strong and firm.

4) Banten Chinese Temple

The temple is located in the vicinity of the west side of the Fortress Speelwijk (the other side of the river through which the first Dutch people arrived at the Java Island by ships). It is assumed that the temple was built at the early period of the Kingdom of Banten and is possibly the oldest in Indonesia.

The temple is well preserved. There are inns for visitors within its premises.



BANTEN CHINESE TEMPLE



## 2.3 Bird Sanctuary

### 1) Pulau Dua Natural Reserve

Pulau Dua (Two Islands), a bird sanctuary is located at approximately 3 nautical miles or 5 kilometers north of Karangantu Harbor. It is accessible by motor or sail boats in 15 to 30 minutes.

The island has 8 hectares in area and is also known as Pulau Burung (Bird Island) since, between April to August, the island is visited by thousands of migrant birds coming from other places in Asia, Africa and Australia to lay and hatch eggs.

This island became a nature reserve and its conservation is protected by laws and regulations.

In the gulf of Banten, there are some other islands with beautiful sea gardens of colorful sponges and fish.



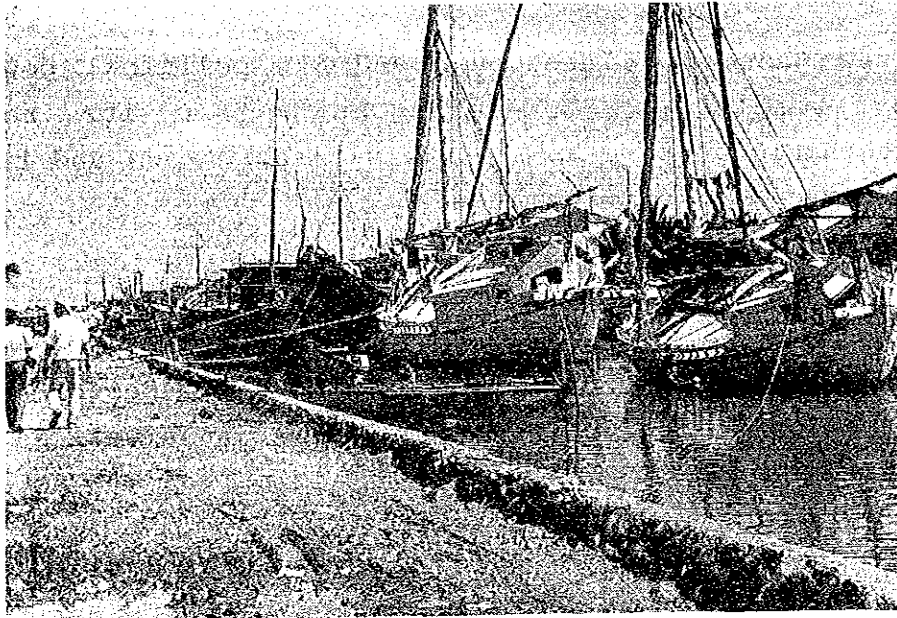
A VIEW OF PULAU DUA

## 2.4 Other Objectives

### 1) Karanghantu Harbor

The Karanghantu Harbor is the oldest harbor in Java, and during the 16th-17th centuries, the harbor was visited by ships from Persia, China, Arabia, Portugal, England and Holland, having trade relations with the Sultanate of Banten.

The harbor is located along a river, close to the gulf of Banten, and at present it is utilized as a harbor and fish market of the region of Kabupaten Serang. Ships to Pulau Dua start from the Karanghantu Harbor. The cannon Ki Amuk was once located at this harbor.



FISHING BOATS AT KARANGHANTU HARBOR

## 2) Market

For about 300 years (16th-19th centuries), the town of Banten flourished through trade. Karanghantu was the main harbor and functioned as a trading port and market as well. From this harbor, rice and pepper were exported and the foreign traders from Arabia, Persia, India, Burma, China, France, England and Holland brought goods from their own countries. Domestic traders from all over the islands activated the market of Banten.

The location of the market site shifted<sup>/1</sup> since the 16th century, and the final shift occurred in the 19th century when the railroad connecting Karanghantu with Serang and Merak was constructed. The market was located on the western bank of the canal, around 300 meters from the Karanghantu railway station.

After Banten was destroyed and its political power was forfeited in 1832, Karanghantu lost its role as international port and became a fishery town and terminal harbor of logs from Sumatra.

## 3) Debus and Patingtung Show

Debus Show in Banten, known as magical art performance, is noted for its skilled plays in Indonesia as well as in the world.

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### Note:

/1: The shift of the Karanghantu-Market site in Banten Lama was observed through Ancient Maps and Areal Photo Analysis, by Halwani Michrob, 1984

This kind of performance has been considered as being originally from the region of Banten. However, the leaders of debus in Banten admitted the Debus was initially known in Aceh and Sumatra. Together with the outspread of the Islamic religion in Indonesia, Debus was brought to Demak, Cirebon and finally to Banten, and is performed better in Banten than any other areas.

It is believed that the word "debus", means iron spit and is originated either from the name of a musical instrument "gedebus", used during the performance, or from the word "deboah", a name given to this performance in Aceh. During the Reign of Sultan Tirtayasa in 16th-17th centuries, debus was used to improve the quality of his troops. Nowadays, the performance of debus does not only serve as morale booster as a symbol of power and strength but also as a traditional art of the region.



DEBUS SHOW

## CHAPTER 3 BASIC DATA FOR SITE SELECTION

### 3.1 Kur Park

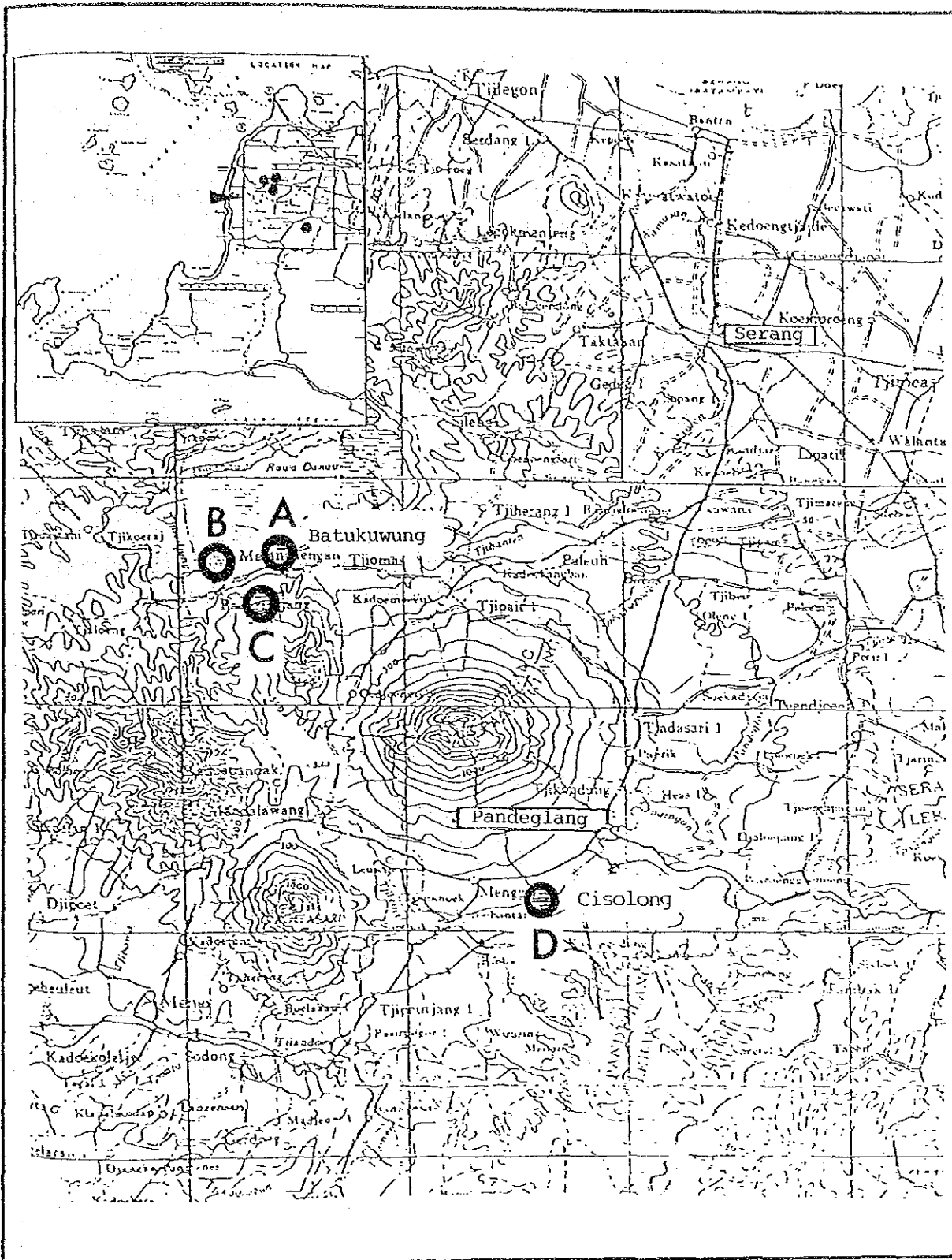
#### 1) Requirements for Project Site

The following conditions are required for Kur Park:

- Existence of hotspring source,
- Comfortable and healthy atmosphere,
- Good accessibility from main tourist route.

#### 2) Location of Alternative Sites

Based on the existing hotsprings in the study region, four (4) candidates are chosen as alternative sites for Kur Park, as shown in Fig.I(D)-2.



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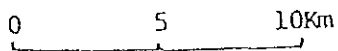


Fig. I (D)-2

ALTERNATIVE SITES OF KUR PARK

### 3) Outline of Alternative Sites

#### (1) Alternative Site A (recommended by DIPARDA, Serang)

This site consists of existing bathing facilities in Batukuwung and its surroundings.

The owner of this site is now planning to improve existing facilities. Consequently, there is a need to persuade the owner to accept and follow the "Kur Park" plan, if this site is selected.

##### a. Accessibility

As this site is located along the existing major tourist road, the accessibility is excellent.

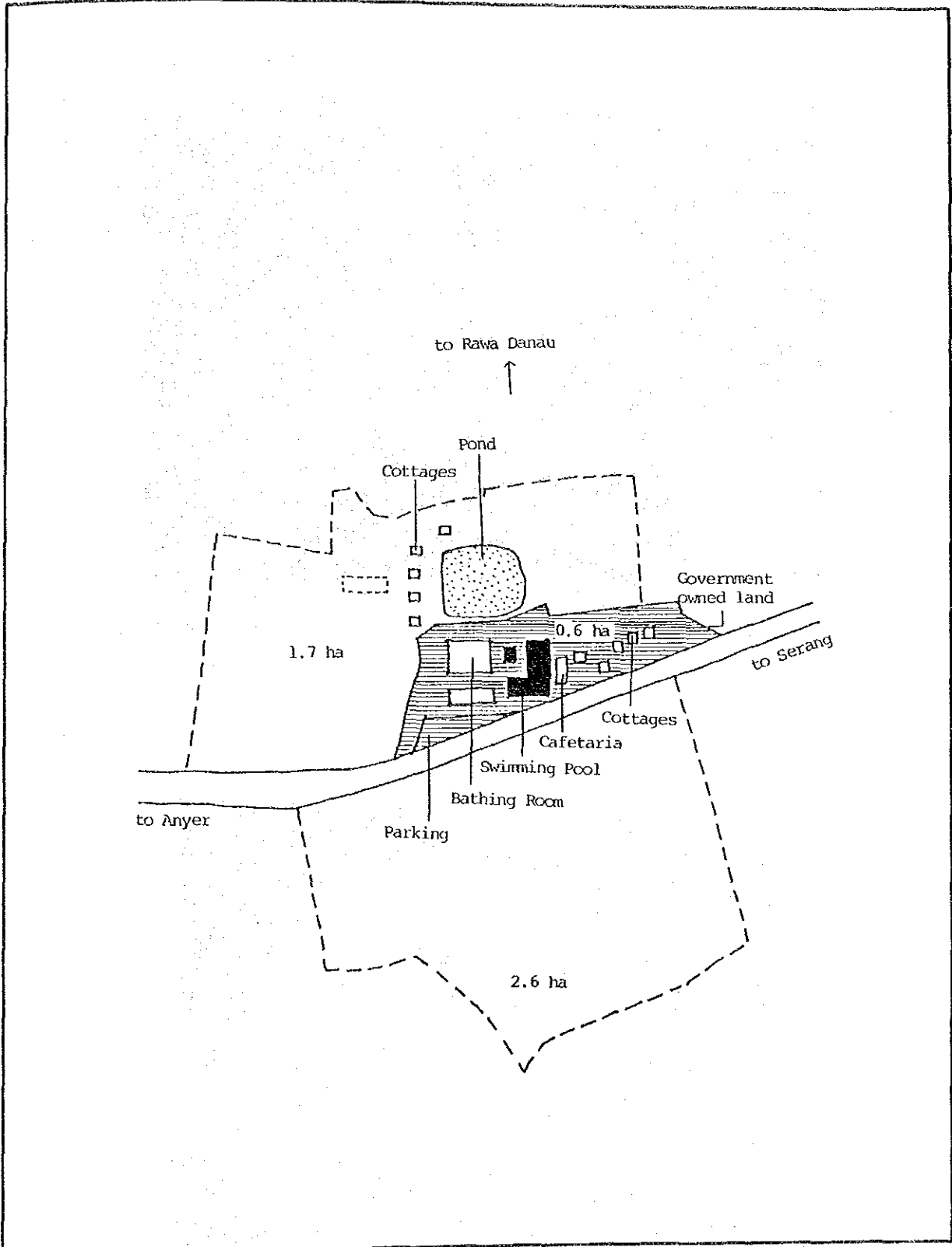
##### b. Land Acquisition

The core part of this site (0.6 ha) belongs to local government. Surrounding area is owned by a few people, including aforementioned owner of existing facilities.

If this owner agrees to offer his land, about one third (1/3) of total area (15 ha) need not to be purchased.

Land price around this site is Rp. 15,000/m<sup>2</sup>. In case successfully arranged, land acquisition cost will be as follows:

$$(15 \text{ ha} - 5 \text{ ha}) \times \text{Rp. } 15,000/\text{m}^2 = \text{Rp. } 1.5 \times 10^9$$



Non-scale



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Fig. I(D)-3  
PRESENT LAND USE AND LAND OWNERSHIP  
OF KUR PARK





EXISTING FACILITIES ARE ALREADY PLANNED TO BE IMPROVED.



SURROUNDING AREA SEEMS TO BE AGREEABLE FOR INTERNATIONAL  
STANDARD DEVELOPMENT

c. Physical condition

- Land is slightly sloped down toward the north. Land form is good.
- Existing plantation and environmental condition is good.
- Scenic view toward and from this site is good.
- The quantity of hot spring seems to be excellent, enough for new development.
- There are paddy fields in surrounding area. Space for future extension is not enough.

d. Amenity of surrounding environment

Surrounding area of this site is not so developed yet.

e. Effect to the regional development

If this site is selected and developed as an isolated facility, effect to the regional development might be small.

f. Impact on natural environment

This site is covered with artificial plants. No serious problem can be found.

One important thing is that this development should not disturb the nature reserve area of Rawa Danau. Complete sewage system will be needed.

g. Development cost

Roughly estimated development cost of this site is around Rp.  $12 \times 10^9$ .

(2) Alternative Site B

This site is located in coconut forest, about 200 m north to the major tourist road.

There exists four or five hotspring sources, and used as bathing spots (natural pond) by local people.

a. Accessibility

There is a row of local housings between the hot-springs and the road. Detouring road will be needed as an access road to the site. Accessibility is poor.

b. Land acquisition

Land price around this site is Rp. 10,000/m<sup>2</sup>. Land acquisition cost will be Rp.  $1.5 \times 10^9$ .

c. Physical condition

- Land is flat, but low and partly swamp like.
- Forest is dark and humid, far from healthy atmosphere.
- Scenic view toward and from this site is poor.
- The quantity of hotsprings is not confirmed yet. But there seems quite a possibility of getting new source, at least by shallow wells.

- Surrounding area is paddy fields. No future extension will be allowed.

d. Amenity of surrounding environment

Existing village might disturb the environmental condition. Amenity is poor.

e. Effect to the regional development

If this site is developed, a competitive condition will be arisen between here and existing facility.

But, in the long run, mutual stimulation in a good sense will increase the total number of incoming visitors to this region.

Potential effect seems to be good.

f. Impact on natural environment

Nothing serious just as the case of alternative A.

g. Development cost

Roughly estimated development cost for this site is around Rp. 10 - 13 x 10<sup>9</sup>.



COCONUT FOREST IN THIS SITE IS DARK AND HUMID.

(3) Alternative Site C

This site is located at the opposite side of existing road to the site of alternative A and B. This site is on hilly area, suitable for healthy facilities.

a. Accessibility

An access road of about 300 m will be needed from the existing road. Accessibility is fair.

b. Land acquisition

Land price around this site is Rp. 10,000-15,000/m<sup>2</sup>.

Land acquisition cost will be Rp. 1.5-2 x 10<sup>9</sup>.

c. Physical condition

- Land is sloped down toward the north. Some earth works including access road will be needed to develop this site.
- Trees are once planted artificially, but deserted for many years.
- Scenic view from this site is excellent. Splendid views of surrounding mountains and Rawa Danau are available.
- Although the existence of hot spring is not confirmed yet, the possibility of getting new source seems very high.
- Space for future extension is vast enough.

d. Amenity of surrounding environment

As this site is located on the hill, amenity of surrounding environment is excellent.

e. Effect to the regional development

Almost the same condition as alternative B is applicable to this item. Potential effect might be good.

f. Impact on natural environment

Nothing serious just as the case of alternative A and B.

g. Development cost

Development cost for this site is roughly estimated as Rp. 12 - 14 x 10<sup>9</sup>.

Rather higher than other alternatives because of earth works and hotspring well.



HILLSIDE GIVES A RELAXED ATMOSPHERE

(4) Alternative Site D

This site is located in Kabupaten Pandeglang, around 10 km south-west to the city of Pandeglang.

This site is surrounded by paddy fields, and there is a small river adjacent to the site.

a. Accessibility

An access road of about 1.5 km is needed from the major tourist road of Pandeglang-Labuan.

Accessibility is poor.

b. Land acquisition

Land price around this site seems to be the same as alternative B (Rp. 10,000 - 12,000/m<sup>2</sup>).

Land acquisition cost will be Rp. 1.5 - 1.8 x 10<sup>9</sup>.

c. Physical condition

- Land is flat, but low. Most part of the site is now used as paddy fields. Some reclamation will be needed to use this site.

- Scenic view from this site is poor.

- The quantity of hotspring seems good enough for the development.

- No good space for future extension can be found in surrounding area.

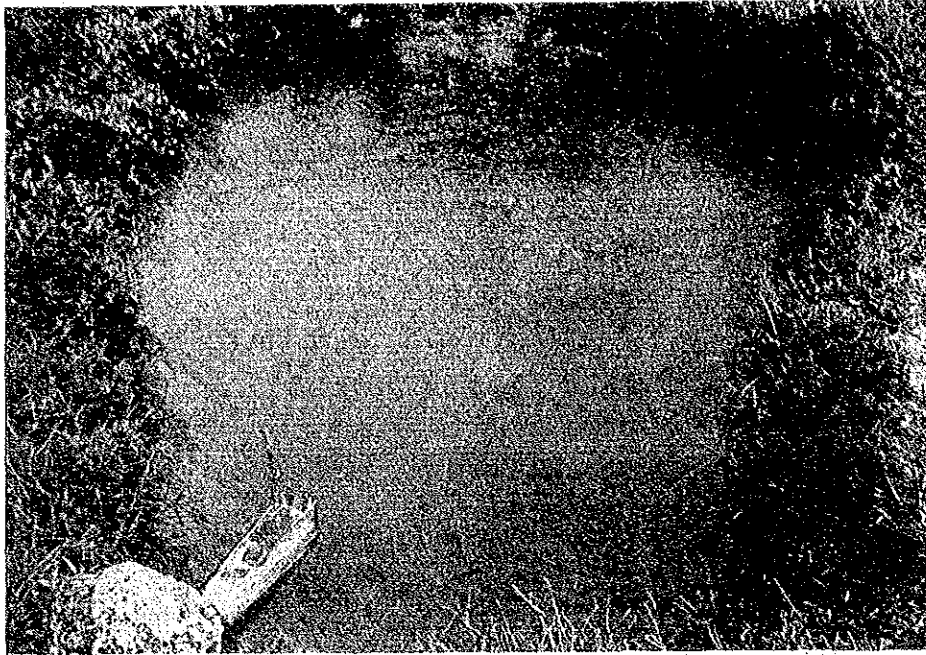
d. Amenity of surrounding environment

Surrounding paddy fields are not suitable for health-oriented facilities.



HOTSPRING FLOWS INTO A SMALL RIVER.





ANOTHER SOURCE IS SURROUNDED BY PADDY FIELDS.

e. Effective to the regional development

This site is rather far from the inhabited area. Direct effect to the regional development can not be expected (poor).

f. Impact of natural environment

No serious problem can be found.

g. Development cost

Roughly estimated development cost for this site is around Rp. 10 - 13 x 10<sup>9</sup>.

Table I(D)-1 RATING OF ALTERNATIVE SITES (KUR PARK)

	Alt. A	Alt. B	Alt. C	Alt. D
Accessibility	Excellent 5	Poor 2	Fair 3	Poor 2
Land Acquisition				
Cost	Rp.1.5x10 <sup>9</sup> 5	Rp.1.5x10 <sup>9</sup> 5	Rp.1.5-2x10 <sup>9</sup> 5	Rp.1.5-1.8x10 <sup>9</sup> 5
Arrangement	Need arrange- with developer 1	Slightly needed 3	Easy 4	Easy 4
Physical Condition				
Land form	Good 4	Poor 2	Fair 3	Poor 2
Existing	Good 4	Poor 2	Good 4	Poor 2
Scenery	Good 4	Poor 2	Excellent 5	Poor 2
Hotspring	Excellent 5	Good 4	(unknown) 1	Good 4
Future extension	Poor 2	Poor 2	Good 4	Poor 2
Amenity of Surround- ing Environment	Good 4	Poor 2	Excellent 5	Poor 2
Effect to the Regional Development	Poor 2	Good 4	Good 4	Poor 2
Impact on Natural Environment	Nothing serious 4	Nothing serious 4	Nothing serious 4	Nothing serious 4
Development Cost	Rp.10-12x10 <sup>9</sup> 5	Rp.10-13x10 <sup>9</sup> 4	Rp.12-14x10 <sup>9</sup> 3	Rp.10-13x10 <sup>9</sup> 4
Total Rating Point	45	36	43	34

### 3.2 Tropical Marine Park

Three alternative sites were proposed at first for the development of a Marine Tropical Park in the project area [see Fig. I(D)-4]. Among the three sites, Alternative Site B was found unsuitable for purpose as there is some construction going on this will create some obstacle to the intended Marine Tropical Park. Of the remaining two alternative sites, Alternative A is located just north-east of Anyer Lighthouse, and Alternative C is situated near the village of Bandulu.

Both sites are in a narrow area between the road and the sea and there will be need to relocate the existing road further inland to provide enough space for the construction of the Tropical Marine Park.

#### 1) Alternative Site "A"

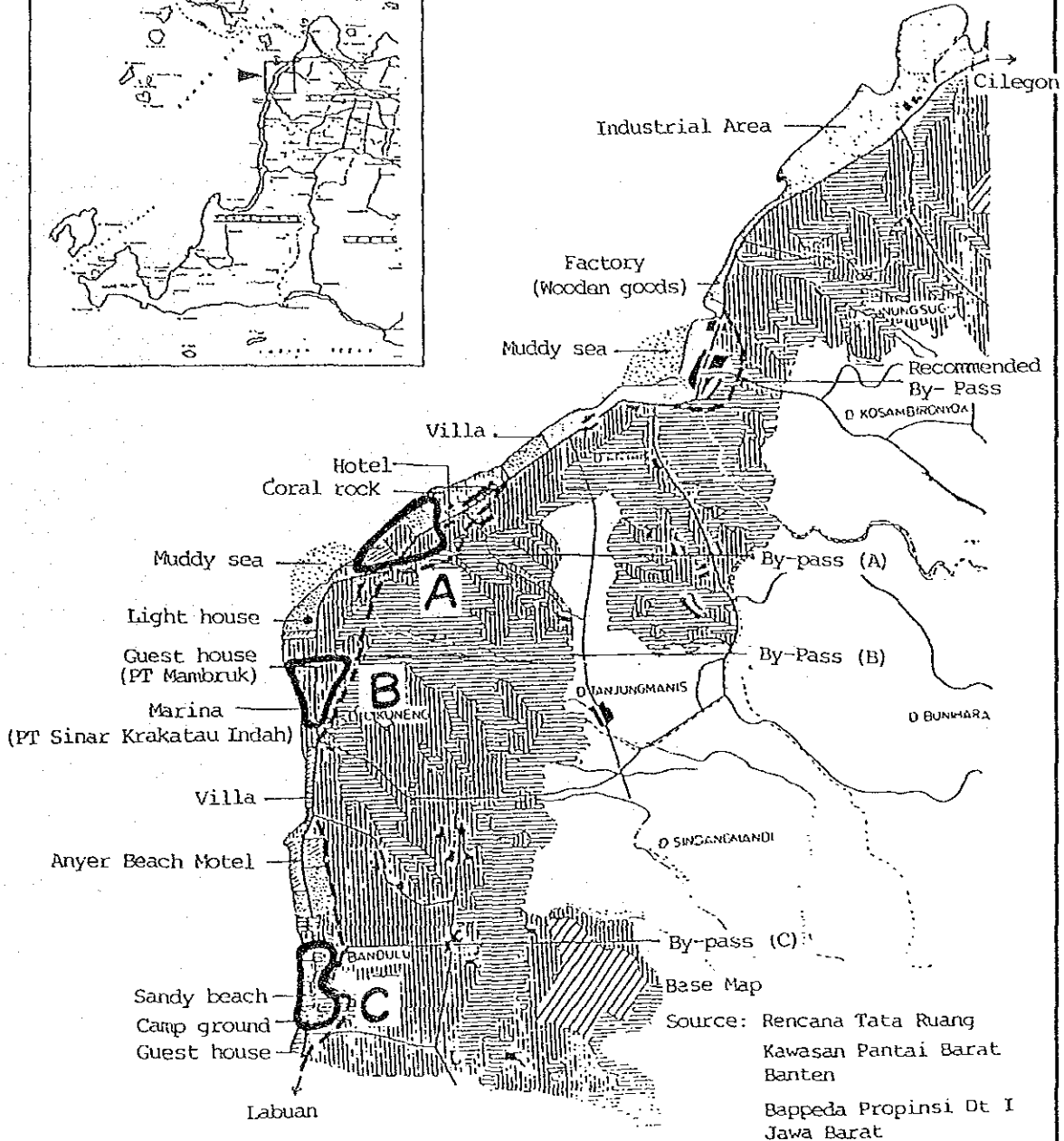
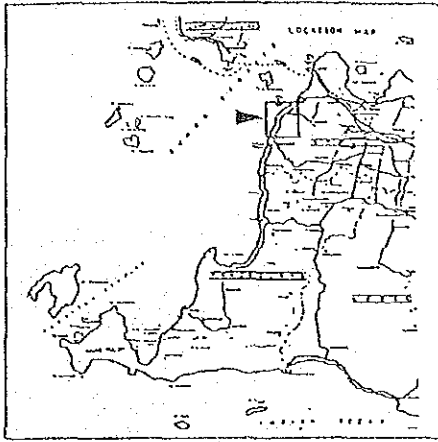
This site is located just north-east of the lighthouse near Anyer. The land use in this area consists of coconut plantations and open fields as shown in Fig. I(D)-5. The areas both to north and south of the site are already developed or are planned to be developed soon by private enterprises.

##### a. Accessibility

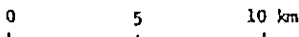
The accessibility to the site from the main road is excellent.

##### b. Land acquisition

The land price around this site is assumed to be about Rp. 10,000 per m<sup>2</sup>. The land acquisition cost will amount to about Rp. 5 to 6 million. It will be necessary to negotiate with existing land owners and local people for their relocation before acquiring the land.



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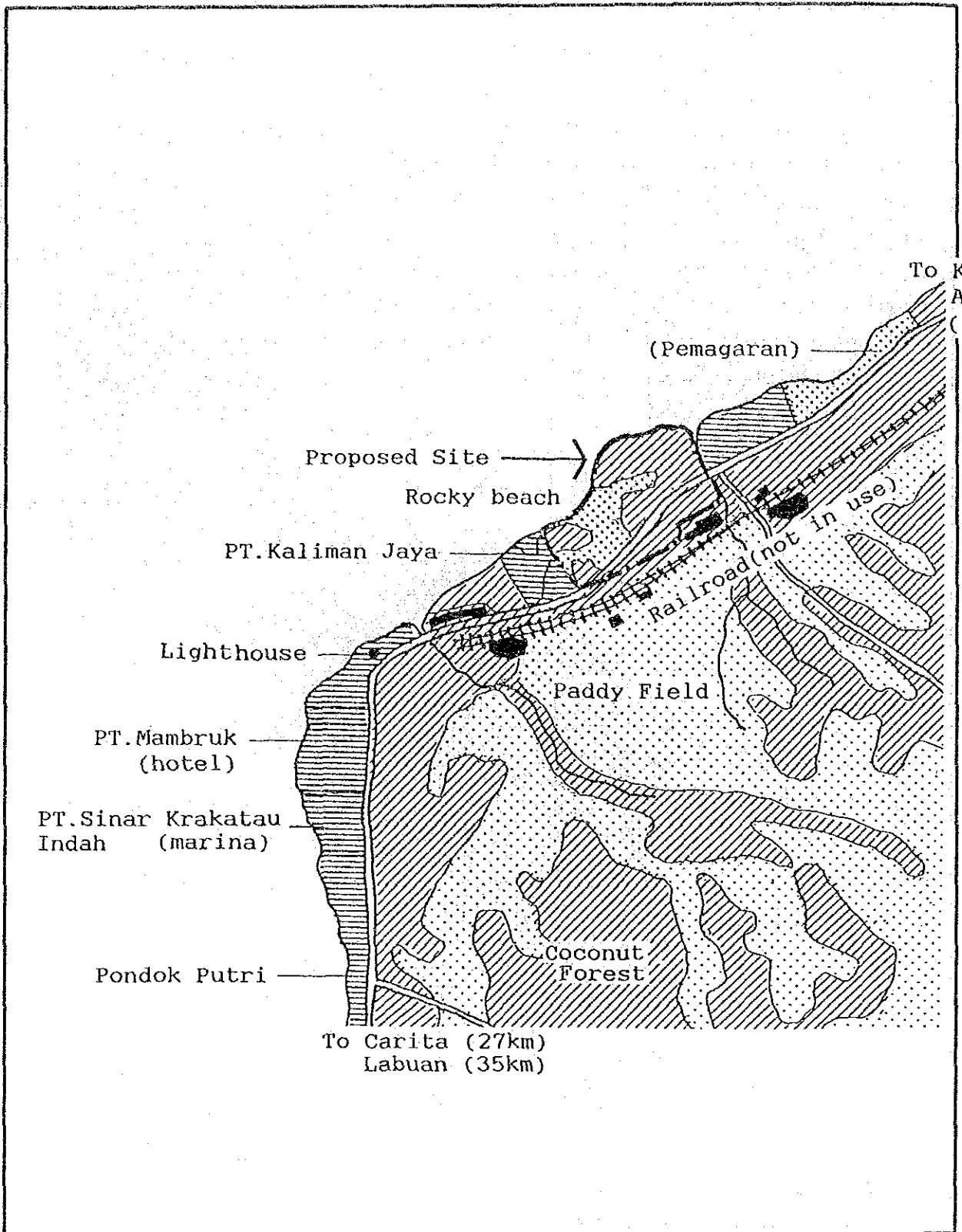
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Fig. I(D)-4

ALTERNATIVE SITES OF TROPICAL MARINE  
PARK



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	<p>Fig. I(D)-5          PRESENT CONDITION OF TROPICAL MARINE          PARK : SITE "A"</p>	

c. Physical condition

The topography of this area consists mostly of flat land. It is partly covered with coconut plantations and in part covered with grass and bushes. The scenic view is excellent where one can get a beautiful view of the Sangiang Island and other islands nearby.

The beach is rather narrow and is covered mostly by rocks. There are rivers at both ends of the proposed site flowing into the sea. During the rainy season, sea water near the mouths of these rivers become muddy.

d. Amenities of surrounding environment

There is a row of private houses built along the existing road near the site. There is also a new high school under construction near the proposed location of the Tropical Marine Park. Existing amenities of the surrounding environment would not attract mass tourism.

e. Effects on regional development

The creation of a Tropical Marine Park at this site would promote mass tourism from people participating in sight-seeing tours. Such sight-seeing oriented tours would lead to the development of new facilities including hotels, restaurants, shops and villas. It would contribute to the promotion of local products, increase employment opportunities and provide higher incomes to the local population. the total effect on regional development would be good.

f. Impact on natural environment

With the construction of a proper sewage system within the project, there will be no special problem of the impact on the natural environment.

g. Socio-cultural impact

With the construction of a Tropical Marine Park in this area, in sight-seeing tours. Such sight-seeing oriented tours would lead to the development of new facilities including hotels, restaurants, shops and villas. It would contribute to the promotion of local products, increase employment opportunities and provide higher incomes to the local population. the total effect on regional development would be good.

f. Impact on natural environment

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g. Socio-cultural impact

With the construction of a Tropical Marine Park in this area, in sight-seeing tours. Such sight-seeing oriented tours would lead to the development of new facilities including hotels, restaurants, shops and villas. It would contribute to the promotion of local products, increase employment opportunities and provide higher incomes to the local population. the total effect on regional development would be good.

f. Impact on natural environment

With the construction of a proper sewage system within the project, there will be no special problem of the impact on the natural environment.

g. Socio-cultural impact

With the construction of a Tropical Marine Park in this area, a few people will have to be relocated as their land will be used for the project. On the other hand, for people living in the neighbourhood of the site, they will have the opportunity of getting new jobs related to the project.

As this area has already been developed as a tourist area, the socio-cultural impact would not seem likely to have any serious effect on the population.

h. Development cost

Excluding the land acquisition cost, development of a Tropical Marine Park at this site is roughly estimated to cost around Rp. 13 to 16 billion.

2) Alternative Site "C"

Alternative Site C for the Tropical Marine Park is located about 4 km to the south of Anyer lighthouse. There are a camping ground and a guest house in the southern part of the area. There exist also some private houses built along the main road near the site [see Fig. I(D)-6].

a. Accessibility

As far as accessibility to the site is concerned, it is excellent in view of its location along the main Merak-Anyer road.



b. Land acquisition

The land price around the site is assumed to be about Rp. 20,000 per m<sup>2</sup>. It is higher than other places nearby due to the existence of a good sandy beach.

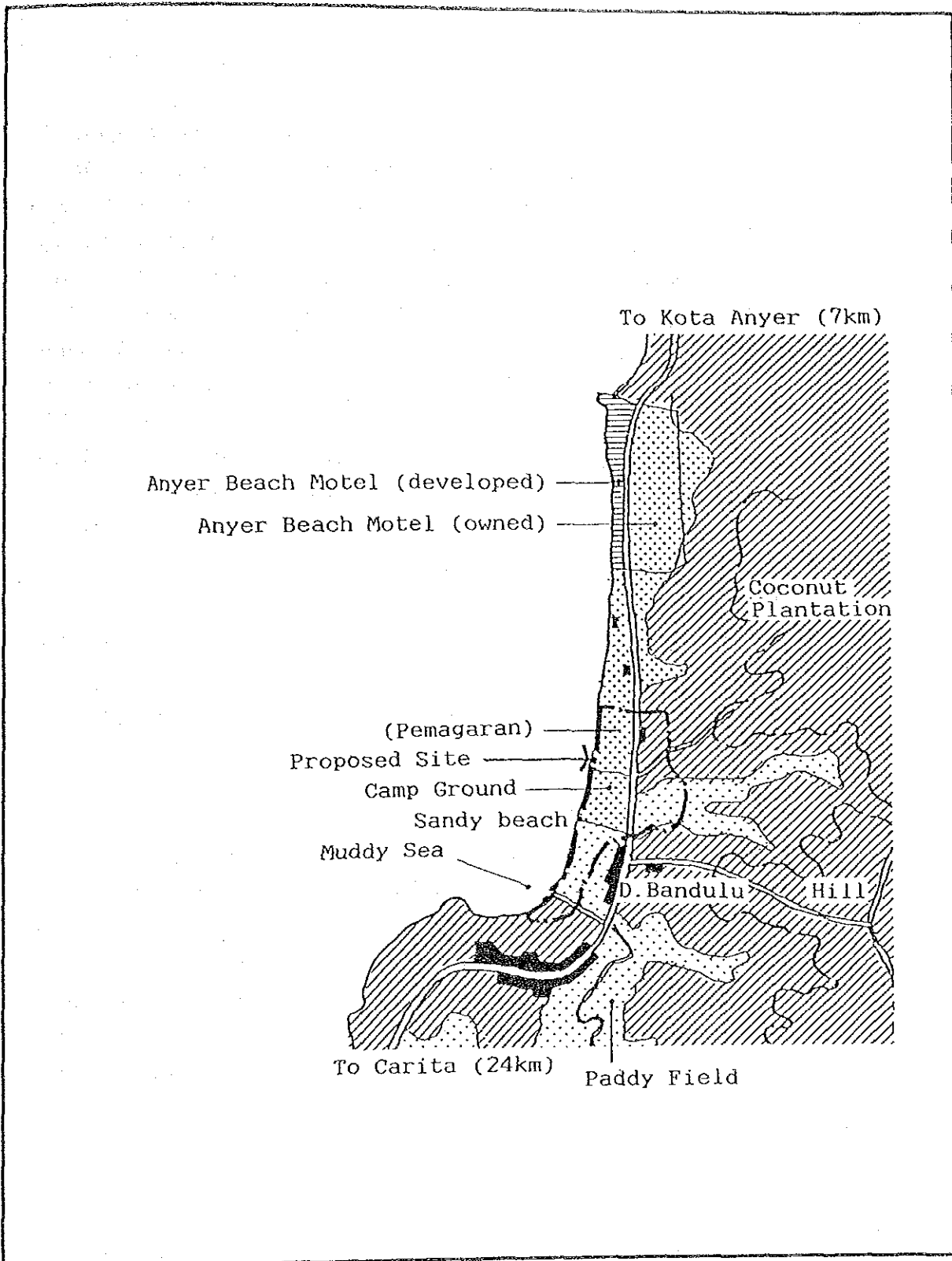
The land acquisition cost is estimated to amount between Rp. 10 and 12 billion. There will need to be negotiations with land owners and local people.

c. Physical condition

The land around the site is rather flat. It is partly covered with coconut trees. The place which is now being used as a camping ground is covered with grass and scattered trees. Its background is formed of hills and the scenic view from the place is good. There is a river flowing in the southern part of the site. Because of mud carried by the river, the purity of sea water in front of the beach is not excellent but is good enough for swimming.

d. Amenities of surrounding environment

The surrounding area at this site is covered with coconut plantations, paddy fields and hills. There is a village not far from the site. The amenities around the area seem to be good but it is recommended that a suitable buffer zone be established around the project site to avoid spoiling the scenic view of the Tropical Marine Park.



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	Fig. I (D)-6 PRESENT CONDITION OF TROPICAL MARINE PARK : SITE "C"	

e. Effect on regional development

As in the case of Alternative Site A, the creation of a Tropical Marine Park at Site C will help to promote mass tourism in the form of sight-seeing tours. It will lead to the development of hotels, restaurants and shops and villas that will contribute to boost the local and regional economy. These developments will help to create job opportunities to local people, to promote the sales of local products and as a whole to improve the living standards of local people. The total effect on regional development is considered to be good.

f. Impact on natural environment

It is not expected that there will be any harmful impact on the environment as a result of the construction of a Tropical Marine Park in this area.

g. Socio-cultural impact

A number of local people living within the project site will have to be relocated to make way for the facilities. As the area has already been developed for tourism, the socio-cultural impact on the population does not seem to be a serious problem. Moreover, the project will bring beneficial effects such as providing employment opportunities in the field of tourism.

h. Development cost

Excluding the acquisition of land, the development cost of a Tropical Marine Park at this site is estimated to amount between Rp. 14 and 18 billion.

### 3) Rating of both alternatives

A comparative rating was made on both sites by allocating rating points to each of the above items. The total rating points both by simple accumulation and weighted accumulation points show that the site Alternative C, that is the one located 4 km to the south of Anyer lighthouse, is superior to Alternative A which is located to the north-east of the lighthouse. The rating is summarized in Table I(D)-2.

From the technical point of view, the JICA Study Team recommends the selection of Site C for the development of the Tropical Marine Park.

Table I(D)2 RATING OF ALTERNATIVE SITES  
(TROPICAL MARINE PARK)

Items	Alternative A		Alternative C	
Accessibility	Excellent	5	Excellent	5
Land Acquisition				
Arrangement	Rather difficult	2	Rather difficult	2
Cost	Rp.5-6 billion	2	Rp.10-12 billion	2
Physical Condition				
Land form	Flat	5	Flat	5
Plantation	Coconut trees, bushes	4	Coconut trees, grass	5
Scenery	Excellent	5	Good	4
Beach	Narrow, rocky	2	Wide, sandy	5
Purity of the sea water	Rather muddy	2	Good	4
Amenity of Surround- ing Environment	Poor	2	Good	4
Effects on Regional Development	Good	4	Good	4
Impact on Natural Environment	Nothing serious	4	Nothing serious	4
Socio-Cultural Impact	Not so big	4	Not so big	4
Development Cost	Rp.13-16 billion	5	Rp.14-18 billion	4
Total Rating Points (Simple)		48		52
Total Rating Points (Weighted)		116		130

Note: Weighting of items

- 3 = Physical condition, Effects on regional development, Impact on Natural environment, Socio-cultural
- 2 = Land acquisition, Amenity of surrounding environment,
- 1 = Accessibility, Development cost.