

11.9 MODEL PLAN OF ACTION AREA

In order to promote a better understanding of the structure plan some model plans of action area are presented. A model plan is generally understood as mediation between the structure plan and local plan, and is expected to guide a local plan.

Model areas are selected from within the proposed structure plan as the key development areas for realizing the structure plan.

— Tandes district:

As a model for new industrial and distribution complex developments in SMA.

— Park Town area in Sanbikerep on Gunungsari Hill:

As a model for new residential development in SMA.

(1) TANDES INDUSTRIAL COMPLEX DEVELOPMENT

Tandes industrial complex is located between JL. Tandes — JL. Gresik and Gresik railway line — Surabaya/Malan Tollroad, and developed in accordance with the urban block development in the areas as mainly an industrial and terminal area.

Required landuse in Tandes Area is as follows and the plan is shown in Fig. 20.2.1.

(2) PARK TOWN HOUSING COMPLEX DEVELOPMENT

Park Town Housing Complex is located in Sanbikerep on Gunungsari Hill of Surabaya. Required landuse in this Park Town is as follows and the plan is shown in Fig. 20.2.2.

Table 20.2.1 LANDUSE ALLOCATION OF TANDES INDUSTRIAL COMPLEX

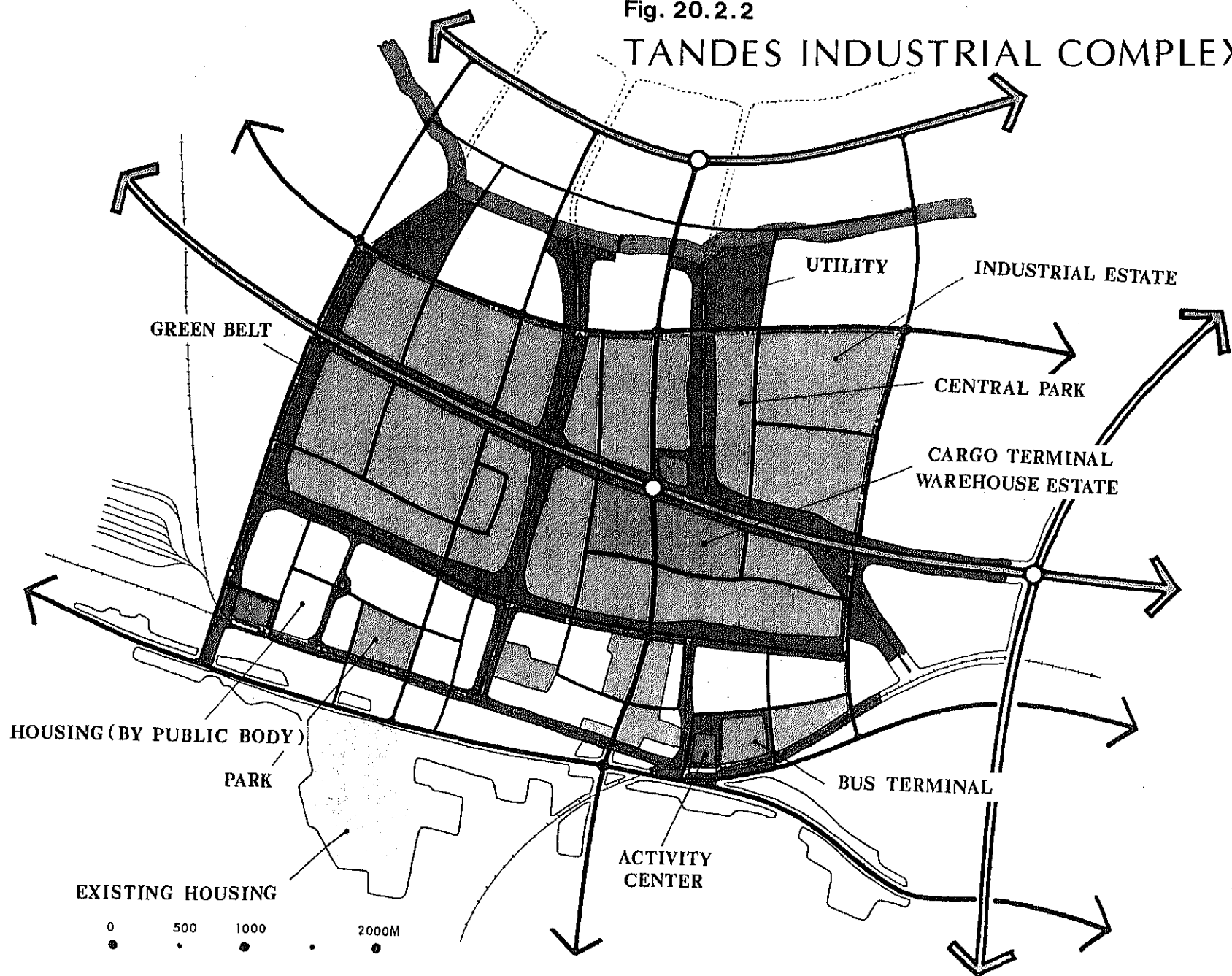
LAND USE	TANDES INDUSTRIAL COMPLEX		PROJECT COST (1982 Price) Mil. Rp.
	ha	%	
Industrial Estate	600	50.0%	150,000
Cargo Terminal & Warehouse Estate	60	5.0	26,800
Housing	165	13.8	90,800
Bus Terminal	15	1.2	14,400
Regional Center	15	1.2	9,000
Park	85	7.1	29,800
Green Belt, Other Relivant Public Facilities	260	21.7	64,200
Total	1,200	100.0	385,000

Table 20.2.2 LANDUSE ALLOCATION OF PARK TOWN HOUSING COMPLEX

LAND USE	PARK TOWN		PROJECT COST (1982 Price) Mil. Rp.
	ha	%	
Industrial Estate	100	8.3%	25,000
Cargo Terminal & Warehouse Estate	-	-	-
Housing	680	56.7	374,200
Bus Terminal	-	-	-
Regional Center	15	1.2	9,000
Park	25	2.1	8,800
Green Belt, Other Relivant Public Facilities	380	31.7	83,400
Total	1,200	100.0	500,400

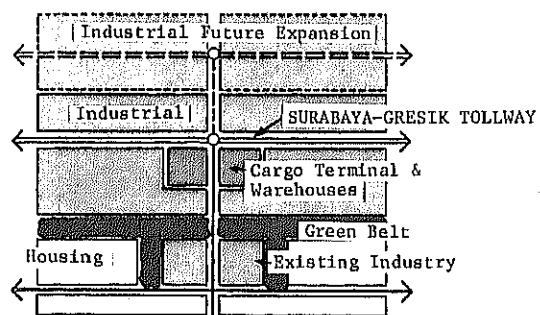
Fig. 20.2.2

TANDES INDUSTRIAL COMPLEX

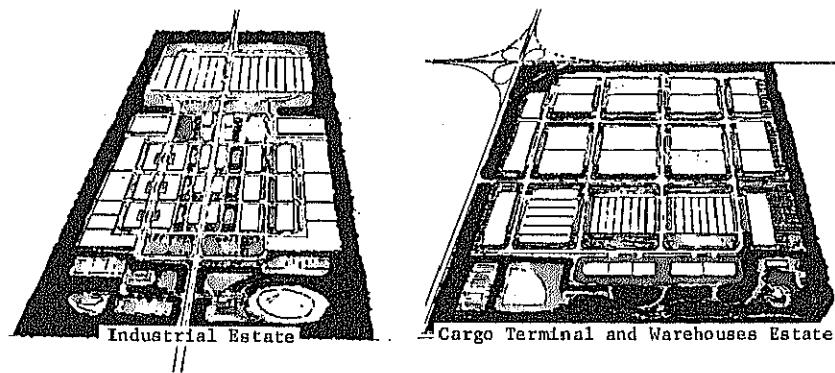


EXISTING HOUSING

0 500 1000 2000M



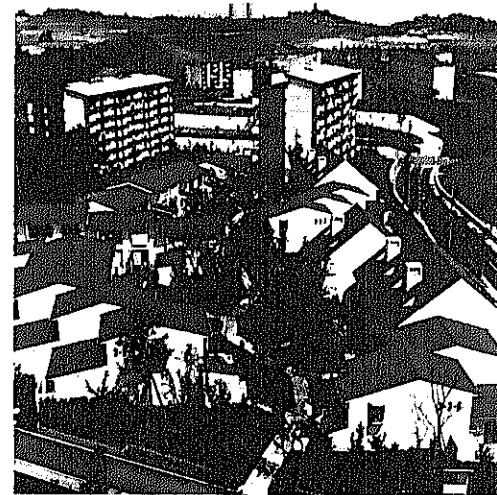
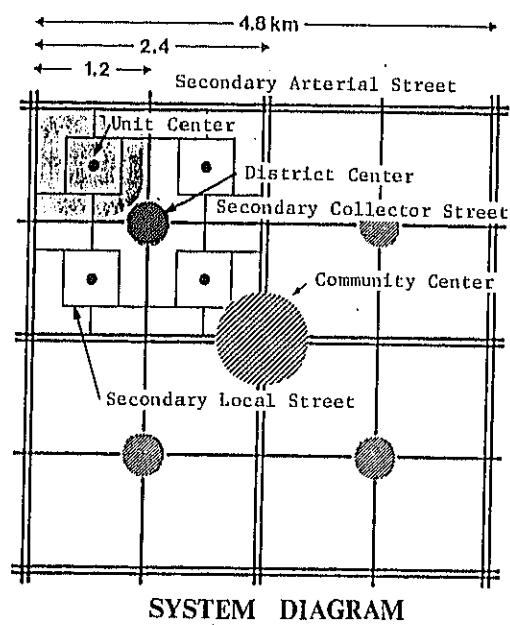
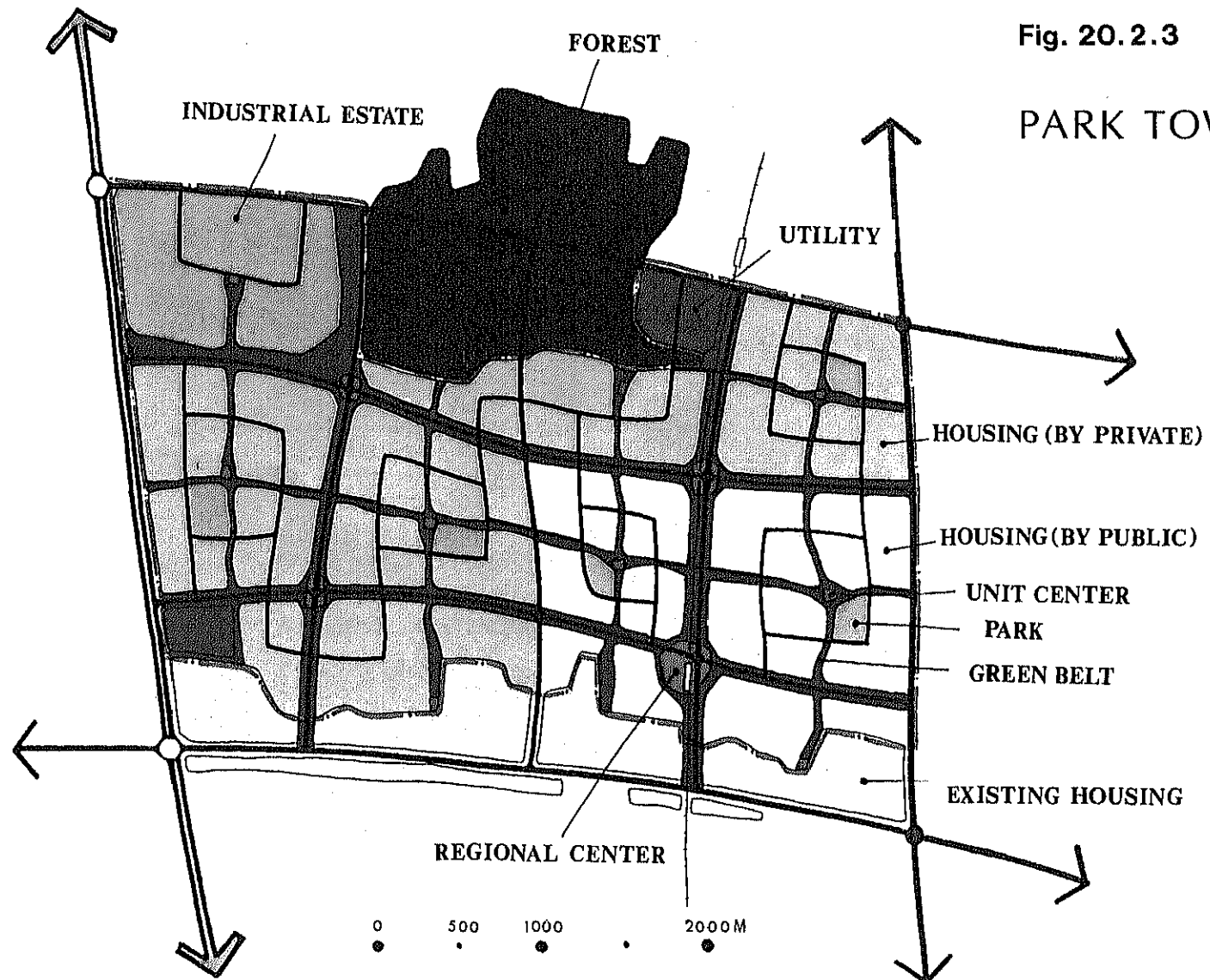
CONCEPTUAL SCHEME OF LANDUSE



SKETCH OF DEVELOPMENT

Fig. 20.2.3

PARK TOWN



An Example in Tama Newtown Developed by Japan Housing and Urban Development Corporation

HOUSING IMAGE OF UNIT DEVELOPMENT

JICA