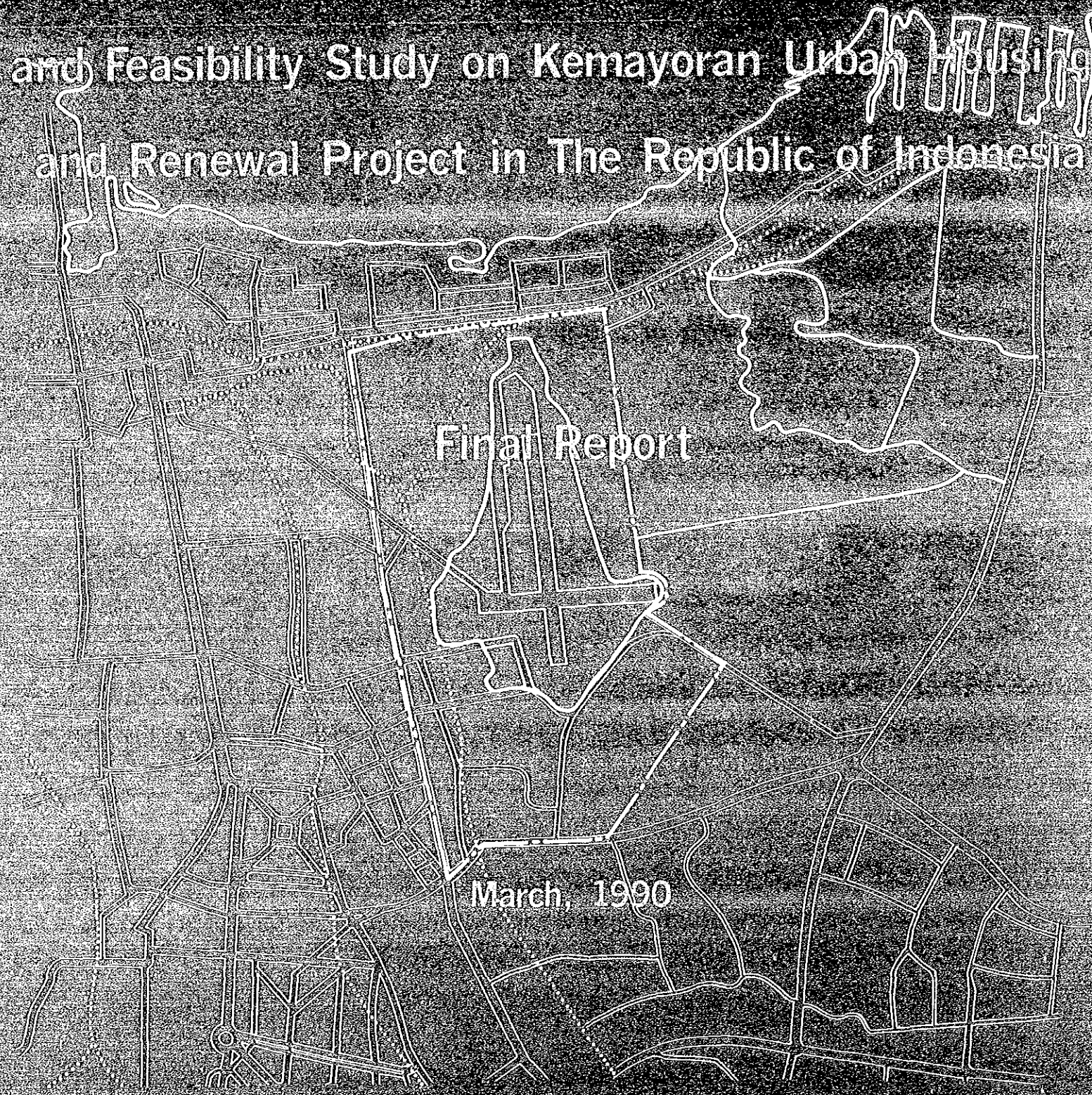


Master Plan and Feasibility Study on Kemayoran Urban Housing Development and Renewal Project in The Republic of Indonesia



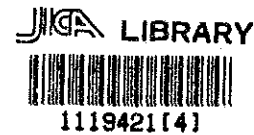
Final Report

March, 1990

Japan International Cooperation Agency

**Master Plan and Feasibility Study on Kemayoran Urban Housing Development
and Renewal Project in The Republic of Indonesia**

Final Report



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PREFACE

In response to a request from the Government of Indonesia, the Japanese Government decided to conduct a Master Plan and Feasibility Study on Kemayoran Urban Housing Development and Renewal Project and entrusted the study to Japan International Cooperation Agency (JICA).

JICA sent to Indonesia a survey team headed by Mr. Koomi Noda, composed of members from Yachiyo Engineering Co., Ltd. and JCP Inc. from August 1988 to January 1990.

The team held discussions with concerned officials of the Government of Indonesia, and conducted field surveys. After the team returned to Japan, further studies were made and the present report was prepared.

I hope that this report will contribute to the promotion of the project and to the enhancement of friendly relations between our two countries.

I wish to express my sincere appreciation to the officials concerned of the Government of Indonesia for their close cooperation extended to the team.

March, 1990



Kensuke Yanagiya
President

Japan International Cooperation Agency

FINAL REPORT
TABLE OF CONTENTS

	<u>PAGE</u>		<u>PAGE</u>
CHAPTER I INTRODUCTION			
1. OBJECTIVES AND SCOPE OF WORK OF KTA-53	I-01	6. METHOD OF URBAN HOUSING RENEWAL	II-59
1.1 GENERAL BACKGROUND	I-01	6.1 GENERAL OPPORTUNITIES AND CONSTRAINTS	II-59
1.2 OBJECTIVES OF STUDY	I-01	6.2 EXISTING SITUATION AND EXPERIENCE IN INDONESIA	II-60
1.3 SCOPE OF STUDY	I-01	6.3 NECESSITY OF METHOD DEVELOPMENT	II-62
2. ORGANIZATION FOR STUDY	I-02		
3. PERFORMANCE OF STUDY	I-03	CHAPTER III INTEGRATED DEVELOPMENT PLAN OF ZONE 2	
3.1 GENERAL WORK SCHEDULE	I-03	1. OUTLINE OF ZONE 2 DEVELOPMENT PLAN	III-01
3.2 PERFORMANCE IN PHASE 1	I-03	1.1 GENERAL DESCRIPTION	III-01
3.3 PERFORMANCE IN PHASE 2	I-03	1.2 PLANNED POPULATION IN ZONE 2	III-04
4. LOCATION OF STUDY AREA	I-04	2. SUB-ZONE (1) DEVELOPMENT BY PRIVATE DEVELOPER	III-05
5. CONSIDERATION	I-06	2.1 DEVELOPMENT STRATEGY	III-05
5.1 GENERAL CONSIDERATION	I-06	2.2 DEVELOPMENT GUIDELINES	III-06
5.2 INTEGRATED DEVELOPMENT AND RENEWAL	I-07	2.3 PARTICULAR RELATIONS TO SURROUNDING AREAS	III-09
5.3 PARTICULAR CONSIDERATION	I-07	3. SUB-ZONE (2) DEVELOPMENT IN ZONE 3 BY PERUM PERUMNAS	III-10
CHAPTER II CONCEPT OF URBAN HOUSING RENEWAL IN KEMAYORAN AREA		3.1 DEVELOPMENT POLICY	III-10
1. FRAMEWORK OF STUDY	II-01	3.2 HOUSING DEVELOPMENT	III-12
1.1 STUDY OBJECTIVES	II-01	3.3 AFFORDABILITY	III-17
1.2 STUDY FLOW	II-01	3.4 GENERAL FINANCIAL FRAMEWORK	III-19
1.3 STUDY AREA	II-02	3.5 PARTICULAR CONSIDERATIONS	III-22
2. EX-AIRPORT DEVELOPMENT	II-03	4. SUB-ZONE (3) RENEWAL OF ZONE 4 BUILT-UP AREA	III-26
2.1 SIGNIFICANCE OF DEVELOPMENT	II-03	4.1 EXISTING CONDITIONS AND RENEWAL STRATEGY	III-26
2.2 OUTLINE OF KEMAYORAN COMPLEX DEVELOPMENT PLAN	II-05	4.2 RENEWAL STRATEGY	III-27
2.3 GENERAL FINANCIAL FRAMEWORK	II-09	4.3 FRAMEWORK FOR RENEWAL OF SUB ZONE (3)	III-28
3. URBAN DEVELOPMENT	II-15	5. NEIGHBOURHOOD FACILITY PLANNING	III-32
3.1 URBAN DEVELOPMENT FRAMEWORK OF KEMAYORAN AREA	II-15	5.1 PLANNING STANDARD AND ALLOCATION POLICY	III-32
3.2 NEIGHBOURHOOD FACILITIES	II-19	5.2 APPLICATION OF PLANNING STANDARD	III-35
3.3 URBAN INFRASTRUCTURE DEVELOPMENT	II-23	5.3 ALLOCATION PROGRAMME	III-36
4. HOUSING DEVELOPMENT	II-33	6. SEWERAGE SYSTEM PLANNING	III-44
4.1 GENERAL	II-33	6.1 SEWERAGE SYSTEM OF KEMAYORAN COMPLEX	III-45
4.2 HOUSING DEVELOPMENT POLICY AND GUIDELINES	II-33	6.2 ORGANIZATION FOR SEWAGE TREATMENT PLANT	III-47
4.3 HOUSING DEVELOPERS	II-35	6.3 APPLICABLE TREATMENT PROCESSES	III-48
4.4 AFFORDABILITY	II-41	6.4 SUBSIDY SYSTEM OF THE COST	III-48
5. CONCEPT OF URBAN HOUSING RENEWAL IN KEMAYORAN AREA	II-47	7. INTEGRATED DEVELOPMENT AND RENEWAL	III-50
5.1 CHARACTERISTICS OF STUDY AREA	II-47	7.1 ZONE 2 DEVELOPMENT AND RENEWAL	III-50
5.2 DEVELOPMENT OBJECTIVES OF STUDY AREA	II-47	7.2 ZONE 3 PERUMNAS HOUSING DEVELOPMENT	III-50
5.3 DEVELOPMENT POLICY AND STRATEGIES	II-48	7.3 INTEGRATED RENEWAL IN ZONE 5	III-53
5.4 INTEGRATED DEVELOPMENT AND RENEWAL	II-57		

	<u>PAGE</u>
CHAPTER IV URBAN HOUSING RENEWAL AT CASE STUDY AND PROJECT SITES	
1. OBJECTIVES OF PLANNING STUDY	IV-01
1.1 GENERAL DESCRIPTION	IV-01
1.2 FORMULATION OF CONCEPTUAL RENEWAL MODEL PLANS AT KEMAYORAN AREA (OBJECTIVE 1)	IV-01
1.3 METHODOLOGY DEVELOPMENT OF URBAN RENEWAL (OBJECTIVE 2)	IV-01
2. SELECTION OF STUDY SITES	IV-02
2.1 GENERAL CONSIDERATION FOR SELECTION	IV-02
2.2 SELECTION PROCESS OF CASE STUDY SITES	IV-02
2.3 SELECTION PROCESS OF PRIORITY SITES	IV-03
3. FRAMEWORK OF STUDY	IV-04
3.1 LEGISLATIVE FRAMEWORK	IV-04
3.2 INSTITUTIONAL FRAMEWORK	IV-06
3.3 FINANCIAL FRAMEWORK	IV-15
3.4 PROCEDURAL FRAMEWORK AND PROJECT MONITORING	IV-20
4. APPLICATION OF RENEWAL METHOD	IV-21
4.1 GENERAL CONSIDERATIONS	IV-21
4.2 BASIC CONDITIONS OF METHOD IN INDONESIA	IV-22
4.3 TRANSFERABILITY OF METHOD ESTABLISHED IN JAPAN AND OTHER COUNTRIES	IV-23
5. INTEGRATED URBAN INFRASTRUCTURE DEVELOPMENT PROGRAMME ...	IV-27
5.1 BACKGROUND OF INTEGRATED URBAN INFRASTRUCTURE DEVELOPMENT PROGRAMME	IV-27
5.2 GUIDELINES FOR URBAN INFRASTRUCTURE DEVELOPMENT ...	IV-28
5.3 DEVELOPMENT PROCEDURE	IV-33
CHAPTER V RENEWAL PLAN OF EACH CASE STUDY AND PRIORITY SITE	
1. SITE A (CASE STUDY SITE)	V-01
1.1 GENERAL DESCRIPTION	V-02
1.2 RENEWAL METHOD	V-03
1.3 PHYSICAL CONDITIONS AND PLAN	V-05
1.4 INFRASTRUCTURE PLAN	V-09
1.5 CONDITION OF PROJECT COST	V-10
1.6 FINANCIAL STUDY	V-11
2. SITE B (CASE STUDY & PRIORITY SITE)	V-12
2.1 GENERAL DESCRIPTION	V-13
2.2 RENEWAL METHOD	V-14
2.3 PHYSICAL CONDITIONS AND PLAN	V-18
2.4 BUILDING PLAN	V-22
2.5 INFRASTRUCTURE PLAN	V-24
2.6 CONDITION OF PROJECT COST	V-25

	<u>PAGE</u>
2.7 IMPLEMENTATION SCHEDULE	V-26
2.8 FINANCIAL FEASIBILITY STUDY	V-27
3. SITE C (CASE STUDY SITE)	V-30
3.1 GENERAL DESCRIPTION	V-31
3.2 RENEWAL METHOD	V-32
3.3 PHYSICAL CONDITIONS AND PLAN	V-34
3.4 INFRASTRUCTURE PLAN	V-38
3.5 CONDITION OF PROJECT COST	V-39
3.6 FINANCIAL STUDY	V-40
4. SITE D (CASE STUDY & PRIORITY SITE)	V-42
4.1 GENERAL DESCRIPTION	V-43
4.2 RENEWAL METHOD	V-44
4.3 PHYSICAL CONDITIONS AND PLAN	V-48
4.4 BUILDING PLAN	V-52
4.5 INFRASTRUCTURE PLAN	V-54
4.6 CONDITION OF PROJECT COST	V-55
4.7 IMPLEMENTATION SCHEDULE	V-57
4.8 FINANCIAL FEASIBILITY STUDY	V-58
5. SITE E (CASE STUDY SITE)	V-62
5.1 GENERAL DESCRIPTION	V-63
5.2 RENEWAL METHOD	V-64
5.3 PHYSICAL CONDITIONS AND PLAN	V-66
5.4 INFRASTRUCTURE PLAN	V-70
5.5 CONDITION OF PROJECT COST	V-71
5.6 FINANCIAL STUDY	V-72
6. SITE F (CASE STUDY SITE)	V-74
6.1 GENERAL DESCRIPTION	V-75
6.2 RENEWAL METHOD	V-76
6.3 PHYSICAL CONDITIONS AND PLAN	V-78
6.4 INFRASTRUCTURE PLAN	V-82
6.5 PROJECT CONDITION OF PROJECT COST	V-83
6.6 FINANCIAL STUDY	V-84
CHAPTER VI ECONOMIC APPRAISAL OF URBAN HOUSING RENEWAL	
1. INTRODUCTION	VI-01
2. SOCIO-ECONOMIC IMPACT ON URBAN RENEWAL	VI-01
3. SOCIO-ECONOMIC IMPACT ON PRIORITY SITES	VI-02
3.1 PRIORITY SITE B	VI-02
3.2 PRIORITY SITE D	VI-04

	<u>PAGE</u>
4. QUANTITATIVE ECONOMIC ANALYSIS FOR SITE B AND D	VI-05
4.1 PRIORITY SITE B	VI-05
4.2 PRIORITY SITE D	VI-07
CHAPTER VII. CONCLUSION AND RECOMMENDATION	
1. GENERAL	VII-01
2. ZONE 2 DEVELOPMENT	VII-01
2.1 SUB-ZONE (1)	VII-01
2.2 SUB-ZONE (2) PERUMNAS HOUSING	VII-01
2.3 SUB-ZONE (3) ZONE 4	VII-02
2.4 NEIGHBOURHOOD FACILITY	VII-02
2.5 INFRASTRUCTURE	VII-02
3. INTEGRATED DEVELOPMENT AND RENEWAL	VII-02
3.1 GENERAL	VII-02
3.2 ZONE 1 AND ZONE 5 IN GENERAL	VII-02
3.3 KCIU FUND AND LOW INCOME GROUP HOUSING IN ZONE 5 ..	VII-02
3.4 ZONE 3 DEVELOPMENT AND ZONE 5 RENEWAL BY PERUM PERUMNAS	VII-02
3.5 ZONE F EXPERIMENTAL RENEWAL	VII-03
4. RENEWAL OF CASE STUDY SITES	VII-03
4.1 GENERAL	VII-03
4.2 SITE A AND SITE B	VII-03
4.3 SITE C AND SITE E	VII-04
4.4 SITE D AND SITE F	VII-04
4.5 METHODOLOGY DEVELOPMENT	VII-04
5. GENERAL FOLLOW UP ACTIVITIES AFTER THE STUDY	VII-04
5.1 ZONE 2 DEVELOPMENT	VII-04
5.2 UTILIZING OPPORTUNITY BROUGHT BY ZONE 2 DEVELOPMENT	VII-04
5.3 SUBSIDY	VII-05
5.4 INSTITUTIONAL DEVELOPMENT	VII-05
5.5 COMMUNITY PARTICIPATION	VII-05
6. PROSPERITY	VII-05

LIST OF TABLES

CHAPTER II

Table 2.1	Land use Composition
Table 2.2	Salable Area
Table 2.3	Alternatives of Sales Land Price
Table 2.4	Infrastructure Development Cost
Table 2.5	Inflow and Outflow
Table 2.6	Cash Flow Chart
Table 2.7	Projected Number of Public Facilities, DKI Jakarta 2005
Table 2.8	Water Production Schedule
Table 2.9	Water Supply Capacity to the Study Area
Table 2.10	Characteristics of Collection System
Table 2.11	Bodies for Construction, Share of the Cost and Operation & Maintenance of Infrastructure
Table 2.12	Housing Development and Income Group
Table 2.13	Housing Development Programme up to 2005 in DKI Jakarta
Table 2.14	Execution Programme of Perumnas in Replita IV
Table 2.15	Perumnas Realization Programme in Replita II until Replita IV
Table 2.16	Pengadaan Perumahan Rakyat Oleh Perumnas
Table 2.17	Housing of Sarana Jaya
Table 2.18	Housing Development Site in DKI Jakarta
Table 2.19	Total Household by Income
Table 2.20	Household Income by DKI Jakarta
Table 2.21	Income Distribution in Zone 4 & 5
Table 2.22	Max. income by Type of Houses
Table 2.23	Classification of Income Group by Sarana Jaya
Table 2.24	Average Rental Fee in Penjaringan
Table 2.25	Building Construction Costs
Table 2.26	Income and House Type
Table 2.27	Development Measures

CHAPTER III

Table 3.1	Area List by Ladnuse of Zone 1
Table 3.2	Planned Population in Zone 1 and Zone 2
Table 3.2a	Distribution of Population in Zone 2
Table 3.2b	List of Housing Development in Sub Zone (1)
Table 3.3	Alternatives of Housing Units
Table 3.4	Schedule of Housing Development
Table 3.5	List of Housing Development Cost
Table 3.6	Calculation Sheet of Land Development Cost
Table 3.7	Selling Price in the Past
Table 3.8	Conditions of Housing Loan
Table 3.9	Sales Price and Affordability
Table 3.10	Affordability by New BTN Standard
Table 3.11	Affordable Range
Table 3.12	Subsidy
Table 3.13	Total Development Cost
Table 3.14	Disbursement Schedule
Table 3.15	Summary of Financial Results
Table 3.16	Profit Alternatives for Case 1 & Case 2
Table 3.17	Profit Alternatives for Case 3 & Case 4
Table 3.18	Number of Household by Expenditure (Main Needs) and Income Group
Table 3.19	Average of Operated Activity of Unicorporated Who Resale/Rental (Fixed Premise) per Establishment During the Month by Province
Table 3.20	Average Monthly Expenditure Per-Capital
Table 3.21	Total Amount of Expenditure in Zone 3
Table 3.22	Occupancy Ratio
Table 3.23	Average Rental Fee in Penjaringan
Table 3.24	Comparison of Affordable Income Group
Table 3.25	Area List of Zone 4
Table 3.26	Basic Criteria for Framework of Zone 4 Renewal
Table 3.27	Existing House & Area in Zone 4
Table 3.28	House & Area to be demolished in Zone 4
Table 3.29	Moving of Zone 4 Houses

Table 3.30	Framework for Sub Zone (3)
Table 3.31	Zone 2 Neighbourhood Facility Area Calculated by Modified Standard
Table 3.32	Development Cost for Neighbourhood Facility (Sub Area: H1)
Table 3.33	Development Cost for Neighbourhood Facility (Sub Area: H2)
Table 3.34	Development Cost for Neighbourhood Facility (Sub Area: H3)
Table 3.35	Development Cost for Neighbourhood Facility (Sub Area: H4)
Table 3.36	Development Cost for Neighbourhood Facility-Whole Zone 2
Table 3.37	Building Size for Neighbourhood Facility
Table 3.38	Sub zone (1) Neighbourhood Facility Area Calculated by Modified Standard
Table 3.39	Neighbourhood Facility and Area by Modified Standards in Optional Development Area
Table 3.40	Shortage of Neighbourhood Facilities in Study Area
Table 3.41	Comparison of Power Consumption per 1.0m ³ of Sewage
Table 3.42	Comparison of Site Area
Table 3.43	Cost of Aerobic Filter Process
Table 3.44	Construction Cost in Each Categorized Housing
Table 3.45	Operation and Maintenance Cost
Table 3.46	Monthly Change for Operation and Maintenance

CHAPTER IV

Table 4.1	Evaluation of Function and Capacity of Present Organization
Table 4.2	Perumnas & Private Developer Houses Loan Disbursement by BTN in 1987
Table 4.4	Guideline on Selection of Sanitary Facilities
Table 4.5	Sanitary Facilities of Each Case Study Site

CHAPTER V

Table 5.1	Project Cost and Source of Fund
Table 5.2A	Project cost
Table 5.2B	Financial Cash Flow Table for Site B
Table 5.3	Project Cost and Source of Fund
Table 5.4A	Project Cost and Source of Fund
Table 5.4B	Summary of Financial Calculation without Subsidy Case
Table 5.4C	Summary of Financial Calculation with Subsidy Case
Table 5.4D	Residents Class and Entitled Floor Area
Table 5.5A	Cooperative House Project Cost and Source of Fund
Table 5.5B	Public Work Project Cost

CHAPTER VI

Table 6.1	Summary of Impact Analysis for Site B
Table 6.2	Summary of Impact Analysis for Site D
Table 6.3	Economic Cash Flow Table for Site B
Table 6.4	Economic Calculation for Site D
Table 6.5	Estimated Market Prices of Land Floor for Economic Benefit

LIST OF FIGURES

CHAPTER I

- Fig. 1.1 General Formation: KTA-53 and Zone 1 Development
 Fig. 1.2 Location of the Study Area in Jakarta
 Fig. 1.3. Zoning for the Study Area
 Fig. 1.4 Aero-photo of Kemayoran Area
 Fig. 1.5 Revised Zone 1 Plan by KCIU, October, 1989

CHAPTER II

- Fig. 2.1 Study Flow Chart
 Fig. 2.2 Study Area
 Fig. 2.3 Development Image of Jakarta Fair
 Fig. 2.4 Development Impacts of Kemayoran Complex to the Surrounding Areas
 Fig. 2.5 Organization Chart of Kemayoran Complex Development
 Fig. 2.6 Original Landuse Plan in Kemayoran Complex Master Plan
 Fig. 2.7 Implementation Schedule of Kemayoran Complex Development
 Fig. 2.8 Salable Area
 Fig. 2.9 Development Schedule
 Fig. 2.9a Formal Land Price by IPEDA
 Fig. 2.10 Jabotabek Metropolitan Development Plan
 Fig. 2.11 Preferred Zone of Jabotabek Region
 Fig. 2.12 Zonning of Urban Development Straegies
 Fig. 2.13 DKI Master Plan
 Fig. 2.14 Conceptual Administrative Boundary
 Fig. 2.15 Administrative Tree in the Study Area
 Fig. 2.16 Existing Administrative Boundary on The New Land Use Plan
 Fig. 2.17 Road and Transportation Network of DKI Jakarta Master Plan 2005

- Fig. 2.18 Existing Roads and Bus Rentes in and around the Study Area
 Fig. 2.19 Existing Traffic Flow
 Fig. 2.20 Traffic Flow after completion of Kemayoran Complex
 Fig. 2.21 Roads to be expanded and extended
 Fig. 2.22 Transition of Person Trips by Transportation Mode in 2005
 Fig. 2.23 Jakarta Railway Network Plan in 2005
 Fig. 2.24 Existing Drainage Flow
 Fig. 2.25 Conceptual plan of Flood Control and Drainage System
 Fig. 2.26 Water Supply Trunk Pipeline
 Fig. 2.27 Main Grid of PuloGadung Water Supply System
 Fig. 2.28 Master Plan for Jakarta Sewerage and Sanitation Project in 1979
 Fig. 2.29 Location of Transfer Stations
 Fig. 2.30 Coverage of Collection Service
 Fig. 2.31 Location of Existing Power Transformer Houses and Telephone Exchanges
 Fig. 2.32 Location of Major Housing Development sites in DKI Jakarta and Btabek Area
 Fig. 2.33 Tendency of Housing for Sale
 Fig. 2.34 Land use Plan of Kemayoran Area
 Fig. 2.35 Population Density Control
 Fig. 2.36 Housing Development Plan of Kemayoran Area
 Fig. 2.37 Housing Development Plan
 Fig. 2.38 KIP Programme
 Fig. 2.39 Analysis of Development Potentials and Constraints of Zone 5
 Fig. 2.40 Analysis of Potential Areas for Renewal
 Fig. 2.41 Proposed Development Zones of Study Area
 Fig. 2.42 Concept of Integrated Organization
 Fig. 2.43 Concept of Spatial Integration

CHAPTER III

- Fig. 3.1 Proposed Layout Zone 2
Fig. 3.2 Sub Zone of Zone 2
Fig. 3.3 Recommendable Development Module
Fig. 3.4 Proposed Guidelines
Fig. 3.5 Proposed Area for Residential Development
Fig. 3.6 Alternative Sites for Perumas
Fig. 3.6a Structure/Construction System
Fig. 3.7 Sarana Jaya System
Fig. 3.8 Existing Conditions
Fig. 3.9 Land Categories
Fig. 3.10 Landuse of Zone 4
Fig. 3.11 Public Facility Standard-Dinas Tata Kota DKI Jakarta
Fig. 3.12 Total Area of Minimum Necessity for Public Facility by BTN
Fig. 3.13 Planning Standard
Fig. 3.14 Maximum Distance to Each Community Facilities
Fig. 3.15 Location of Each Sub Area
Fig. 3.16 Conceptual Neighbourhood Structure in Zone 2 Area
Fig. 3.17 Development Concept
Fig. 3.18 Preliminary Distribution Model for Neighbourhood Facilities in Zone 3 (Based on the Modified DKI Standard)
Fig. 3.19 Conceptual Distribution Model for Neighbourhood Facilities in Zone 3
Fig. 3.20 Neighbourhood Facilities Organically Connecting Zone 2 and its Vicinity
Fig. 3.21 Model Case A
Fig. 3.22 Model Case B
Fig. 3.23 Checking Flow of Characteristics of Sewerage System of Kemayoran Complex
Fig. 3.24 Allocation of Sewage Treatment Plant (Example)
Fig. 3.25 Recycle of Treated Effluent in Housing Area

- Fig. 3.26 Recycle of Treated Effluent in Commercial Buildings and Offices
Fig. 3.27 Organizational Chart of Sewage Treatment Plant
Fig. 3.28 An Example of Share of The Cost

CHAPTER IV

- Fig. 4.1 Study Flow (Phase 1)
Fig. 4.2 Study Flow (Phase 2)
Fig. 4.3 Selection of Case Study Sites, Step 1
Fig. 4.4 Selection of Case Study Sites, Step 2
Fig. 4.5 Selection of Case Study Sites, Step 3
Fig. 4.6 Outline of Local Participation in Kemayoran Renewal
Fig. 4.7 Organization Context of Community Participation
Fig. 4.8 Relocation and Resettlement Planning Flow Chart
Fig. 4.9 Work Flow for Financial Framework
Fig. 4.10 Sources of Fund
Fig. 4.11 Loan System by BTN
Fig. 4.13 Strategic Plan and Guideline for Development of Urban Infrastructure formulated by Cipta Karya
Fig. 4.14 Process of Improvement of Sanitary Facilities
Fig. 4.15 Minor Detention Measures of Stormwater
Fig. 4.16 Model System of Solid Waste Management
Fig. 4.17 Real Demand of Water in Demand Estimation
Fig. 4.18 Procedure of Infrastructure Development accompanied with Urban Renewal

CHAPTER V

- Fig. 5.1 Site A Financial Study Work Flow
Fig. 5.2 Site B Financial Study Work Flow
Fig. 5.3 Site C Financial Study Work Flow
Fig. 5.4 Site D Financial Study Work Flow
Fig. 5.5 Site E Financial Study Work Flow
Fig. 5.6A Site F Financial Study Work Flow
Fig. 5.6B Land Area and Project Cost in Land Readjustment

CHAPTER VI

- Fig. 6.1 Socio-economic Impact on Urban Renewal

GLOSSARY

BPN formerly called Agraria	: National Land Board	DPPK	: Office of City Development Supervision	NGO	: Non Government Organization
Bina Marga	: Directorate General of Highways	Dinas Pekerjaan Umum	: Public Works Office (Province Level)	OECF	: Overseas Economic Cooperation Fund, Japan
BCR	: Building Coverage Ratio	FAR	: Floor Area Ratio	Perumnas	: National Urban and Housing Development Corporation
BTN	: National Saving Bank	GLD	: Guided Land Development Programme	PJKA	: National Railways Enterprise
Bappenas	: National Development Planning Board	Hak Milik	: Ownership Right	PDAM	: District Water Supply Enterprise
Bappeda	: Regional Development Planning Board	Hak Guna Bangunan (HGB)	: Right of Building Use	PAM	: Water Supply Enterprise
BPKP	: Development & Finance Supervision Board	Hak Paka	: Right of Use	PLN	: State Electricity Company
BKLN	: Bureau of Population and Environmental Control in Jakarta Municipality	Hak Pengelolaan (HPL)	: Right of Management	PERUMTEL	: State Telephone Company
Biro Bina Pembangunan Daerah DKI	: Bureau for Regional Development in Jakarta Municipality	Hak Guna Usaha	: Right of Business Use	Dit. Perumahan	: Directorate of Housing of Cipta Karya
BKJS	: Special Bureau for Underground Utility System in Jakarta Municipality	Hak Sewa	: Right of Rent	P.T. Papan Sejahtera	: Finance Corporation for Middle-High Class Housing
CDF	: Community Development Fund	IUIDP	: Integrated Urban Infrastructure Development Programme	PLP	: Directorate of Environmental Sanitation of Cipta Karya
Cipta Karya	: Directorate General of Human Settlements	JICA	: Japan International Cooperation Agency	PU	: Ministry of Public Works
DJCK	: Directorate General of Human Settlements	Jasa Marga	: National Highways Corporation	Repelita	: Five Year Development Plan
DP3KK	: Kemayoran Complex Implementation Unit	JUDP	: Jabotabek Urban Development Project	REI	: Real Estate Indonesia
DKI Jakarta	: Jakarta Municipality	JSSP	: Jakarta Sewerage and Sanitation Project	RI	: Republic of Indonesia
DAB	: Directorate of Water Supply of Cipta Karya	JMDP	: Jabotabek Metropolitan Development Plan	Sarana Jaya	: DKI Jakarta Urban and Housing Development Corporation
DLLAJR DKI	: Land Transport Department of Jakarta Municipality	KTA-53	: Technical Assistance Project Number in Perumahan	Sub-Dinas Kebersihan	: Cleaning Office in Jakarta Municipality
Dinas Kebersihan DKI	: Cleansing Department of Jakarta Municipality	KCMB	: Kemayoran Complex Management Board	Tanah Garapan (TG)	: Right of Cultivation
Dinas Tata Kota DKI	: City Planning Office of Jakarta Municipality	KCIU	: Kemayoran Complex Implementation Unit	Tanah Negara	: State Land
		Kopro Banjir	: Flood Control Project	Tanah PEMDA	: Local Government Land
		KPR	: Housing Ownership Credit	Tanah Desa	: Village Land
		KIP	: Kampung Improvement Programme	Tanah Instansi	: Office/State Land
		MCK	: Community bath, Washing and Toilets	UNDP	: United Nations Development Programme

CHAPTER I

INTRODUCTION

CHAPTER I. INTRODUCTION

1. OBJECTIVES AND SCOPE OF WORK OF KTA-53

1.1 GENERAL BACKGROUND

At present, Jakarta City has a population of more than 8 million (6.5 million according to the 1984 census), and the population of this city in 2005 is estimated to reach 12 million. With the rapid increase of population, delay in the supply of housing and improvement of living environment tend to occur creating two of the major urban problems. To overcome this situation, effective use of land and the existing facilities is the most important concern.

Kemayoran ex-airport site, having an expansive area of more than 400 ha., is located in the proximity of the central part of Jakarta, and therefore, Kemayoran area has a high potential for urban renewal including improvement of living environment.

In consideration of this background, the Ministry of Public Works, the Republic of Indonesia, represented by the Directorate General of Human Settlements (hereinafter referred as DJCK), has requested the technical cooperation of the Government of Japan regarding urban renewal of Kemayoran ex-airport site and its vicinity. The Japan International Cooperation Agency (hereinafter referred to as JICA) agreed with the DJCK on the contents of the technical assistance as stipulated in the Scope of Work signed by them on April 14, 1988.

1.2 OBJECTIVES OF THE STUDY

The objectives of the Study are as follow:

- 1) Formulation of integrated development plan.
- 2) Methodology development of urban renewal in Indonesian metropolitan areas.
- 3) Conduct of feasibility study on urban housing and urban renewal.
- 4) Provision of dissemination material on urban renewal.
- 5) Conduct of technology transfer for this Study through joint work with the Indonesian counterparts.

1.3 SCOPE OF STUDY

The scope of the Study referred to in the aforementioned "Scope of Work" of April 14, 1988 is summarized below:

1.3.1 Formulation of Integrated Development Plan for Zone 2

This includes macro analysis of Jakarta city and the vicinity of the Study Area (Zone 5 and Zone 1) in order to identify the characteristics of the Study Area as well as to set up a concept for urban renewal in the Study Area in relation with Zone 2 development.

Zone 2 development area consists of high, middle and low income groups housing and neighborhood facilities.

1.3.2 Development of Urban Renewal Methodology for Zone 4 and Zone 5

Urban renewal strategy for Zone 4 and Zone 5 shall be formulated through the study of renewal model plans in 5 or 6 Case Study Sites selected in accordance with the framework of the Study Area's urban renewal concept.

The development of urban renewal methodology in the Case Study Sites shall also be considered from the view point of applicability of such methodology in other built up areas in big cities. Manual of urban renewal methods is to be prepared based on the results of the case studies.

1.3.3 Conduct of Feasibility Study for Zone 3 (Perumnas Housing Area)

Feasibility study and formulation of implementation programme are to be conducted for Zone (3) development and Priority Sites which are to be selected from among the Case Study Sites.

1.3.4 Provision of Dissemination Materials on Urban Renewal

Four editions of slides synchronized with sound for introducing this Study, focusing on technical issues, are to be presented at a Seminar.

NOTE: Zone numbers referred to in the above sentences are shown in Section 4.2 in this CHAPTER.

2. ORGANIZATION FOR STUDY

In accordance with the aforementioned agreement made on April 14, 1988, JICA dispatched a study team formed of several experts (hereinafter referred to as the JICA Study Team) to Indonesia to carry out the Study together with Indonesian Counterparts appointed by concerned agencies arranged by DJCK. The JICA experts and Indonesian Counterparts formed a team for the study (hereinafter referred as the Study Team).

The Study was executed by the JICA Study Team together with the Indonesian Counterparts, and the study results were periodically examined through discussion between the Technical Committee and the Study Team, and key issues were confirmed by the Steering Committee. The confirmed issues are inputs to DJCK on the pertinent and relevant housing development urban renewal programmes of Zone 2 and Zone 5 to be implemented by the Executing Body of Kemayoran Complex Development, DKI Jakarta and any agencies or bodies concerned.

For the smooth execution of the Study DJCK organized the Steering Committee, Technical Committee, and Full-time and Part-time Counterparts for which members were appointed by all parties concerned with the study as well as the implementation of the ex-airport development.

Full-time counterparts were from Directorate of Housing (Direktorat Perumahan, hereinafter referred to Perumahan) and National Housing Corporation (Perum Perumnas, hereinafter referred to Perumnas). Part-time counterparts were from DJCK and DKI Jakarta.

Kemayoran Complex Management Board (KCMB) was established in 1985 by a Presidential decree. National Housing Corporation (Perumnas) commenced the study of Zone 3 development in 1987. Kemayoran Complex Implementation Unit (KCIU) commenced its activity since early 1989.

In addition to the parties concerned with Zone 1 development, DKI Jakarta had an important role to coordinate the Study stemming from its responsibility for the urban renewal of Zone 5, as a

part of Jakarta city.

While DJCK organized the Steering Committee, the Technical Committee and Counterparts, JICA organized the Advisory Committee. The Advisory Committee members are officials of Japanese government agencies and institutions. The Advisory Committee provided the JICA Study Team with technical advice through JICA Tokyo Head Office. JICA Housing Experts attached to DJCK coordinated the Study with the Study Team.

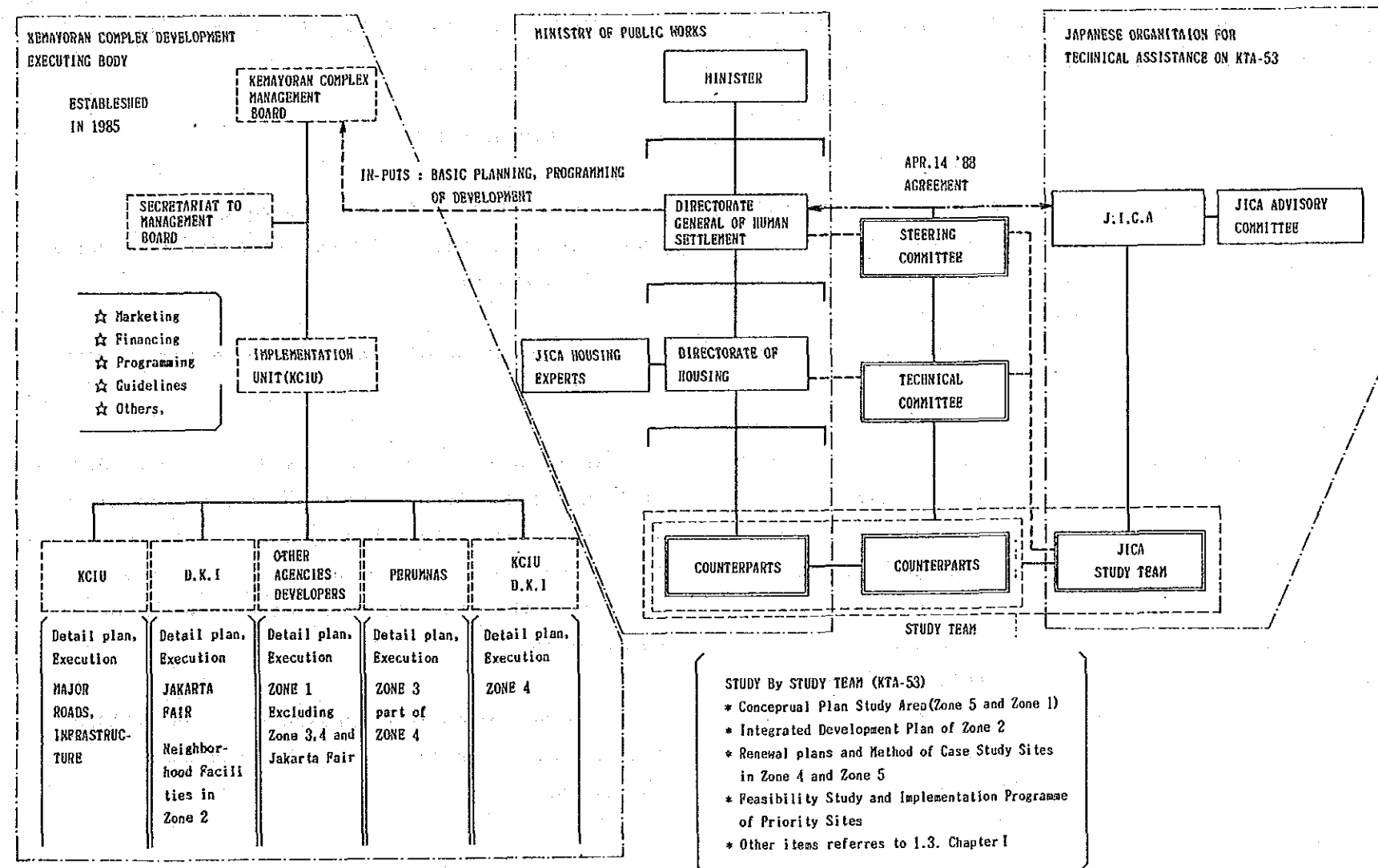


Fig. 1.1 General Formation: KTA-53 and Zone 1 Development

3. PERFORMANCE OF STUDY

3.1 GENERAL WORK SCHEDULE

The Study period extended through two fiscal years. Phase 1 Study commenced in late July, 1988 and was completed in the middle of March, 1989.

Subsequently Phase 2 Study began at the beginning of June, 1989 and completed in March, 1990 upon submission of the Final Report to DJCK.

3.2 PERFORMANCE IN PHASE 1

Phase I of the Study comprised three steps and the key issues concluded at each step, and shown in previously submitted Reports, are as follow:

3.2.1 Step 1 (July 24, 1988 - September 5, 1988)

The Inception Report, which shows detail programme and schedule of the Study in conjunction with elaboration of the Scope of Work was submitted during this period.

3.2.2 Step 2 (September 6, 1988 - December 24, 1988)

The Interim Report (I) submitted on December 19, 1988 contained the study results on the following:

- 1) Analysis of existing conditions and background of Jakarta City urban development and Zone 1 development.
- 2) Concept of urban development and renewal of the Study Area (Zone 5, Zone 1).
- 3) Development policy of Zone 2 including Zone 3.
- 4) Strategy of urban housing renewal of Zone 4 and Zone 5.

- 5) Selection of 6 Case Study Sites in relation with the above 2), 3) and 4).
- 6) Draft scenario of audio-visual materials.

3.2.3 Step 3 (January 17, 1989 - March, 1989)

The Interim Report (II) submitted in March, 1989 outlined the Study results on the following items:

- 1) Confirmation of outline development plan of Zone 1.
- 2) Integrated development plan of Zone 2 including preliminary feasibility study for Perumnas housing development in Zone 3.
- 3) General renewal scheme and system of Zone 4.
- 4) Review of renewal methods experienced in Indonesia, Japan and other countries.
- 5) Detailed field survey on 6 Case Study Sites.
- 6) Establishing policy and general strategy on formulating urban housing renewal plans of Study Sites.

3.2.4 Meetings

During Phase 1 Study period, three Steering Committee meetings and four Technical Committee meetings were held in Jakarta and seven JICA Advisory Committee meetings were held in Tokyo.

3.2.5 The First Seminar

The First Seminar was held on March 14, 1989 at the conference room of DJCK. The first edition of slides was presented at the Seminar.

3.3 PERFORMANCE IN PHASE 2

Phase 2 of the Study was executed in two steps, as explained hereafter.

3.3.1 Step 4 (June 1, 1989 - October 14, 1989)

The main work originally scheduled for this step was only the formulation of renewal plans for Case Study Sites, but the actual work was expanded to incorporate the selection of Priority Sites and the planning of Priority Sites as shown in Interim Report (III) submitted on September 28, 1989.

There were three Technical Committee meetings and one Steering Committee meeting, and four JICA Advisory Committee meetings in Step 4.

3.3.2 Step 5 (October 16, 1989 - End of March, 1990)

There were two stages in Step 5. The first stage was the synthesis of all the study results shown in Interim Report (I), (II) and (III), and Draft Final Report was submitted in December, 1989. The Technical Committee meeting (January 10, 1990) and Steering Committee meeting (January 17, 1990) were held on Draft Final Report. The Second Seminar was held on January 19 and 20, 1990 by DJCK and JICA on the subject of Urban Housing Renewal. The Study Team presented three slides at the Seminar.

The second or the last stage was for the preparation and submission of the Final Report with Manual of Urban Housing Renewal. The period is from January 25, 1990 until the middle of March, 1990.

4. LOCATION OF STUDY AREA

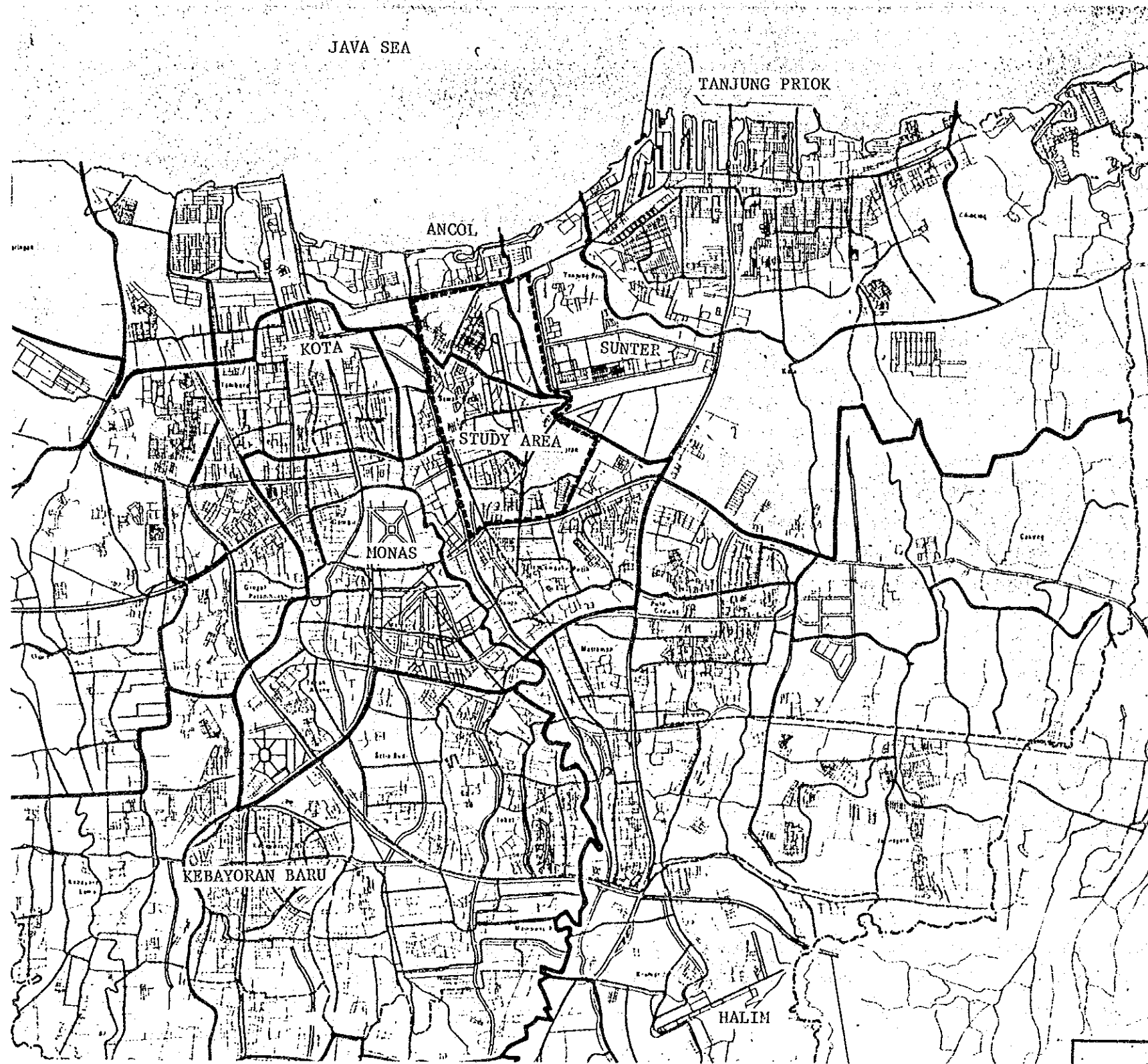
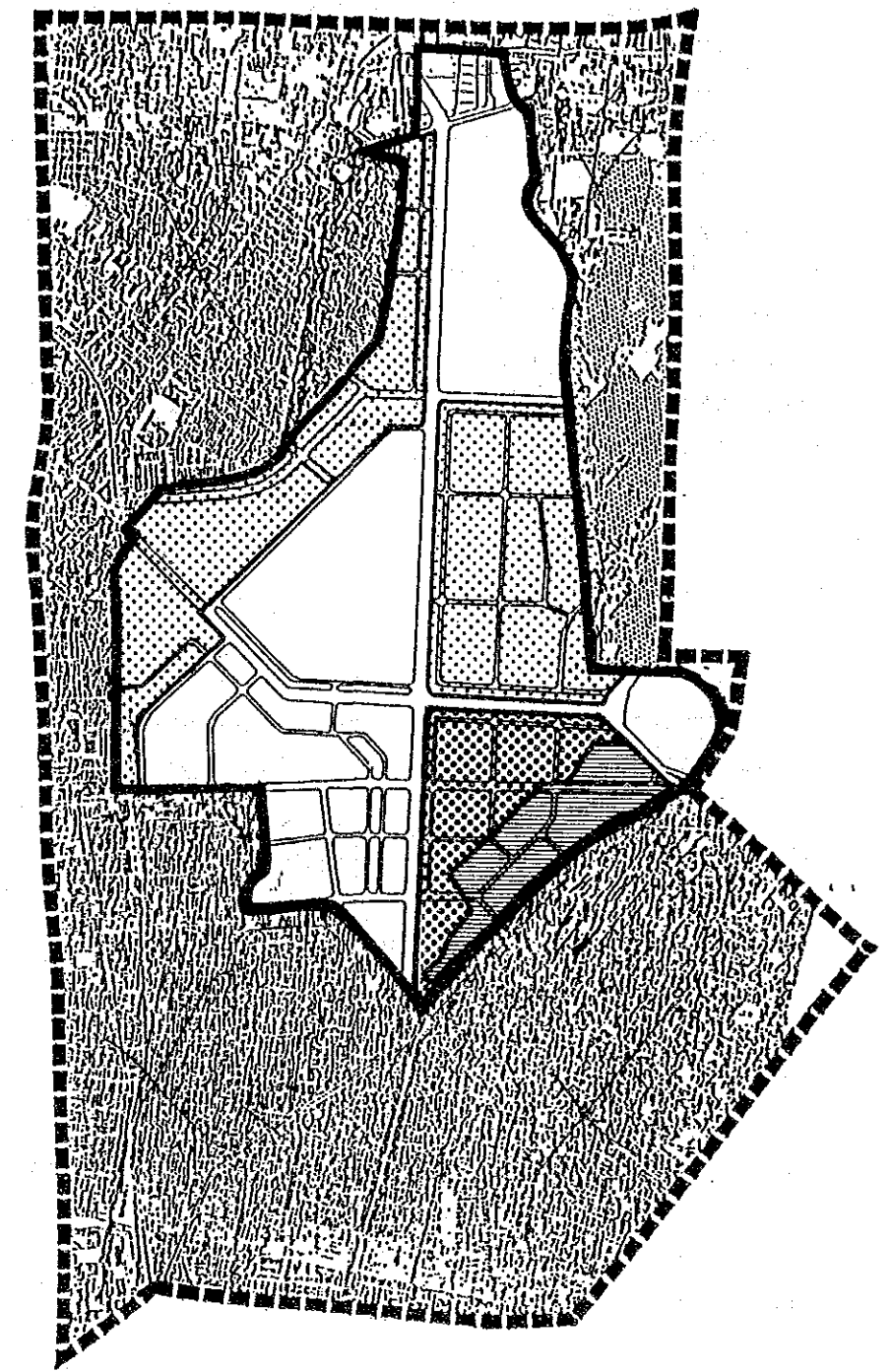


Fig. 1.2 Location of the Study Area in Jakarta



- ▬ ZONE 5 : Vicinity of Kemayoran ex-airport area
- ▬ ZONE 1 : Airport Site
- ▨ ZONE 2 : Housing and Neighbourhood Facility
- ▧ ZONE 3 : Perumnas Housing Area
- ▩ ZONE 4 : Built up Area in Zone 3

Fig. 1.3. Zoning for the Study Area

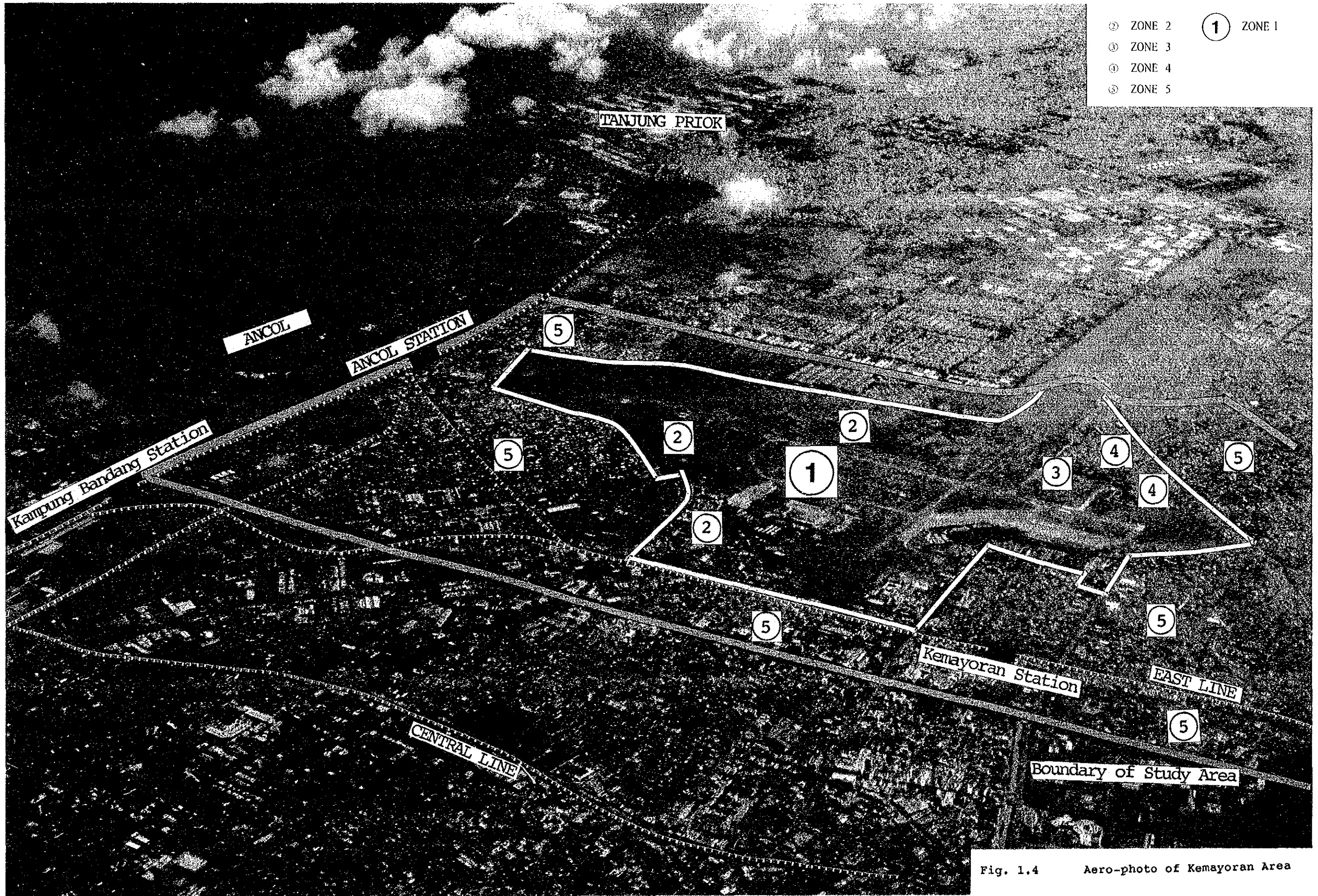


Fig. 1.4 Aero-photo of Kemayoran Area

5. CONSIDERATION

5.1 GENERAL CONSIDERATION

5.1.1 Nature of the Study

The nature of either planning or implementation of urban housing renewal is characteristically different from that of infrastructure development or the like. It very much involves socio-economic aspects, and renewal itself should proceed on the basis of "Consent" of all parties concerned. In other words, the process of planning and implementation of renewal is the process of formulating a consensus.

In Indonesia, at present experience in renewal methods is still limited due to various reasons deriving from legislative, institutional and especially financial constraints. Although, on the other hand, there are many positive trials being conducted, including KIP III, establishment of new or improved renewal methods needs a large effort to achieve "Consensus" through intensive discussions to be held among all public and private sectors concerned including inhabitants' community.

One of the most important points of this Study of KTA-53 is that such discussions it initiates should not be limited during the Study period but should be further continued among those parties, preferably in the course of experimental implementation of renewal projects, for the purpose of examining the discussed issues for further development of methodology.

In this sense, this Study has been performed under the motto of "Think together, and Work together" between Indonesian side and Japanese side". And the

results of the Study should be the subjects of "Think together, and Implement together" among all Indonesian parties.

5.1.2 Extent of the Study

Beside the aforementioned "Nature of the Study", it is acknowledged that this Study contains many tasks/components to be coped with. These include formulating concept of renewal for the Study Area in consideration with the whole Jakarta urban development and Zone 1 development, development of Zone 2 which has 3 specific categories, integration of Zone 2 development and Zone 5 renewal, plans of 6 types of Case Study Sites, feasibility study for 2 Priority Sites, manual of urban renewal, 4 editions of dissemination materials, and in addition conducting Seminars.

However, time for the study of each task is limited within a net period of 12 months and the assigned JICA Study Team members are approximately 75 man-months from the commencement of the Study in late July, 1988 until the synthesis of all the study results in November, 1989, although each task component has its own deep and broad background to be thoroughly considered.

Therefore, the depth of the study for each task component is to a conceptual level in principle including certain levels of systems and guidelines. And each task should be coordinated from time to time in the course of the study for its own study development, and finally all tasks components are integrally concluded to present the whole concept of the study results.

It is recommended that this concept as a whole and

for each task component should be transferred to practical strategy to be actually formulated by the Indonesian parties directly concerned.

5.1.3 Premises for the Study

In accordance with the objectives and the scope of the study shown in the previous sections, the study has been carried out on the basis of the following premises:

1) The Master Plan of Kemayoran ex-airport Complex Development (hereinafter referred to as the KC Master Plan), the conceptual scheme of which was originally formulated in 1985, was prepared in 1987 by DJCK at the request of KCMB. It is said that the conceptual scheme was authorized by the President.

The Study Team was required to review the KC Master Plan, but the conceptual scheme and land use layout of Zone 1 would be maintained as the KC Master Plan shows. Minor modification and adjustment should be recommended, if necessary, upon the consent of the Steering Committee.

2) This KTA-53 Study is concerned with a part of Zone 1, namely Zone 2, featuring Housing and Neighborhood Facility Development areas including the Renewal of Zone 4 built-up area within Zone 3. All other development projects such as Jakarta Fair area, commercial area, government office area, the urban forest area, as well as major roads and infrastructure are only considered in general and are not within the scope of the KTA-53 Study.

3) There are already two executing bodies directly related to Zone 2 development. One is KCIU which is responsible for all Zone 1 development and

became especially active since very early 1989. The other is Perumnas which is responsible for the development of 7,700 housing units (KC Master Plan) and commenced its own study in 1987. Thus, Zone 1 development is already in the implementation stage although certain survey, study, planning and programming tasks are simultaneously being carried on.

The Study Team needs to coordinate with those bodies not only for the Study but also for their actual implementation programmes which have been altered from time to time and are reflected in the Study.

4) The urban renewal in Zone 5 is concentrated on housing in this Study. It does not focus on any other factors or elements of urban renewal even though they may be directly or indirectly related to housing renewal. Therefore it can be said that the results of the Study are interpreted as the requirements of the Housing Sector especially the Directorate of Housing of DJCK. The results shall be given to all other sectors concerned with urban development and renewal in order to further develop the method integrally with all other related matters for actual application to urban housing renewal projects.

5) In general, urban housing renewal has many constraints from viewpoints of financing in relation to land price, compensation to inhabitants, construction cost and inhabitants' income. Almost all urban renewal projects, especially if housing is included, in Japan need a certain subsidy from public sector depending on such conditions as size and nature of the renewal.

One of the basic factors of urban housing renewal in this Study is subsidy which includes cross subsidy, grant aid and provision of low interest rate bank

loans. This might not be applicable to the present situation of Indonesia, but the inevitable inclusion of subsidy in urban housing renewal method should be considered in the future.

5.2 INTEGRATED DEVELOPMENT AND RENEWAL

It is roughly assumed that more than a few billion US Dollars will be invested in Zone 1 within 10 years or more. Such huge scale investment will surely have a great impact, needless to say, not only in Jakarta city but as well as directly on the surrounding areas of Zone 1. In addition, it stimulates economic activities in the surrounding areas and increases the impact of Zone 1 development.

This impact should be properly distributed to the surrounding areas. It should contribute to the socio-economic development of inhabitants, of especially low income group, which are sometimes treated in minor manner because of their weak economic capability to positively deal with such impact.

The image of Kemayoran area is not as good as the commercial and business area along Jl. Thamrin and Jl Sudirman or Kemayoran residential area. Even though Zone 1 is planned to be a high standard development area, if the low income housing of the surrounding areas remain as it is, the image of Kemayoran area including Zone 1 will be damaged, and private sector will be discouraged to invest in Zone 1.

Promotion and control is necessary to renew the surrounding areas integrally with the development of Zone 1. Integration is not only on spatial aspects but also involves institutional and financial aspects. An authority or an executing body or at the least very intensive joint efforts of the parties

concerned is necessary to conduct this integrated Zone 1 development and Zone 5 renewal.

5.3 PARTICULAR CONSIDERATION

There is a change in the basic development framework of Perumnas housing in Zone 3 made after April, 1989. Another change is made by KCIU on land use plan of Zone 1. This Final Report should be carefully read since the Report describes the study results without incorporating the changes because both changes have been generally authorized at the end of December, 1990, which unabled to coordinate with the study results.

5.3.1 Development Framework of Perumnas Housing

The basic development framework of Perumnas housing in Zone 3 was revised after April, 1989 compared with the framework jointly studied by the Study Team and Kemayoran Project Team (actually appointed Full-time counterparts of KTA-53 of Perumnas) in phase 1 (by the middle of March, 1989).

The revised framework in compliance with the higher authority's confirm policy has almost generally formulated. It is said that emphasis is made on 10-15 storey building for upper middle income group combined commercial floor. Rental housing in being studied for low income group. A part of land owned by Perumnas will be sold for commercial use in order to recover the development cost.

This drastic change of the framework does not only occur in the development in Zone 3. It is understood that Perumnas intends to aggressively participate in the urban renewal and expand its activities beyond only low income group housing development.

5.3.2 Current Implementation by KCIU

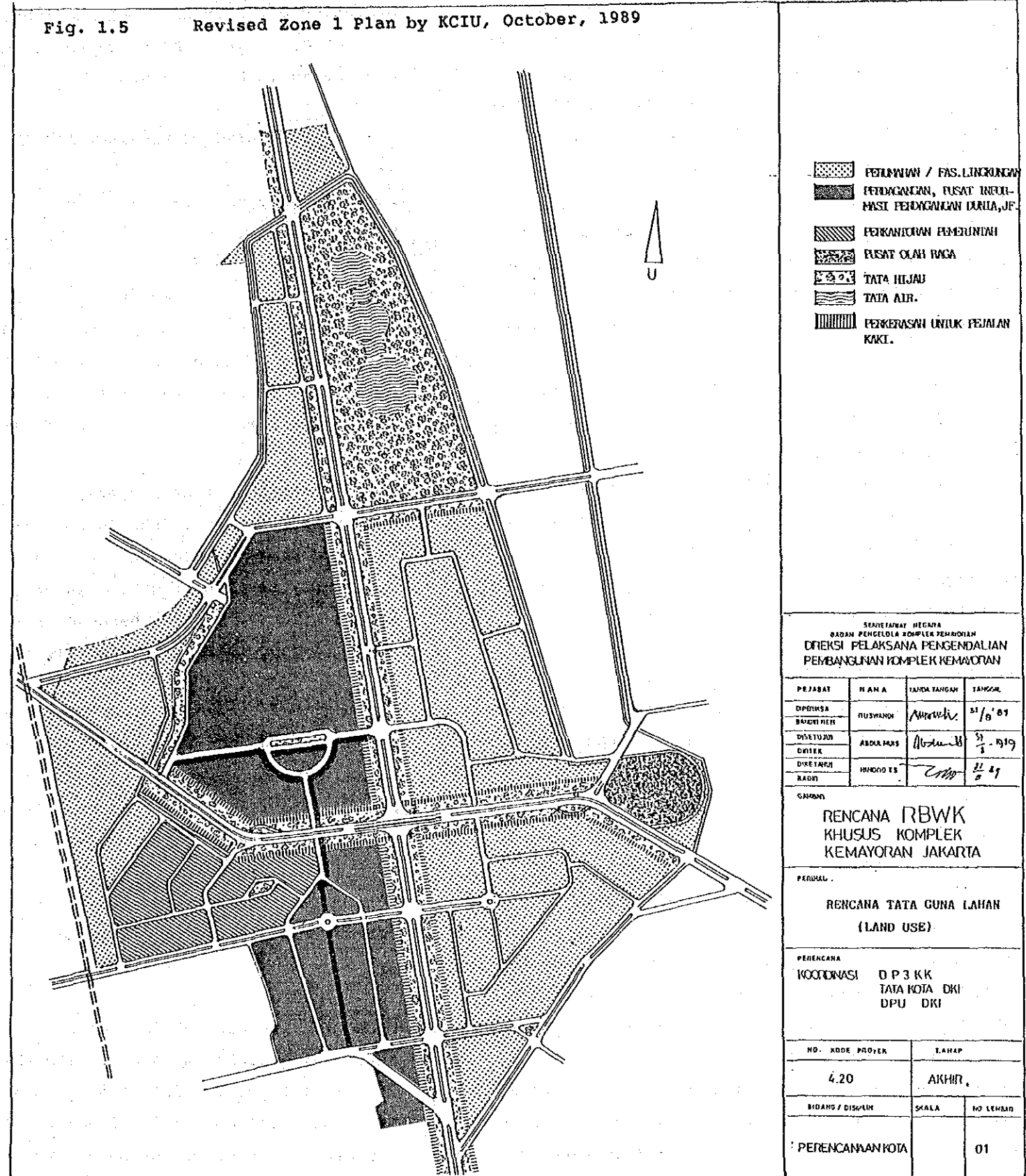
Since KCIU became active in early December, 1989, some tasks of Zone 1 development have been implemented. Among those tasks, KCIU reviewed the Master Plan prepared in 1987, in coordination with various government agencies and institutions as well as with the Study Team from time to time.

After the Study Team completed confirmation of Zone 1 development scheme and Zone 2 development plan in March, 1989 as shown in the Interim Report (II), KCIU prepared a revised land use plan of Zone 1 in August, 1989 and it was authorized by DKI Jakarta Municipality and KCMB in December, 1989.

The revised plan shows some alteration in the road network plan from the Master Plan of 1987 but the land use designations in general do not differ very much. Therefore, although the plan and most likely basic development programme also were revised, most parts of the study results of this KTA-53 confirmed by the Steering Committee in March, 1989 can be applied or at least referred for actual implementation of Zone 2 by KCIU.

The plan shown on the right hand is the one prepared by KCIU and authorized by DKI Jakarta Municipality and KCMB in the latest 1989.

Further study by KCIU on detail planning is required, and it is recommended to refer to the systems, guidelines and considerations shown in this report in the course of such further study of KCIU.



CHAPTER II

CONCEPT OF URBAN HOUSING RENEWAL IN KEMAYORAN AREA

CHAPTER II CONCEPT OF URBAN HOUSING RENEWAL IN KEMAYORAN AREA

1. FRAMEWORK OF THE URBAN HOUSING RENEWAL STUDY

1.1 STUDY OBJECTIVES

The study objectives for the concept of urban housing renewal in the Kemayoran Area are three-fold as mentioned below;

1.1.1 Review of the Ex-airport (Kemayoran Complex) Development Master Plan of Zone 1

- 1) Integrated development planning of Zone 2 (See CHAPTER 3)
- 2) Analysis of development impacts on the vicinity of Zone 5
 - a. financial
 - b. road and urban utilities
 - c. land use
 - d. socio-economic including employment

1.1.2 Interpretation of the National and Municipal Plans and Programmes of the Study Area

- 1) Urban development planning (JMDP, DKI Jakarta and other related agencies)
 - a. land use
 - b. neighbourhood facilities
 - c. road and urban utilities
 - d. development control including density and building regulations

2) Housing development planning (National and DKI Jakarta)

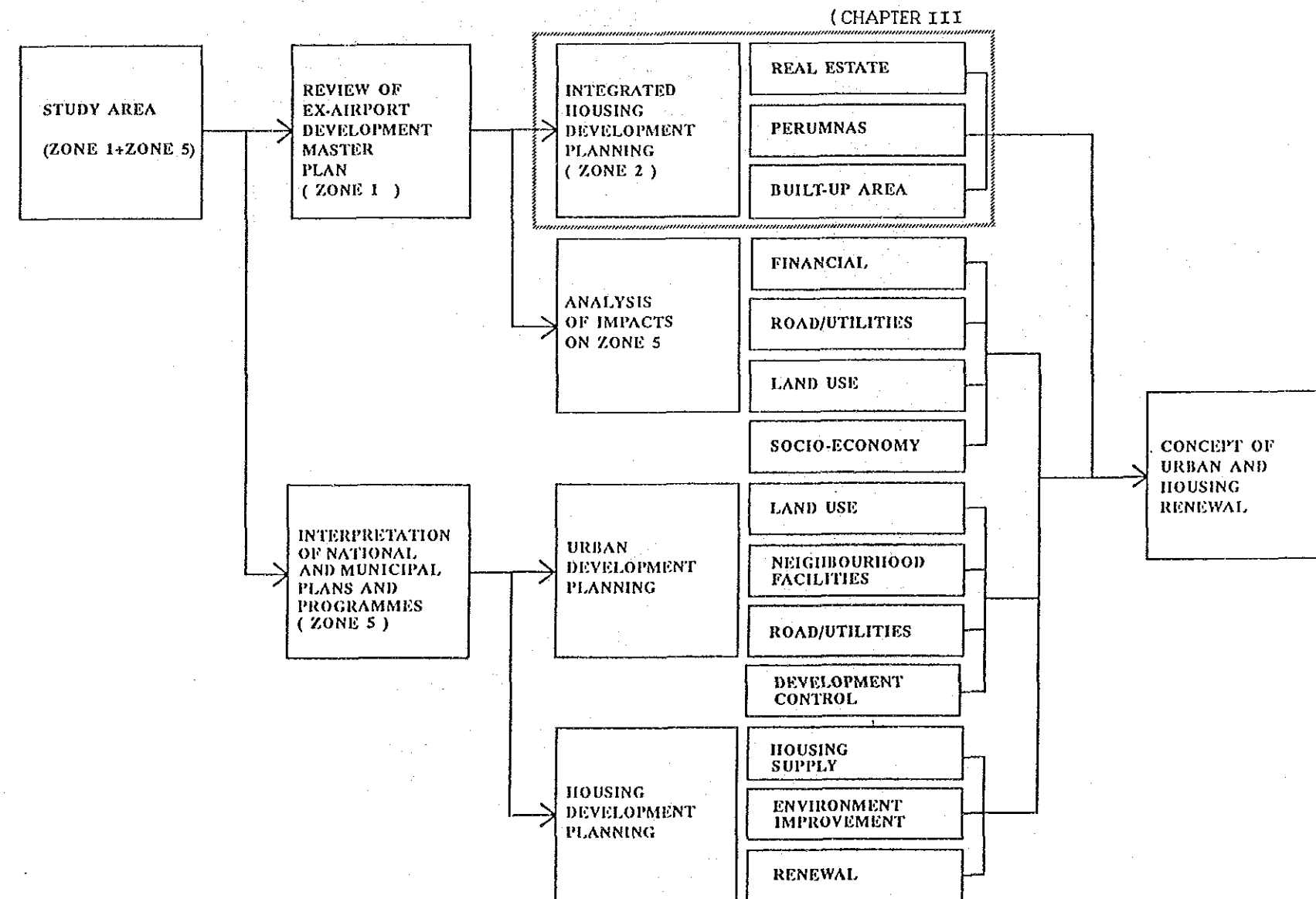
- a. housing supply
- b. environmental improvement including KIP
- c. renewal

1.1.3 Planning Concept of Urban and Housing Renewal in the Kemayoran Area

1.2 STUDY FLOW

Fig. 2.1 shows the study flow for formulating the concept of urban housing renewal in the Kemayoran Area.

Fig. 2.1 Study Flow Chart



1.3 STUDY AREA

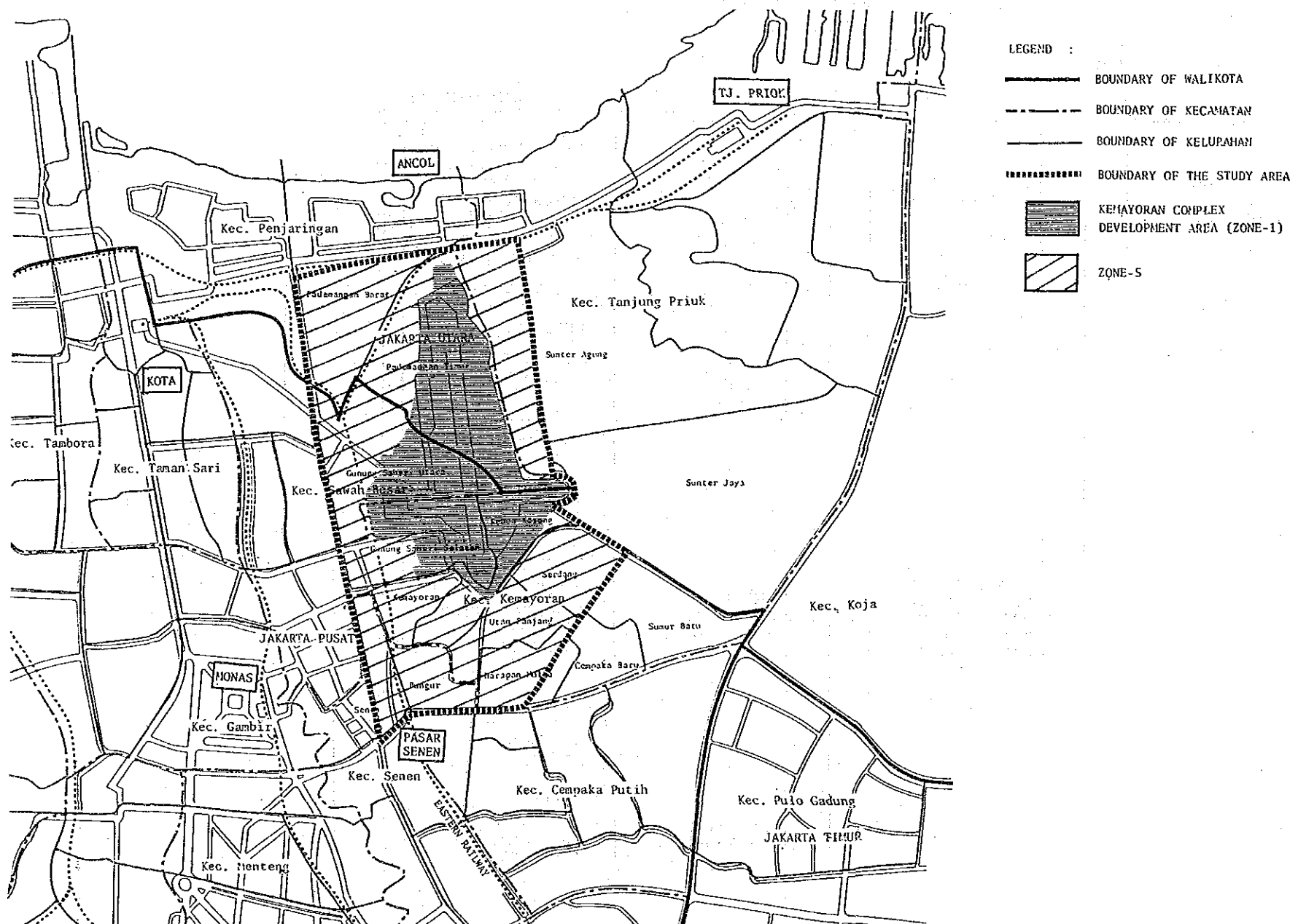
The Study Area is composed of 1) the Kemayoran ex-airport area (Zone 1) which has been transferred to KCMB from Angkasa Pura of Airport Corporation through the Government for the KC development

project area (KCDP Area), and 2) it's vicinity area (Zone 5), is located in northern Jakarta in the two Wilayah, Jakarta Utara and Jakarta Pusat, five Kecamatan namely Tanjung Priok, and Penjaringan in Jakarta Utara, and Sawah Besar, Senen, and Kemayoran in Jakarta Pusat. Under the administration

of the above, 15 Kelurahan are involved in this area as shown in Fig. 2.2.

The Study Area, comprising approximately 1,000 ha. of Zone 5 and approximately 450 ha. of Zone 1, the Kemayoran ex-airport site, covers an area of about 1,450 ha. The Study Area boundaries are as follows;

Fig. 2.2 Study Area



- 1) North: Approx. 2.6 km along the railway between Kota station and Tanjung Priok
- 2) West : Approx. 5.2 km along Jln. Gunung Sahari
- 3) South: Approx. 2.3 km along Jln. Let. Jend. Supropto
- 4) East : Approx. 1.9 km along Jln. Cempaka Baru Timur, 1 km of border line between Jakarta Pusat and Utara, and continuing 3.2 km along Jln. Sunter Podomoro Barat 1 to the railway between Kota and Tanjung Priok.

Zone 1 is composed the following area:

- 1) Ex-airport area including;
 - Terminal building and offices
 - Airplane shed
 - Warehouses
 - Runways, hanger, parking area
 - Maintenance roads, etc.
- 2) Housing area for ex-airport related personal
 - Staff housing for Angkasa Pura
 - Staff housing for Garuda airline company
- 3) Houses of citizens
 - Zone 4 Kampung (Kel. Kebon Kasong)
 - North part of Zone 1

2. EX-AIRPORT DEVELOPMENT

2.1. SIGNIFICANCE OF DEVELOPMENT

2.1.1 GENERAL

Jakarta originated in 1527 and has gradually expanded, as the capital city of the Republic of Indonesia into the major city in the region. In particular its rapid growth in the twentieth century has been considerably substantial which implies both the positive and negative aspects toward further growth in the twenty first century.

It is essential to consider what significance and influence the Kemayoran ex-airport area development will come to bear on the future growth of Jakarta and what roles that development can play within the comprehensive urban development strategy of Jakarta.

The growth of Jakarta started from Sunda Kelapa and expanded to the southern direction. Worldwide activities demanded the involvement of the region in the international community. Firstly Tanjung Priok was built in 1883 to strengthen overseas trade and commerce between Asia and Europe. Then Kemayoran airport was built in 1940 outside the Jakarta urbanized area serving as the international airport until 1985.

1) New channel for metropolitan growth

The Kemayoran airport proved an obstacle for the growth of Jakarta forcing the urban expansion in the southern direction such as Kebayoran. Since the government and DKI Jakarta set up Jakarta urban development programme, the JABOTABEK Metropolitan

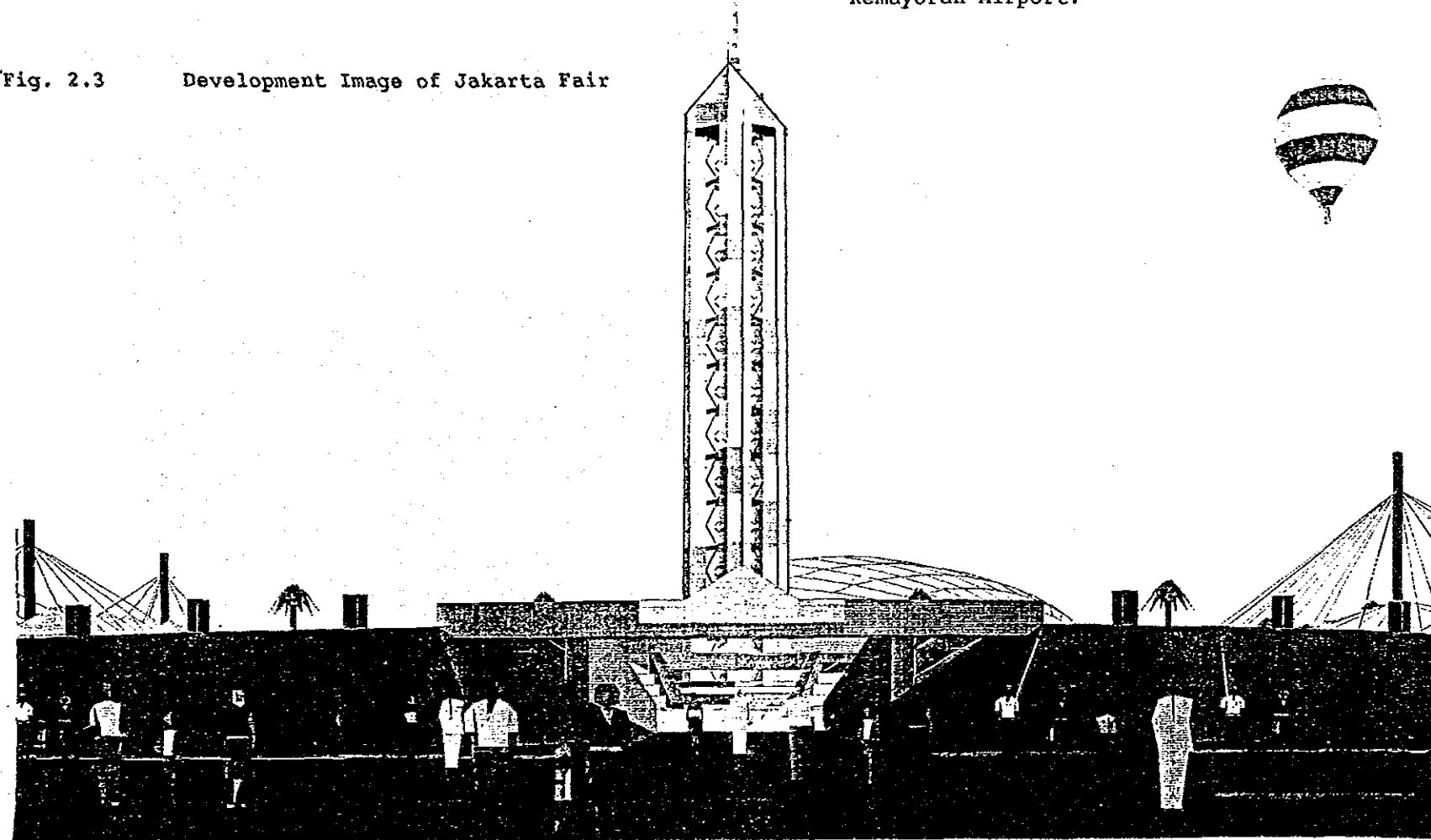
Development Plan in 1980 and JAKARTA 2005 in 1987 with the basic policy of restricting southern sprawl and enhancing east-west development axis, the redevelopment of Kemayoran ex-airport area offers tremendous opportunities for a new growth channel for Metropolitan Jakarta. The major aims to be achieved in this regard by the development are as follows;

- a. To establish a trade centre, Jakarta Fair, aimed at strengthening the trade market not only on the national level but also for ASEAN countries and worldwide.
- b. To strengthen urban functions by developing

administrative, business and commercial facilities as either the secondary or at least tertiary urban centre in Jakarta.

- c. To provide recreational space for the citizens of Jakarta and green space especially for the people living in northern Jakarta.
- d. To mitigate the frequent flooding in the area and its vicinities.
- e. To introduce opportunities for further urban development to the eastern zone which has not been developed due to the existence of the Kemayoran Airport.

Fig. 2.3 Development Image of Jakarta Fair



2) Urban improvement and renewal

It is evident that the northern part of Jakarta has not been orderly developed in terms of environmental control since the area is low coastal wide strip and previous modernization forced rapid and disorderly growth of industrial and urban development. Therefore, the redevelopment of Kemayoran ex-airport area shall effectively and strategically cope with these constraints lending support and methods for "Urban Improvement" and "Urban Renewal" of the existing high density poorly urbanized areas (so called Urban Kampung) which are greatly hampering the development of Jakarta. The major aims to be achieved in this regard by the development are as follows;

- a. To supply a large amount of housing including low income group housing in the central part of Jakarta city.
- b. To create the financial resource for the development of urban and housing renewal of the vicinity areas (Zone 5).
- c. To stimulate improvement and redevelopment activities of the vicinity areas (Zone 5).
- d. To encourage the research and development of urban housing development and renewal methods.
- e. To upgrade the image of the Kemayoran area and the city of Jakarta through the development of the ex-airport and the adjacent areas of Zone 5.

2.1.2 Development Impacts on the Surroundings

The development of the ex-airport area will have various impacts on the surrounding areas directly or indirectly. The followings are the assumed impacts on the adjacent areas arising from the development of the ex-airport area.

- 1) DKI Jakarta will place higher priority on the improvement of the access roads to the ex-airport area. The areas along the access roads will be demolished and renewed.
- 2) The people residing in areas adjacent to Zone 1 will enjoy the benefits of commercial and neighbourhood services which are planned in the commercial and neighbourhood centres in Zone 1.
- 3) The land value of the adjacent areas will be increased, therefore, efficient land utilization will be encouraged.
- 4) Job opportunities in the area will be increased and economic activities will be activated.
- 5) A part of the surplus benefit to be gained by the development of Zone 1 is recognized as a fund for development of urban housing and renewal in Zone 5.

Fig. 2.4 Development Impacts of Kemayoran Complex to the Surrounding Areas

