

simultaneously including market study which makes the framework realistically.

2.3 SUB-ZONE (3) ZONE 4

The KC Master Plan states that Zone 4 built-up area should be totally demolished, but as many good houses and public facilities as possible should be maintained. This only saves cost but also creates a variety of town scape comprised of high and low rise buildings, and old and new combinations.

A certain aid should be considered for the low income group, if the inhabitants desire, to remain in the same area even temporarily. Such huge development of Zone 1 will provide ample support to those people by offering job opportunities and Transition House, and promoting their job skills in the vocational training programme. KCIU should convince public and private investors or developers to cooperate in this endeavour.

2.4 NEIGHBORHOOD FACILITY

Neighbourhood facilities should be integrally developed between the adjacent areas and the western Sub Zone (1). Provision of small scale neighbourhood facilities are essential for the inhabitants' daily life. The community can participate in the provision of such facilities.

2.5 INFRASTRUCTURE

Infrastructure development will be implemented as a comprehensive package of Zone 1 by KCIU and concerned agencies. In particular, packaged sewage treatment system unit is recommended for the neighbourhood.

3. INTEGRATED DEVELOPMENT AND RENEWAL

3.1 GENERAL

Integrated development of ex-airport area and renewal of Zone 5 is considered in three levels and one special case.

- 1) Zone 1 and Zone 5 in general
- 2) KCIU Fund and Low Income Group Housing in Zone 5
- 3) Zone 3 development and Zone 5 renewal by Perumnas
- 4) Zone F experimental renewal

3.2 ZONE 1 AND ZONE 5 IN GENERAL

It is roughly assumed that more than a few billion US Dollars will be invested by public and private sectors in Zone 1. Such a huge amount of investment will surely have a great impact directly on zone 5. The impact should be properly used to further the socio-economic development of inhabitants.

It is recommended to establish an Authority to control Zone 5 and conduct renewal integrally with Zone 1 development. Another possibility is that the Secretariat to KCMB should actively coordinate among DJCK, DKI Jakarta Municipality, and KCIU. It is preferable that this organization becomes a coordination body for Jakarta Urban Renewal Project which will be conducted soon.

Housing renewal in Zone 5 will be gradually implemented, in priority areas where there is a positive will among inhabitant communities for initiation or participation, and where it will stimulate adjacent areas.

3.3 KCIU FUND AND LOW INCOME GROUP HOUSING IN ZONE 5

It is assumed that KCIU will gain max. Rp. 175 billion by the completion of all the development it implements. A part of the amount should be used for aid to support the development or renewal of low income group housing on certain conditions. The concept of funding and disbursement systems should be developed by KCIU or such appropriate institution appointed by KCMB.

3.4 ZONE 3 DEVELOPMENT AND ZONE 5 RENEWAL BY PERUM PERUMNAS

3.4.1 Seed Capital for Renewal in Zone 5

Providing certain conditions are satisfied, Perumnas is in a position to gain max. Rp. 9.6 billion according to estimates in December, 1988. Perumnas may then acquire and clear max. 10 hectares of land in total in Zone 5 for the next housing renewal. But this cannot be repeated since further acquirable land area will be much smaller.

3.4.2 Combined Development in Zone 3 and Renewal in Zone 5

Bearing in mind inhabitants affordability it is hardly feasible if the housing development in Zone 3 and housing renewal in Zone 5 are combined in such a manner as to relocate inhabitants (mostly low income group) to housing units in Zone 3.

3.4.3 Commercial Building Renewal in Zone 5

It is still premature to combine housing development in Zone 3 with commercial building renewal in Zone 5. The land price and building floor price are rather low in Zone 5 making the combined project unfeasible. Also Perumnas has no experience yet in such combined projects rather it is concentrated in housing development only.

3.4.4 New Activity Required

Perum Perumnas has recently started studying rental house systems (management and operation) and commercial floor combined with housing.

It is recommended to expand such study which may produce systems of integrated development in Zone 3 and renewal in Zone 5. For that reason, the plan and programme of Zone 3 development should be flexible enough to adjust to possible future needs.

3.5 ZONE F EXPERIMENTAL RENEWAL

Referring to CHAPTER V, Section 6, it is recommended to formulate detail plan for actual implementation of the renewal of 17.8 ha. called Zone F expanded to approx. 60 ha. in the northern part.

Significance of this renewal is as follows:

1) The renewal of the undesirable urban sprawl area shall not only benefit the area itself, but shall also safeguard the Zone 2 development and along with Sunter Real Estate a good standard large residential district shall be realized and serve as a spur for further expansion of residential district

to north eastern Jakarta.

2) The renewal shall be a good test case for developing integrated joint operation among DJCK, DKI Jakarta Municipality, KCIU, and public and private sectors including inhabitant's community. The executing body is initiated by either one of those parties or the established Authority for integrated development of Zone 1 and renewal of Zone 5 as aforementioned in section 3.2. herein.

3) The introduced renewal method, "Land Readjustment Project (KUKAKU SEIRI)" is very much applicable to this renewal if the above organization is well formulated.

This renewal may serve as an experimental pilot project to examine most of the issues studied in this KTA-53 Study especially on methodology development. This experiment includes from the beginning stage of survey, planning and programming throughout resettlement and selling reserved land.

KCIU will play an important role on financing and support of low income group housing. Further feasibility study should be conducted by DJCK before the implementation decision is taken.

4. RENEWAL OF CASE STUDY SITES

4.1 GENERAL

The following Sections briefly summarize the specific characteristics of each renewal plan of the 6 Case Study Sites. Renewal plans of the 6 Case Study Sites can be classified as follows:

1) Site A and Site B; Parts of Zone 1 development to be carried out by KCIU.

2) Site C and Site E; Community's motivation and public sector's public works on prevention of urban disasters.

3) Site D and Site F; Introducing renewal methods used in Japan for particular development of urban renewal methodology in Indonesia.

4.2 SITE A AND SITE B

Site A and Site B or Category A and Category B (as referred to in CHAPTER III, 4. SUB-ZONE (3) RENEWAL OF ZONE 4 BUILT-UP AREA) are to be renewed by KCIU as parts of Zone 1 development. In that sense this renewal is different from the other four renewals plans from the financing aspect since KCIU, in principle, should bear the cost of all necessary items of the renewal.

Total cost for renewal of the whole Categories A and B in roughly estimated as approximately Rp. 10 billion. This amount is probably less than 5% of the total development cost of Zone 1 to be carried out by KCIU.

It includes construction of new houses of Category A and construction of Transition House with relevant facilities. It is a very small percentage but provides a solution to a social problem. This sort of problem should be solved when and where any certain large scale urban renewal or development is implemented.

4.3 SITE C AND SITE E

Respective renewal of Site C and Site E may be difficult at present mainly due to financial constraints. Key issues of this renewal type are "Prevention of Urban Disaster" and "Housing Betterment". Motivation of the renewal comes from both the public sector and inhabitants. There must be a subsidy from the public sector for the construction of fireproof new houses. One of the effective cost recovery methods is to provide additional houses for sale.

4.4 SITE D AND SITE F

In order to stimulate development of renewal method in Indonesia, introduction of methods used in Japan, a challenging prospect, should be studied. One is "Urban Renewal Project" for Site D and the other is "Land Readjustment Project (KUKAKU- SEIRI)" for Site F (the planning site area is expanded to 17.8 ha.). Both methods are based on the system of "Right Conversion". Adjustment of the methods was studied to render them applicable to sites and conditions in Indonesia. It was found that the "Urban Renewal Project" method is hardly applicable to Site D while the "Land Readjustment Project" method is applicable

particularly to the present conditions of Site F or Zone F.

It is recommended to formulate an executing body of DKI Jakarta, KCIU, Perum Perumnas, private developers and inhabitants as a pilot project. DJCK should initiate the formulation. This project will be of an experimental nature which will have a great benefit on the further development of urban housing renewal methodology as mentioned in Chapter VII.3.5.

4.5 METHODOLOGY DEVELOPMENT

Studied methods for the renewal of six Case Study Sites are in principle on the basis of existing legislative, institutional, financial and procedural systems prevailing particularly in Jakarta. However, since the needs of urban renewal is rather prematured and the studied methods are not directly applicable to the situation unless the following are well developed and formulated by all the parties concerned.

They are 1) legislative and institutional aspects particularly establishment of an authority or agency responsible specifically for urban renewal to legalize the method and collect fund for subsidy to renewal projects, 2) clarification of land tenure, improvement of registration systems, and 3) enlightenment of community's participation assisted by NGO.

5. GENERAL FOLLOW UP ACTIVITIES AFTER THE STUDY

5.1 ZONE 2 DEVELOPMENT

The executing bodies of KCIU and Perumnas will proceed in preparing the development implementation in coordination with DKI Jakarta Municipality and agencies concerned simultaneously through further detail study and planning. It is recommended that the detail study and planning should reflect the issues discussed with the Study Team in the course of the Study and the study results shown in this Report.

In addition, DJCK and the abovementioned bodies' along with the private sector should consider the realization of Zone F renewal as the expanded area of Zone 2. The early commencement of detail survey of the area and organization of the executing body are recommended.

5.2 UTILIZING OPPORTUNITY BROUGHT BY ZONE 1 DEVELOPMENT

It has been repeatedly emphasized that Zone 1 development will have a considerable direct impact on the surroundings, and it should be recognized that this impact offers enormous opportunities to renew or improve the surroundings, and needless to say, the increase of the housing stock. Such opportunities should be positively utilized in the formulation of urban renewal projects either directly or indirectly. Conceptual renewal methods examined in this Study should be practically studied through projects for their confirmation and/or further development.

5.3 SUBSIDY

Urban renewal for the public benefit needs a certain subsidy. In Japan application of a method of urban renewal is an application of subsidy for a renewal project. Strictly speaking, there is no successful urban renewal without any subsidy.

In that sense, the recommended KCIU fund is essential for urban renewal projects which particularly involve low income group in Zone 5. Also in general, further establishment of subsidies should be considered by public sectors concerned to urban renewal.

5.4 INSTITUTIONAL DEVELOPMENT

In order to realize the abovementioned matters, it is essential that DJCK initiate institutional development. The secretariat to KCMB is perhaps the most appropriate organization to coordinate all relevant authorities and agencies concerned with urban renewal since such institutional development is much preferably conducted on formulation of committed, planned, or proposed urban renewal projects in Zone 5. The development will then be further generalized to apply to other projects in big cities.

5.5 COMMUNITY PARTICIPATION

One of the most important factors for successful urban renewal is the participation of inhabitants who are mostly weak economically and fostering their understanding of the need for urban renewal.

Successful KIP implementation provides enormous lessons on how to enlighten inhabitants and enhance their potentiality to participate in the improvement of the environment. This should be noted in developing community participation in urban housing renewal by the joint efforts of all parties concerned in the framework of the advantages of Zone 1 development and Zone 5 renewal.

6. PROSPERITY

In general, it can be said that urban renewal is a rather new activity in Indonesia mainly because some conditions make the needs still premature. However, certain remarkable efforts to cope the matters are observed in activities of various agencies and institutions, and many concerned organizations. It is hoped that this Study conducted on the opportunities of Zone 1 development is one of the major milestones to develop further comprehensive urban renewal methodology.

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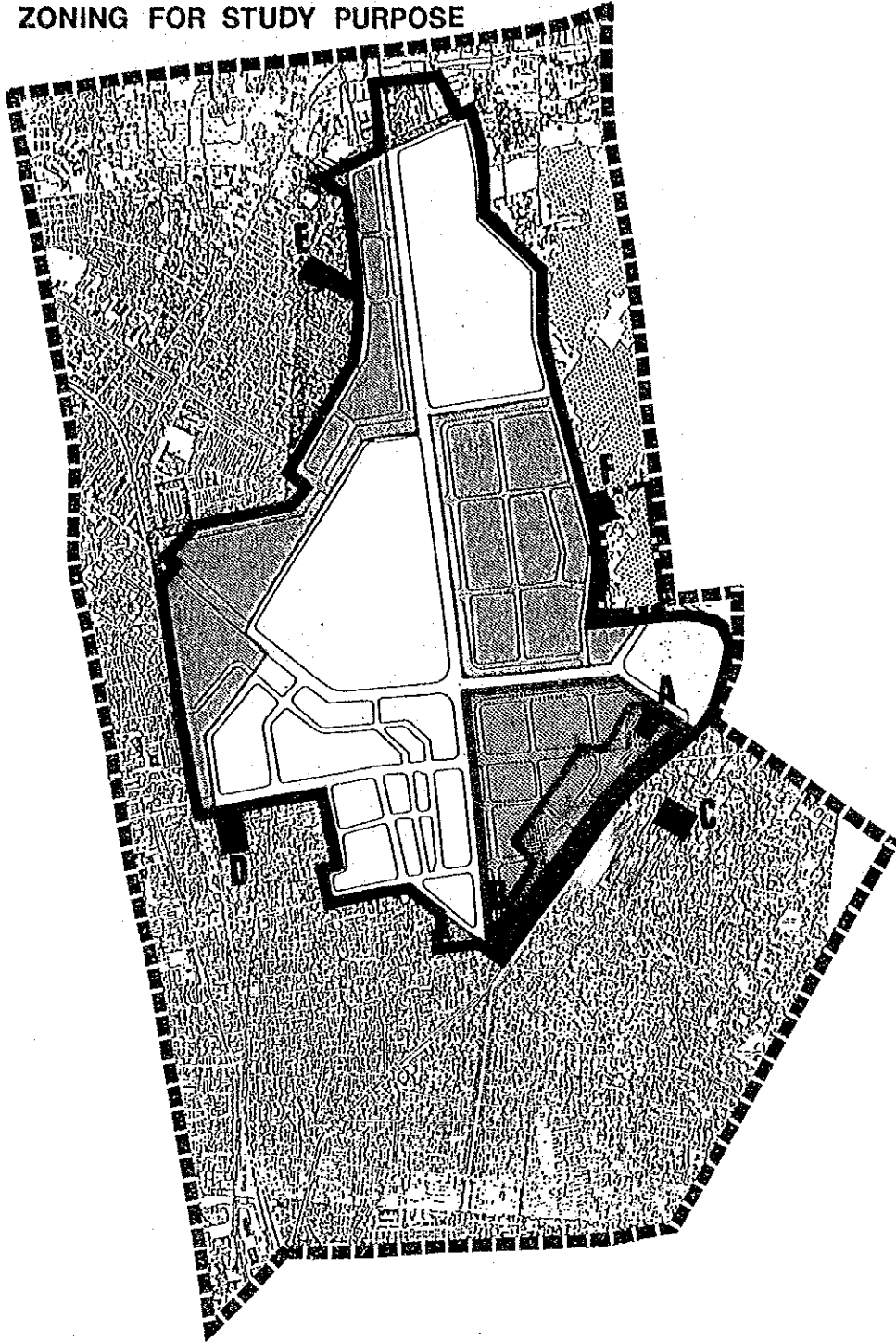
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ZONING FOR STUDY PURPOSE



- 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
- Case Study Site

Zoning for the Study Area

JICA