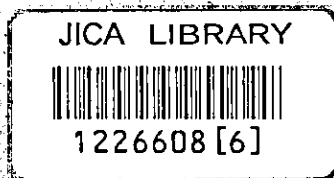


インドネシア国
マミナサタ広域都市圏開発協力委員会
(MMDCB)

インドネシア国
南スラウェシ州マミナサタ広域都市圏
環境配慮型都市開発促進プロジェクト
プロジェクト事業完了報告書
〈アネックス〉



平成 24 年 3 月
(2012 年)

独立行政法人
国際協力機構 (JICA)

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1226608 [6]

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プロジェクト事業完了報告書

アネックス
(プロジェクト技術成果品)

- (1) 広域都市圏開発ガイドブック
- (2) 一般空間計画策定マニュアル
- (3) 詳細空間計画策定マニュアル
- (4) プロジェクト管理マニュアル
- (5) 土地利用コントロールマニュアル (開発許認可規定)
- (6) 研修実施マニュアル
- (7) データベース管理システムマニュアル



GUIDE BOOK

DEVELOPMENT MANAGEMENT IN MAMMINASATA URBAN AREA

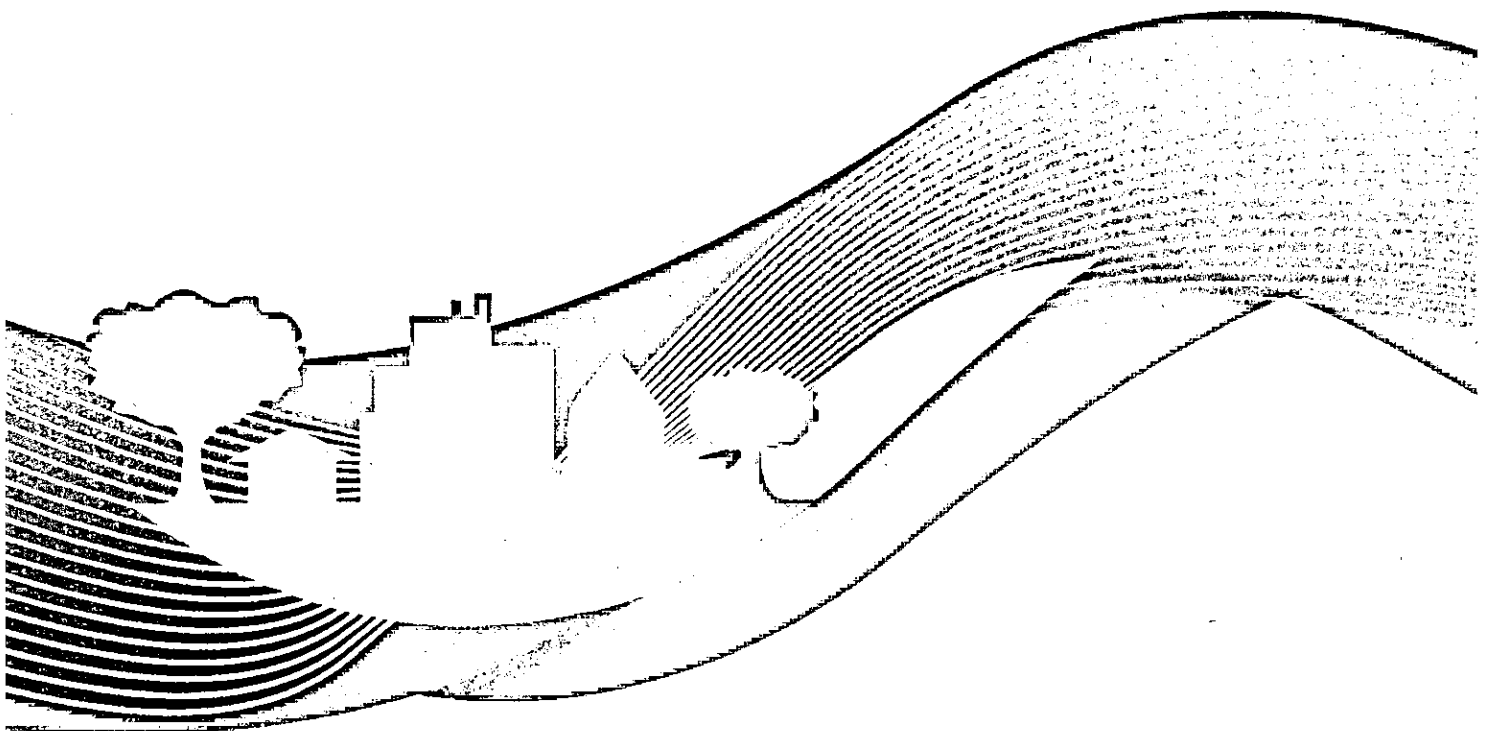


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Part I: Introduction

1. Background

Mamminasata Urban Area or Mamminasata Metropolitan Area¹ (hereinafter referred to as Mamminasata area), composed of the entire Makassar City, a part of Maros District, a part of Gowa District (Sungguminasa), and of the entire Takalar District, is the only and the largest Urban Area in Eastern Indonesia with population of over 2 million (Area: 2,476 km²). Due to urbanization of Makassar City and surrounding areas and as an answer to assist the urban development and controlling, it is necessary to establish Mamminasata urban Area in order to strengthen efficient infrastructure, public service and land use control to secure urban environment and promote economic growth.

Government of Indonesia has enacted new spatial management law (No. 26 of 2007) in 2007, which becomes the legal umbrella for spatial management in Indonesia. The Law mandated the "Spatial Management" as "a system for process of spatial planning, spatial utilization, and spatial utilization control." Consequently, regional governments (province and district/city) are required immediately to formulate/revise and synchronize their general spatial plan along with specific spatial plans.

As one of the instructions of the Law and to set up the nation-wide spatial management, Government has enacted Government Regulation No. 26 of 2008 concerning National General Spatial Plan as the base for the spatial planning in Indonesia, by which Mamminasata area is designated as one of national strategic areas (KSN), which requires Presidential Regulation to stipulate spatial management of Mamminasata Urban Area.

In addition, Government Regulation No. 15 of 2010 concerning Implementation of Spatial Management has been enacted in 2010 as the implementing procedure of spatial management, which aims to realize the order of spatial management implementation, provide legal certainty to all stakeholders in regards to carry out the tasks and responsibilities as well as its rights and obligation in the implementation of spatial management, and realize a justice for all stakeholders in the whole aspects of spatial management implementation.

And finally, Presidential Regulation No. 55 of 2011 concerning Spatial Plan of Makassar, Maros, Sungguminasa, and Takalar (Mamminasata) Urban Area has been enacted in September 2011 as the legal umbrella for spatial management, which

¹ According to Presidential Regulation No. 55 of 2011, Mamminasata is clarified as "Urban Area". Since "Metropolitan Area" had been used widely by stakeholders to describe Mamminasata prior to stipulation of the Presidential Regulation, Metropolitan Area is used for some legal bases issued before the Presidential Regulation is enacted.

serves as operational tool of national general spatial plan and as coordination tools of development implementation in Mamminasata area and has function as guidance for:

- a. Formulation of development plan in Mamminasata urban area;
- b. Spatial utilization and control over spatial utilization in Mamminasata urban area;
- c. Realization of and integration, synchronization and balance of development among district/city, as well as harmony among sectors in Mamminasata area
- d. Stipulation of location and spatial function for investment in Mamminasata area;
- e. Provincial and district/city spatial management in Mamminasata area;
- f. Management of Mamminasata area;
- g. Realization of integration of Mamminasata area development and its surroundings.

For the smooth and efficient urban development management in Mamminasata Metropolitan Area, in 2003 government of South Sulawesi Province established a functional organization so-called Mamminasata Metropolitan Development Cooperation Board (hereinafter referred to as MMDCB) to take care of coordination aspects of Mamminasata. For operational aspects, in 2009 the Government of South Sulawesi Province has also established UPTD (Technical Implementing Unit) for Mamminasata under Dinas of Spatial Planning and Settlement of South Sulawesi Province.

Due to its status as the national strategic area, central government has established central government working unit in the region which is so called SNVT for KSN of Mamminasata Urban Area, hereinafter referred to as SNVT Mamminasata², for smooth implementation of national programs in South Sulawesi Province.

For effective and efficient implementation of spatial management, UPTD Mamminasata, BKSPMM and SNVT Mamminasata with support of JICA Technical Cooperation Project have prepared several manual as "operational tool" of Presidential Regulation as shown in the following to facilitate the smooth spatial management execution consisting of Regulation, Guidance, Implementation and Supervision. In addition, concerned regulations (Government Regulation No. 15/2010, Presidential Regulation No. 55/2011) are used as references.

² SNVT KSN for Mamminasata Urban Area has been established in 2011 as the extension of central government (Directorate General of Spatial Planning, Ministry of Public Works) and there is a possibility for the change of the title depending on requirement and condition

- “Manual on District and City GSP Formulation” to support the aspect of planning formulation of district/city spatial plan;
- “Manual on District and City DSP Formulation” to support the aspect of planning formulation of district/city detailed spatial plan;
- “Manual on Spatial Utilization and Project Management” to support spatial utilization aspect;
- “Manual on Spatial Utilization Control Implementation” to support control of spatial utilization aspect”
- “Manual on Training Implementation” to support training planning and implementation aspect of guidance
- “Manual on Spatial Management Information System” to support information aspect of guidance

2. Function of guide book

This guide book is prepared as a short guide for district and city governments in Mamminasata area and government of South Sulawesi Province in order to improve the development management performance of Mamminasata area.

In addition, this guide book is expected to be one of references for model development management of other metropolitan/ urban areas in Indonesia.

3. Purpose and aim of guide book

a. Purpose

This guide book is aimed at providing reference in developing strategic and functional areas in secured, convenient, productive and sustainable manner and to realize orderly, integrated and harmonized spatial utilization in Mamminasata area.

b. Aim

The objective of the guide book is that a reference for all stakeholders in dealing with urban area development management, particularly in Mamminasata area, is developed.

4. Legal and operational bases of Mamminasata area

Mamminasata area is stipulated as one of National Strategic Areas in Indonesia. The following are legal bases for Mamminasata area.

- Law No. 26 of 2007 concerning Spatial Management.
- Government Regulation No. 26 of 2008 concerning National General Spatial Plan.
- Presidential Regulation No. 55 of 2011 concerning Spatial Plan of Makassar, Maros, Sungguminasa, Takalar (Mamminasata) Urban Area.
- Provincial Regulation No. 10 of 2003 concerning General Spatial Plan of Mamminasata Metropolitan Area.
- MoU on Development Cooperation of Integrated Infrastructure and Facility of Mamminasata Metropolitan Area signed on Sunday, October 19, 2003 (coincides with the Anniversary date of South Sulawesi province) by Regents/Mayor and Head of Local Representatives of all Districts of Mamminasata, witnessed by Governor of South Sulawesi and Head of Representative of South Sulawesi Province.
- Establishment of Management Board of Mamminasata Metropolitan Area through Governor Decree No. 860/XII/2003 with the name of Mamminasata Metropolitan Development Cooperation Board (MMDCB).

The following chart shows legislation system related to spatial management in Indonesia.

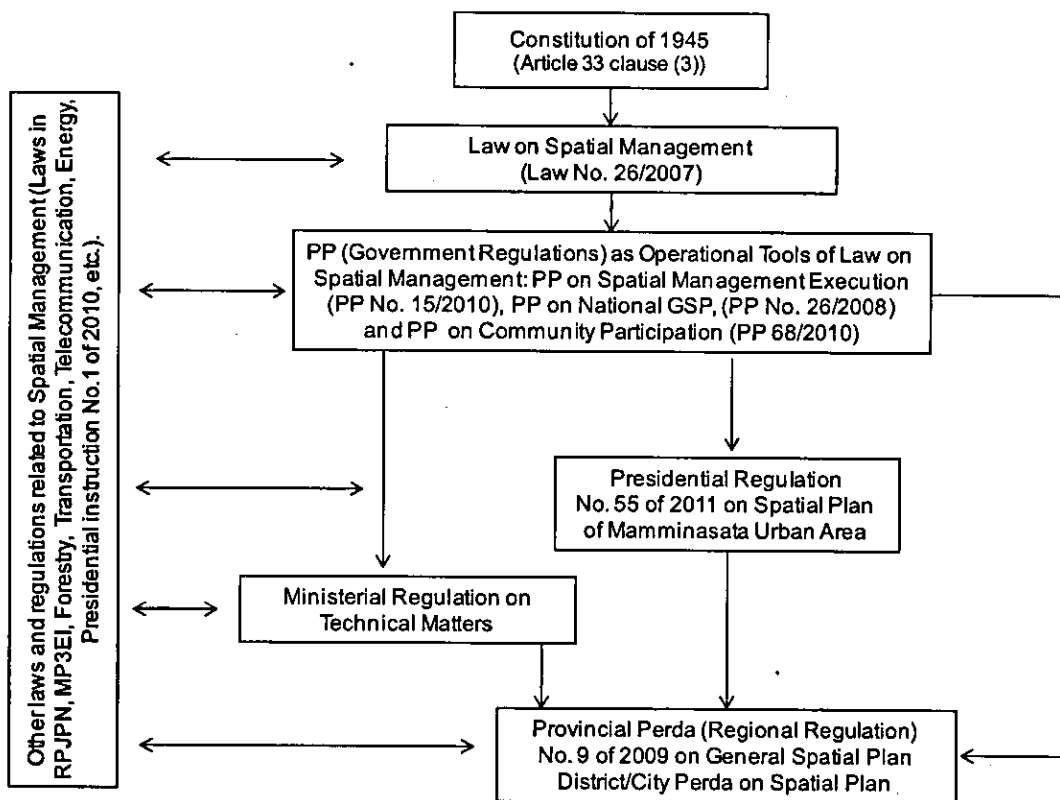


Figure 1. Legislation system in the spatial management sector in Indonesia

5. Hierarchy of Mamminasata spatial planning

Mamminasata area is one of National Strategic Areas (KSN) in Indonesia based on Government Regulation No. 26 of 2008 concerning National General Spatial Plan which requires presidential regulation for its further establishment. Thus, Spatial Plan of Mamminasata has been established with Presidential Regulation (No. 55 of 2011 concerning Spatial Plan of Makassar, Maros, Sungguminasa/Gowa and Takalar (Mamminasata) Urban Area.

The following is spatial planning hierarchy according to Law No. 26 of 2007, in which Mamminasata area is established as specific spatial plan in form of presidential regulation.

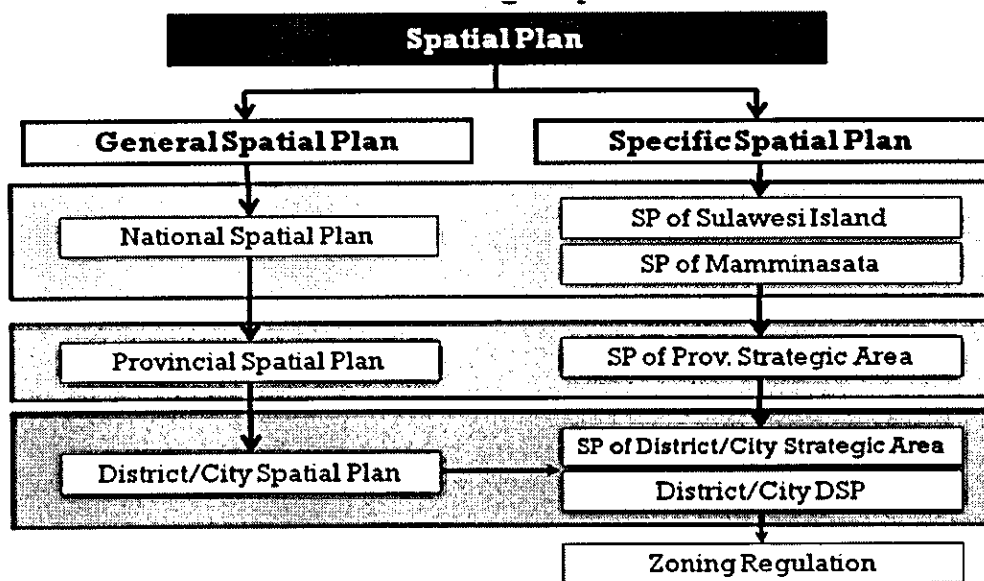


Figure 2. Hierarchy of spatial plans in spatial planning system

6. Brief history of Mamminasata

In its history, Mamminasata was firstly initiated in 1980 through the formulation of *Minasamaupa* Spatial Plan which covered three city/districts: Sungguminasa (Gowa District), Maros (Maros District), and Ujungpandang (Ujungpandang City).

The following table shows a brief history on establishment of Mamminasata area which is then according to mandate of Government Regulation No. 26 of 2008 concerning National General Spatial Plan, changed into Mamminasata urban area.

Table 1. Brief history on establishment of Mamminasata area

No.	Year	Description	Institution In Charge
1.	1980	Formulation of General Spatial Plan (RTRW) for <i>Minasamaupa</i> which covered three districts/city: Sungguminasa (Gowa District), Maros (Maros District) and Upa (Ujungpandang City) which was the embryo of Mamminasata,	South Sulawesi Province and Hasanuddin University
2.	1982	Revision of RTRW Minasamaupa	DTKTD (Directorate of City Planning and Regional Management, currently Dit. Gen. Cipta Karya)
3.	1986	Reformulation of Spatial Plan (RTR) of Minasamaupata (Sungguminasa (Gowa District), Maros (Maros District), Ujungpandang (Ujungpandang City) and Takalar (Takalar District).)	Bappeda of South Sulawesi Province and Dinas Cipta Karya of South Sulawesi Prov.
4.	2001	After the name of Ujungpandang was returned to Makassar, the acronym of Minasamaupa was also changed to Minasamamata . Then, review on Spatial Plan was made and, upon proposal of former Mayor (HB. Amiruddin Maula), the name of area was changed into Mamminasata Note: The word " Mamminasata " also possesses a meaning in Makassar Language, which is "Future Hope" or "Our Dreams"	Dinas Spatial Planning and Settlement of South Sulawesi Prov.
5.	2003	Enactment of Provincial Perda on General Spatial Plan (RTRW) No. 10 of 2003 concerning Mamminasata Metropolitan Area.	Dinas Spatial Planning and Settlement of South Sulawesi Prov.
6.	2005 – 2006	Implementation Study on Integrated Spatial Planning of Mamminasata Metropolitan Area	Master Plan Study
7.	2007	Formulation of draft Presidential Regulation on Mamminasata Metropolitan Area.	Dinas Spatial Planning and Settlement of South Sulawesi Prov.
8.	2009	JICA Project on Enhancement of Urban Development Management in the Mamminasata Metropolitan Area	JICA TCP
9.	2011	Enactment of Presidential Regulation No. 55 of 2011 concerning Spatial Plan of Mamminasata Urban Area	Ministry of Public Works

The following figure shows chronology of the establishment of Mamminasata Urban Area Spatial Plan.

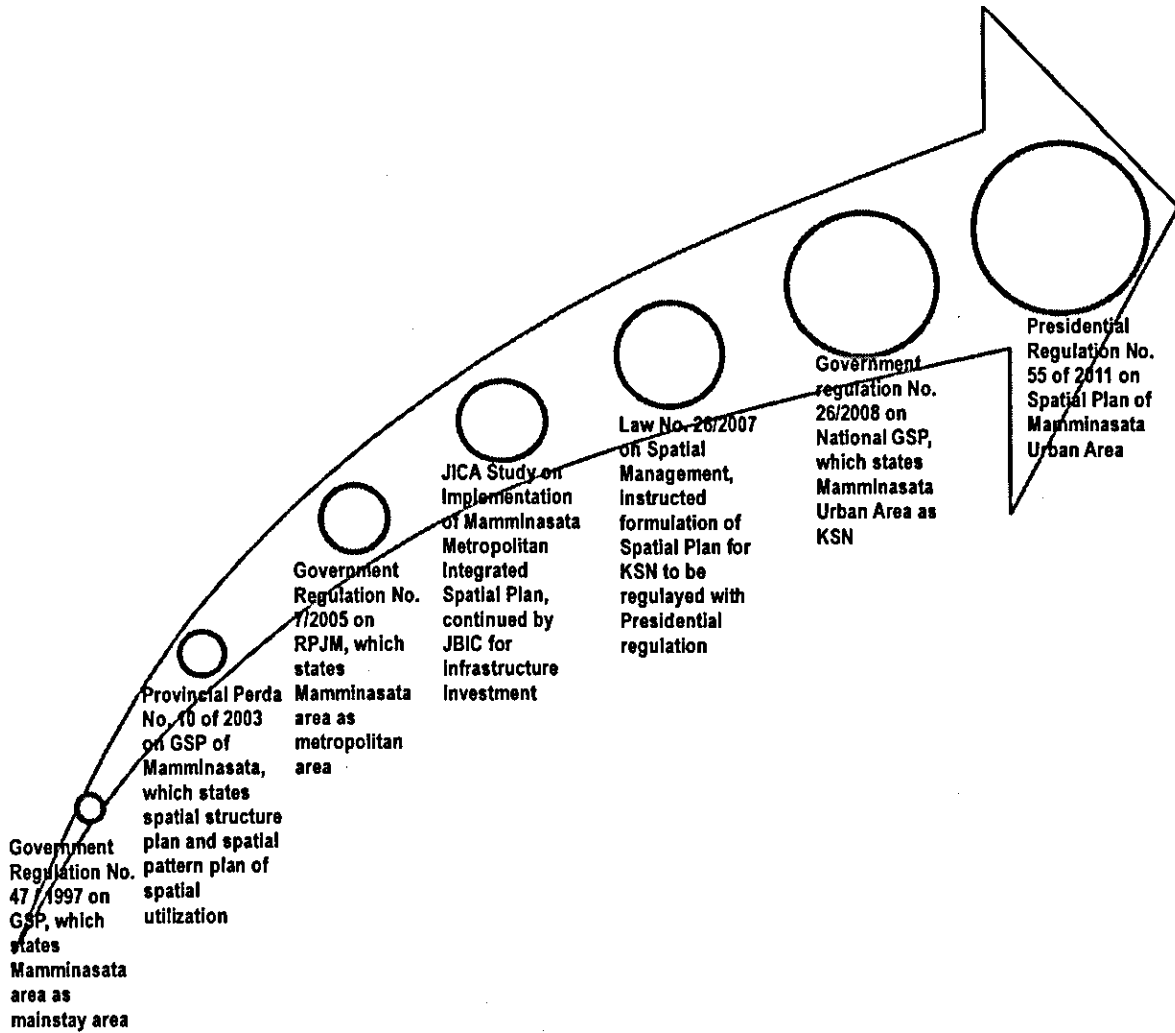


Figure 3. Chronology of spatial management of Mamminasata area

7. A glimpse of Mamminasata area

Mamminasata is one of National Strategic National (KSN) which constitutes one unity of regional ecosystem, economy, social and culture with a total area of ± 2,476 km², covering the entire Makassar City (174.86 km²), the entire Takalar District (557.34 km²), a part of Gowa District (681.59 km² of total region of 1,883.33 km²) and a part of Maros District (1,061.71 km² of total region of 1,619.11 km²).

The following table contains list of sub-districts within the district and city area of Mamminasata area

Table 2. Sub-districts of districts and city within the coverage of Mamminasata area

No	Makassar City	No	Maros District	No	Gowa District	No	Takalar District
14 sub-districts (total 14 sub-districts)		12 sub-districts (total 14 sub-districts)		11 sub-districts (total 18 sub-districts)		9 sub-districts (total 9 sub-districts)	
1.	Ujung Tanah	1.	Bantimurung	1.	Bontonompo	1.	Mangarabombang
2.	Tallo	2.	Tanralili	2.	Bontonompo Selatan	2.	Mappakasunggu
3.	Wajo	3.	Cenrana	3.	Bajeng	3.	Sanrobone
4.	Bontoala	4.	Tompobulu	4.	Bajeng Barat	4.	Polombangkeng Selatan
5.	Mariso	5.	Maros Baru	5.	Pallangga	5.	Pattalassang
6.	Mamajang	6.	Bontoa	6.	Barombong	6.	Polombangkeng Utara
7.	Ujung Pandang	7.	Mandai	7.	Somba Opu	7.	Galesong Selatan
8.	Makassar	8.	Turikale	8.	Bontomarannu	8.	Galesong
9.	Tamalate	9.	Simbang	9.	Pattalassang	9.	Galesong Utara
10.	Panakkukang	10.	Lau	10.	Parangloe		
11.	Biringkanya	11.	Marusu	11.	Manuju		
12.	Rappocini	12.	Moncongloe	12.	Tinggimonicong		
13.	Tamalanrea	13.	Camba	13.	Tombolopao		
14.	Manggala	14.	Mallawa	14.	Parigi		
				15.	Bungaya		
				16.	Bontolempangan		
				17.	Tompobulu		
				18.	Biringbulu		

Note:



Not included in the Mamminasata area

8. Institutionalization of Mamminasata area

In relation to spatial management, there are several important stakeholders in Mamminasata area. They are constituted into a functional organization so-called Mamminasata Metropolitan Development Cooperation Board (MMDCB).

The following is an image that displays the institutionalization of Mamminasata area.

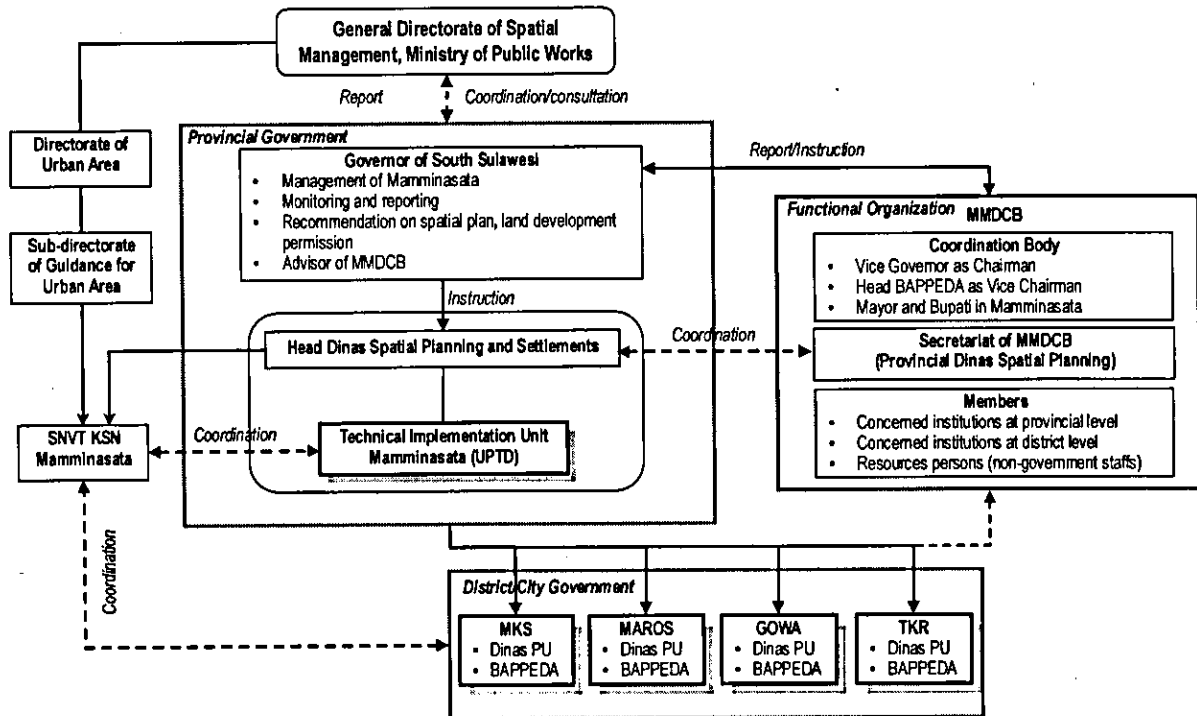


Figure 4. Organizational setup of MMDCB and its linkage with central government

a. Dinas of Spatial Planning and Settlement of South Sulawesi Province

Dinas of Spatial Planning and Settlement of South Sulawesi Province is one of provincial institutions in the governance of South Sulawesi Province. The main duties and function of this institution are as follows:

1. Formulation of technical policies, implementation and guidance in the field of spatial planning and settlement which constitutes spatial planning, housing and settlement, and settlement sanitation,
2. Spatial management of provincial region (formulation of provincial general spatial plan and spatial plan for provincial strategic area, guidance, spatial utilization and spatial utilization control of inter-regions (districts and cities),
3. Planning and development of settlement area, elucidation, training and dissemination of standardized housings and settlement, guidance and development of housings and settlement, and disaster control in the field of housings and settlement,
4. Formulation of activities, execution of planning and implementation of building

and neighborhood management, and

5. Development of investments in the fields of water supply, wastewater, solid waste, drainage and urban and rural infrastructure development.

b. UPTD Mamminasata

Dinas's Technical Implementing Unit for Mamminasata, hereinafter referred to UPTD Mamminasata, has been established in November 2009 as one of the elements in Dinas of Spatial Planning and Settlement of South Sulawesi Province. (Governor Regulation No. 82 of 2009)

UPTD Mamminasata has the following roles and responsibilities:

1. To facilitate, monitor and guide spatial plan formulation by district and its implementation,
2. To conduct socialization on development of settlement in the new town area of Mamminasata,
3. To provide recommendation (principle permit of spatial utilization) in the new town area of Mamminasata based on local regulation and technical standard on spatial utilization control in Mamminasata area,
4. To facilitate assistance in terms of development and improvement of public facilities and infrastructures,
5. To conduct controlling / supervision of housing development implementation in the new town area of Mamminasata,
6. To conduct guidance, evaluation towards the implementation of housing development in new town area of Mamminasata,
7. To facilitate the provision of utility for the housings and settlements,
8. To facilitate basic infrastructure development in residential areas with fund source from National Budget (APBN), Regional Budget (APBD), and other sources,
9. To conduct coordination and guidance with the private sector and other relevant parties related to the Government Program for development acceleration, and
10. To conduct BKSPMM meeting for socialization, coordination and facilitation activities.

Based on the governor regulation, operational fund for regular activities by UPTD Mamminasata is sourced from regional budget (APBD) of South Sulawesi Province. The organization structure of UPTD Mamminasata under the scope of SKPD of Dinas of Spatial Planning and Settlement of South Sulawesi Province is as follows:

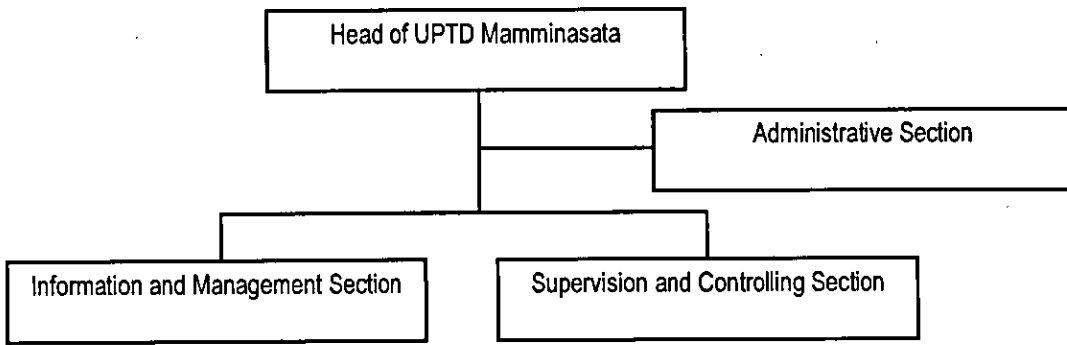


Figure 5. Organizational setup of UPTD Mamminasata

c. MMDCB

MMDCB was established in 2003 following the enactment of Regional Regulation No. 10 of 2003 concerning General Spatial Plan of Mamminasata Metropolitan Area. In 2007, Governor Regulation No. 16 of 2007 concerning Establishment of MMDCB was issued, in which “Technical Unit” as integrated part of MMDCB was defined with permanent staffs that possess skills in the fields of environmental infrastructure, financing, and laws and regulations. In 2009, the organizational structure of MMDCB was modified in which the tasks of Technical Unit was taken over by UPTD Mamminasata (permanent staffs) and MMDCB was equipped with non-government staff members, so called “Resources Persons”.

MMDCB has the following roles and responsibilities:

1. To accomplish interregional development issues in Mamminasata area
2. To facilitate development process of Mamminasata area to be inherited to the next generations with aim to realize:
 - a) Environmental friendly, safe, comfortable, harmonious, humanized and sustainable urban area
 - b) Outstanding economic development in South Sulawesi and Eastern Indonesia
 - c) Synchronization between coordination and controlling.
3. To materialize coordination and cooperation roles among stakeholders in districts/city under Mamminasata urban area.

Based on the governor regulation, operational fund for regular activities by MMDCB is sourced from Regional Budget (APBD) of South Sulawesi Province, which is reserved in the Dinas of Spatial Planning and Settlement of South Sulawesi Province.

d. SNVT for KSN of Mamminasata Urban Area

SNVT for KSN of Mamminasata Urban Area, hereinafter referred to as SNVT Mamminasata, was established in 2011 as an extension of central government (Ministry of Public Works, Directorate General of Spatial Management).

The following are tasks and responsibilities of SNVT Mamminasata for 2011.

1. Socialization of Presidential Regulation No. 55 of 2011 concerning Spatial Plan of Mamminasata Urban Area,
2. Formulation of Synchronized Programs (RPIIJM 2011-2014), and
3. Supervision over spatial utilization especially towards permission of large-scale spatial utilization issued by district/city government in relation to Mamminasata area.

Considering that SNVT Mamminasata is the extension of central government, the operational budget for routine activities is sourced from National Budget (APBN).

The following is demarcation of roles and responsibilities among stakeholders in Mamminasata area management.

Table 3. Task and responsibility demarcation regarding development management in Mamminasata area

Institution Activity	District/City	Provincial Government (Dinas Tarkim (c.q. UPTD Mamminasata))	MMDCB	SNVT Mamminasata	Central Government (PU, MoHA)
A. Regulating					
	<ul style="list-style-type: none"> • Issue Perda concerning District/ City GSP and DSP • Issue Regent/Mayor Regulation concerning permit, incentive / disincentive, and sanction 	<ul style="list-style-type: none"> • Issue Perda concerning Provincial GSP and DSP • Issue governor regulation concerning permit, incentive/ disincentive, and sanction • Issue governor regulation concerning technical manuals 	<ul style="list-style-type: none"> • Assist provincial government in the process of enactment of Perda concerning district/city GSP and DSP • Assist enactment process of governor regulation concerning permit, incentive/ disincentive, and sanction • Assist the enactment process of governor regulation concerning technical manuals 	<ul style="list-style-type: none"> • Function as the extension of central government in region • Assist smooth enactment of presidential regulation for KSN Mamminasata 	<ul style="list-style-type: none"> • Issue Government Regulation concerning RTRWN • Issue Presidential Regulation concerning Spatial Plan of Mamminasata Urban Area • Issue ministerial regulation concerning guidelines related to spatial management

Development Management in Mamminasata Urban Area

Institution Activity	District/City	Provincial Government (Dinas Tarkim (c.q. UPTD Mamminasata))	MMDCB	SNVT Mamminasata	Central Government (PU, MoHA)
B. Guidance					
General	<ul style="list-style-type: none"> • Provide guidance to the community (coordination, socialization, guidance, training, information system, information dissemination, awareness building) 	<ul style="list-style-type: none"> • Provide guidance to the district/city government and the community (coordination, socialization, guidance, training, information system, information dissemination, awareness building) 	<ul style="list-style-type: none"> • Assist provincial government in guidance activities to district/city government and the community (coordination, socialization, guidance, training, information system, information dissemination, awareness building) 	<ul style="list-style-type: none"> • Assist central government in guidance activities to provincial, district/city government and the community (coordination, socialization, guidance, training, information system, information dissemination, awareness building) 	<ul style="list-style-type: none"> • Conduct guidance to provincial, district/city government and the community (coordination, socialization, guidance, training, information system, information dissemination, awareness building)
Information System Management	<ul style="list-style-type: none"> • Prepare data/information required for monitoring in Mamminasata • Input data into database 	<ul style="list-style-type: none"> • Request data/information to concerned institutions and district/city • Report to concerned institutions and & district/city • Assist socialization • Database management (formulation, analysis, update) • Establishment of database • Prepare data/information for stakeholders 	<ul style="list-style-type: none"> • Assist prov. government in information system management for Mamminasata. 	<ul style="list-style-type: none"> • Assist synchronization with national programs in Mamminasata 	<ul style="list-style-type: none"> • Synchronize with national program

Development Management in Mamminasata Urban Area

Institution Activity	District/City	Provincial Government (Dinas Tarkim (c.q. UPTD Mamminasata))	MMDCB	SNVT Mamminasata	Central Government (PU, MoHA)
Capacity Building	<ul style="list-style-type: none"> • Conduct capacity building in the field of spatial management for staffs in district/city (training, seminar, workshop, etc.) • Participate in capacity building activities by province 	<ul style="list-style-type: none"> • Prepare/develop training materials, syllabus, curriculum • Become trainers/facilitators in training, seminar, workshop, etc.) for provincial and district/city staffs 	<ul style="list-style-type: none"> • Assist in preparing / developing training materials, syllabus, curriculum • Become trainers/facilitators in training, seminar, workshop, etc.) for provincial and district/city staffs 	<ul style="list-style-type: none"> • Assist in preparing / developing training materials, syllabus, curriculum • Become trainers/facilitators in training, seminar, workshop, etc.) for provincial and district/city staffs 	<ul style="list-style-type: none"> • Prepare guidelines for capacity building activities in region • Become trainers/facilitators in training, seminar, workshop, etc.) for provincial and district/city staffs
C. Implementation					
Spatial Planning	<ul style="list-style-type: none"> • Formulate and revise GSP/ DSP • Report to Dinas Tarkim (UPTD Mamminasata) concerning progress of GSP/RDTR formulation (preliminary, progress and final) 	<ul style="list-style-type: none"> • Formulate and revise GSP/ DSP • Assist synchronization of GSP/ DSP with higher level spatial plan and neighbor district/city GSP/RDTR • Issue Governor recommendation 	<ul style="list-style-type: none"> • Hold meeting to discuss district/city GSP and RDTR (interregional) • Assist smooth implementation of tasks of provincial government (Dinas Tarkim/ UPTD Mamminasata) 	<ul style="list-style-type: none"> • Accelerate formulation of provincial, district/city GSP • Coordinate with national programs 	<ul style="list-style-type: none"> • Accelerate formulation of provincial, district/city GSP • Check technical aspects in provincial and district/city GSP • Coordinate at national level (BKPRN)

Development Management in Mamminasata Urban Area

Institution Activity	District/City	Provincial Government (Dinas Tarkim (c.q. UPTD Mamminasata))	MMDCB	SNVT Mamminasata	Central Government (PU, MoHA)
Spatial Utilization	<ul style="list-style-type: none"> • Formulate and synchronize with district/city program • Finance the spatial utilization programs/ projects • Implement the spatial utilization programs • Request principle permit/approval to province (Dinas Tarkim / UPTD Mamminasata) for spatial utilization programs/projects of large, strategic and interregional scale • Conduct monitoring and evaluation for spatial utilization of district/city scale 	<ul style="list-style-type: none"> • Formulate and synchronize with provincial program/ projects • Finance the spatial utilization programs/ projects • Implement the spatial utilization programs/projects in Mamminasata • Conduct monitoring and evaluation for spatial utilization of Mamminasata scale 	<ul style="list-style-type: none"> • Assist formulation & synchronization with provincial program/ projects • Conduct monitoring and evaluation for spatial utilization of Mamminasata scale 	<ul style="list-style-type: none"> • Assist formulation & synchronization with national program • Finance spatial utilization programs/ projects • Conduct monitoring and evaluation for spatial utilization of Mamminasata scale • Conduct monitoring and evaluation for spatial utilization of Mamminasata scale 	<ul style="list-style-type: none"> • Formulate and synchronize with national programs • Finance the spatial utilization programs/ projects • Implement the spatial utilization programs/ projects in Mamminasata
Spatial Utilization Control	<ul style="list-style-type: none"> • Conduct spatial utilization control in district/city region • Report to provincial government (Dinas Tarkim / UPTD Mamminasata) on violation / impropersness in spatial utilization 	<ul style="list-style-type: none"> • Conduct spatial utilization control of provincial region • Conduct spatial utilization control of large, strategic and interregional scale 	<ul style="list-style-type: none"> • Assist spatial utilization control of Mamminasata area 	<ul style="list-style-type: none"> • Assist spatial utilization control of Mamminasata area 	<ul style="list-style-type: none"> • Conduct spatial utilization control of national region
> Zoning Regulation					
	<ul style="list-style-type: none"> • Formulate and legalize detailed spatial plan for Zoning Regulation of district/city • Synchronize with higher level spatial plan 	<ul style="list-style-type: none"> • Formulate and legalize detailed spatial plan for Zoning Regulation of province • Synchronize with higher level spatial plan and Mamminasata 	<ul style="list-style-type: none"> • Assist formulation of detailed spatial plan for Zoning Regulation of province • Assist synchronization with higher level 	<ul style="list-style-type: none"> • Synchronize with national spatial plan and Mamminasata Spatial Plan 	<ul style="list-style-type: none"> • Synchronize with national spatial plan and Mamminasata Spatial Plan

Development Management in Mamminasata Urban Area

Institution Activity	District/City	Provincial Government (Dinas Tarkim (c.q. UPTD Mamminasata))	MMDCB	SNVT Mamminasata	Central Government (PU, MoHA)
		Spatial Plan	spatial plan and Mamminasata Spatial Plan		
> Development Permission					
	<ul style="list-style-type: none"> Issue development permission (principle permit, location permit, land use & allotment permit, building permit) Submit progress report and final report to Dinas Tarkim / UPTD Mamminasata 	<ul style="list-style-type: none"> Issue principle permit (technical recommendation) for large, strategic, and interregional scale development) Participate in consultation team formed by district/ city, provide recommendation 	<ul style="list-style-type: none"> Assist province for technical analysis in the issuance of principle permit 	<ul style="list-style-type: none"> Coordinate with national programs (RPIIJM) 	<ul style="list-style-type: none"> Coordinate with national programs (RPIIJM)
> Incentive / disincentive					
	<ul style="list-style-type: none"> Provide incentive for spatial utilization relevant to spatial plan or disincentive for spatial utilization irrelevant to spatial plan in district/city 	<ul style="list-style-type: none"> Provide incentive for spatial utilization relevant to spatial plan or disincentive for spatial utilization irrelevant to spatial plan in province 	<ul style="list-style-type: none"> Support with analysis in order for provision of incentive or disincentive upon spatial utilization in Mamminasata area 	<ul style="list-style-type: none"> Support with analysis in order for provision of incentive or disincentive upon spatial utilization in Mamminasata area 	<ul style="list-style-type: none"> Provide guideline / directive in providing incentive or disincentive on spatial utilization
> Sanction Imposition					
	<ul style="list-style-type: none"> Impose sanction for the violation of spatial utilization in district/city region 	<ul style="list-style-type: none"> Impose sanction for the violation of spatial utilization in province region 	<ul style="list-style-type: none"> Support with analysis in order for sanction imposition for violation of spatial utilization in Mamminasata area 	<ul style="list-style-type: none"> Support with analysis in order for sanction imposition for violation of spatial utilization in Mamminasata area 	<ul style="list-style-type: none"> Provide guideline / directive for sanction imposition for violation of spatial utilization
D. Supervision of Spatial Management					
	<ul style="list-style-type: none"> Observe and check suitability of spatial management execution with laws and regulations in district/city Report any administrative deviations to Regent/Mayor 	<ul style="list-style-type: none"> Observe and check suitability of spatial management execution with laws and regulations in province and Mamminasata Report any administrative deviations in MMDCB's general meeting and to Governor 	<ul style="list-style-type: none"> Conduct general meeting (regular): 2 times a year Hold meeting based on request (based on sector or issue) Issue recommendation of corrective measurement 	<ul style="list-style-type: none"> Support the conduct of supervision (monitoring, evaluation and reporting) upon the execution of spatial management in national scale particularly in 	<ul style="list-style-type: none"> Conduct supervision (monitoring, evaluation and reporting) upon the execution of spatial management in national scale particularly in Mamminasata area

Development Management in Mamminasata Urban Area

Institution Activity	District/City	Provincial Government (Dinas Tarkim (c.q. UPTD Mamminasata))	MMDCB	SNVT Mamminasata	Central Government (PU, MoHA)
			required take to regional government (Governor)	Mamminasata area • Issue recommendation of required corrective measurement take to government (Ministry of Public Works)	

Part II: Spatial planning of Mamminasata area

1. Function and urgency of spatial plan of Mamminasata area

A spatial plan plays a role as operational tool for the higher-level spatial plan and as the coordination tool for development implementation in the planning area. Correspondingly, spatial plan of Mamminasata urban area will become operational tool of National General Spatial Plan (RTRWN).

The urgencies of spatial plan of Mamminasata area are as follows:

- a. To establish Mamminasata area as a national strategic area, and
- b. To make spatial directions / policies as stated in the spatial plan of Mamminasata urban area as national directions / policies which must be referred by all stakeholders.

2. Spatial structure plan and spatial pattern plan for Mamminasata area

Any spatial plan, including Spatial Plan of Mamminasata Area will contain spatial structure plan and spatial pattern plan. These two components constitute the primary contents of the spatial plan. Diagram of spatial structure plan and spatial pattern plan based on spatial plan of Mamminasata area is attached as **Appendix 1.1**.

2.1. Spatial structure plan

Spatial structure plan covers settlement center system plan and infrastructure network system plan. Settlement center system determines

- (1) Activity center in core urban area (Makassar City), and
- (2) Activity center in surrounding urban area (Maros urban area in Maros District, Sungguminasa urban area in Gowa District and Takalar urban area in Takalar District).

Infrastructure network system plan includes:

- (1) Transportation network systems,
- (2) Energy network systems,
- (3) Telecommunication network systems,
- (4) Water resources network systems, and
- (5) Urban infrastructure network systems.

Map of spatial structure plan is attached as **Appendix 1.2** and detailed description of spatial structure plan are attached in **Appendix 1.3**.

2.2. Spatial pattern plan

Spatial pattern plan covers protected area allotment and cultivation area allotment. Protected area consists of protected zones which are classified into six zones (L1 to L6). On the other hand, cultivation area consists of cultivation zones (B1 to B7) and supporting zones (P1 to P5). These zones are defined in accordance to their respective environmental carrying capacity and supporting capacity.

Map of spatial pattern plan is attached as **Appendix 1.4** and detailed description of spatial pattern plan is attached as **Appendix 1.5**.

3. Systematic structure of Perpres on Mamminasata Spatial Plan

3.1. Systematic structure of Perpres on Mamminasata Spatial Plan

Presidential Regulation on Spatial Plan of Mamminasata Urban Area consists of 11 chapters and 153 articles. Some chapters are elaborated into several parts depending on the subject matters (total 21 parts).

Table 4. Systematic structure of Presidential Regulation No. 55 of 2011

CHAPTER	PART	TITLES	EXPLANATION
CHAPTER I	GENERAL STIPULATIONS (Article 1 – 5)		
	Part one	Definitions (Article 1)	
	Part two	Scope of Regulating (Article 2)	1. As operational tool for National GSP 2. As coordination tool for development implementation
	Part three	Role and Function of Spatial Plan of Mamminasata Urban Area (Articles 3 and 4)	1. Formulation of development plan 2. Spatial utilization & spatial utilization control 3. Realization of integrity, inter-linkage and balance of interregional development and sectoral harmony 4. Determination of location and function of space for investment 5. Spatial management of provincial and district/city regions 6. Mamminasata Urban Area Management 7. Integration of development plan between outside areas and Mamminasata Urban Area
	Part four	Scope of Mamminasata Urban Area (Article 5)	1. All parts of Makassar City 2. All parts of Takalar District 3. Some part of Gowa District 4. Some part of Maros District.
CHAPTER II	OBJECTIVES, POLICIES AND STRATEGIES OF SPATIAL MANAGEMENT OF MAMMINASATA URBAN AREA (Article 6 – 11)		
	Part one	Objectives of Spatial Management of Mamminasata Urban Area (Article 6)	1. As one of growth centers and service orientation in eastern part of Indonesia 2. Etc.
	Part two	Policies of Spatial Management of	1. Economic, social, cultural, security & defense, and environment conservation development

Development Management in Mamminasata Urban Area

CHAPTER	PART	TITLES	EXPLANATION
		Mamminasata Urban Area (Article 7)	<ol style="list-style-type: none"> 2. Mamminasata development as international scale service oriented center and trigger in eastern part of Indonesia 3. Mamminasata development as growth center and production processing center 4. Improvement of interregional accessibility
	Part three	Strategies of Spatial Management of Mamminasata Urban Area (Article 8 to Article 11)	
CHAPTER III	SPATIAL STRUCTURE PLAN OF MAMMINASATA URBAN AREA (Article 12 – 44)		
	Part one	General (Article 12)	<ol style="list-style-type: none"> 1. Aim: to improve service of activity center, to improve quality and service reach of infrastructure network system and to improve functions of core urban area Function: as supporter and trigger of social and economic activities of the community 2. Structure plan consists of 2: (1) settlement center system plan and (2) infrastructure network system plan
	Part two	Settlement Center System Plan (Article 13 to Article 15)	<ol style="list-style-type: none"> 1. Activity center in core urban area (Makassar) 2. Activity center in surrounding urban areas <ul style="list-style-type: none"> - Maros Urban area in Maros, - Sungguminasa urban area in Gowa, and - Takalar urban area in Takalar
	Part three	Infrastructure Network System Plan (Article 16 to Article 44)	<p>Network system of:</p> <ol style="list-style-type: none"> 1. Transportation, 2. Energy, 3. Telecommunication, 4. Water resources, and 5. Urban infrastructure
CHAPTER IV	SPATIAL PATTERN PLAN OF MAMMINASATA URBAN AREA (Article 45 – 83)		
	Part one	General (Article 45)	<p>Optimization of spatial utilization relevant to the allotment:</p> <ol style="list-style-type: none"> 1. Protected area and 2. Cultivation area
	Part two	Protected Area (Articles 46-69)	<p>Consisting of: Protected zones (L1 to L6)</p>
	Part three	Cultivation Area Plan (Article 70-83)	<p>Consisting of:</p> <ol style="list-style-type: none"> 1. Cultivation zones (B1 to B7) 2. Supporting zones (P1 to P5)
CHAPTER V	DIRECTION OF SPATIAL UTILIZATION IN MAMMINASATA URBAN AREA (Article 84 – 86)		
	Part one	General (Article 84)	<ol style="list-style-type: none"> 1. Constitutes reference in realizing spatial structure and spatial pattern relevant to the spatial plan of Mamminasata urban area. 2. Consisting of indications of: <ol style="list-style-type: none"> a. Main program: <ul style="list-style-type: none"> o Realization of spatial structure o Realization of spatial pattern b. Fund source: <ul style="list-style-type: none"> o APBN (National Budget), o APBD (Regional Budget) and/or o Other sources c. Implementing agency: <ul style="list-style-type: none"> o Central government

Development Management in Mamminasata Urban Area

CHAPTER	PART	TITLES	EXPLANATION
			<ul style="list-style-type: none"> o Provincial government o District/city government o Community <p>d. Timeframe of implementation (4 phases):</p> <ul style="list-style-type: none"> o Phase 1: 2011 – 2014 o Phase 2: 2015 – 2019 o Phase 3: 2020 – 2024 o Phase 4: 2025 - 2027
	Part two	Main Program Indications for Spatial Structure Materialization of Mamminasata Urban Area (Article 85)	<p>1. Phases 1 and 2 are prioritized for development and improvement of:</p> <ul style="list-style-type: none"> a. Function of core urban area, b. Function of urban area in neighborhood area, c. quality of transport network system, d. Energy network system, e. Telecommunication network system, f. Water resources network system, g. Urban infrastructure network system, and h. Location and path of evacuation for disaster-prone areas <p>2. Phases 3 and 4 are prioritized for development, improvement and stabilization of:</p> <ul style="list-style-type: none"> a. Function of core urban area, b. Function of urban area in neighborhood area, c. Quality of transport network system, d. Energy network system, e. Telecommunication network system, f. Water resources network system, g. Urban infrastructure network system, and h. Location and path of evacuation for disaster-prone areas.
	Part three	Main Program Indications for Spatial Pattern Materialization of Mamminasata Urban Area (Article 86)	<p>1. Phases 1 and 2 are prioritized for rehabilitation and revitalization of allotted areas for:</p> <ul style="list-style-type: none"> a. Protected functions to the upper area, b. Residential area: high, medium, and low dense c. Provincial government offices, d. District/city and/or sub-district government offices, e. International, national and regional scale trade and service, f. High education service, g. International, national and regional scale sport service, h. International, national and regional scale health service, i. Manufacture industry, j. Etc. (points a to y). <p>2. Phase 3 is prioritized for rehabilitation, revitalization and improvement of allotted areas for:</p> <ul style="list-style-type: none"> a. Protected functions to the upper area, b. Residential area: high, medium, and low dense c. Provincial government offices,

CHAPTER	PART	TITLES	EXPLANATION
			<ul style="list-style-type: none"> d. District/city and/or sub-district government offices, e. International, national and regional scale trade and service, f. High education service, g. International, national and regional scale sport service, h. International, national and regional scale health service, i. Manufacture industry, j. Etc. (points a to y). <p>3. Phase 4 is prioritized for rehabilitation, revitalization, development and improvement of allotted areas for:</p> <ul style="list-style-type: none"> a. Protected functions to the upper area, b. Residential area: high, medium, and low dense c. Provincial government offices, d. District/city and/or sub-district government offices, e. International, national and regional scale trade and service, f. High education service, g. International, national and regional scale sport service, h. International, national and regional scale health service, i. Manufacture industry, j. Etc. (points a to y).
CHAPTER VI	DIRECTION FOR SPATIAL UTILIZATION CONTROL IN MAMMINASATA URBAN AREA (Article 87 – 140)		
	Part one	General (Article 87)	<ul style="list-style-type: none"> 1. Used as reference for implementation of spatial utilization control in Mamminasata Urban Area, 2. Directives of spatial utilization control: <ul style="list-style-type: none"> a. Directive of zoning regulation, b. Directive of permission, c. Directive of incentive and disincentive, d. Directive of sanction.
	Part two	Directive for Zoning Regulation (Article 88-132)	<p>Content of Zoning Regulation includes:</p> <ul style="list-style-type: none"> 1. Types of activities which are allowable, conditional, and not allowable, 2. Intensity of spatial utilization, 3. Minimum required infrastructure and facilities, and/or 4. Other required stipulations.
	Part three	Directive for Permission (Article 133)	<ul style="list-style-type: none"> 1. Any spatial utilization must get permission from provincial government and or district/city government in accordance with Perda on district/city GSP as well as specific plans and Zoning Regulation based on Spatial Plan of Mamminasata Urban Area. 2. Any spatial utilization must get permission relevant to stipulation of respective sectors or divisions in charge of types of spatial utilization.
	Part four	Directive for Incentive and Disincentive (Article	<p>Incentive and disincentive are provided by</p> <ul style="list-style-type: none"> 1. Central government to regional government,

CHAPTER	PART	TITLES	EXPLANATION
		134-139)	<ol style="list-style-type: none"> 2. Regional government to other regional governments, 3. Central government and/or regional government to community.
	Part five	Directive for Sanction (Article 140)	<ol style="list-style-type: none"> 1. Form of sanction: administrative sanction and/or criminal sanction. 2. Sanction is imposed towards spatial utilization irrelevant to spatial plan (general spatial plan, specific spatial plan and Zoning Regulation based on spatial plan of Mamminasata.
CHAPTER VII	MAMMINASATA URBAN AREA MANAGEMENT (Article 141 – 142)		<ol style="list-style-type: none"> 1. Necessity of Mamminasata Urban Area management 2. Management by Minister, governor, and regent/mayor in accordance with their respective authorities. 3. Management by minister can be carried out by governor through deconcentration and / or co-administration principle. 4. Governor can establish a board and/or corporation board. 5. Establishment, tasks, organizational structure, and working procedures, as well as financing for corporation board is stipulated by governor. 6. Establishment of board and/or corporation board is conducted under approval by minister.
CHAPTER VIII	COMMUNITY ROLES IN SPATIAL MANAGEMENT OF MAMMINASATA URBAN AREA (Article 143 – 149)		<p>Community roles in spatial management of Mamminasata Urban Area are performed in the following phases:</p> <ol style="list-style-type: none"> 1. Spatial planning; 2. Spatial utilization; and 3. Spatial utilization control.
CHAPTER IX	STIPULATIONS OF TRANSITIONS (Article 150 – 151)		<p>Stipulations that:</p> <ol style="list-style-type: none"> 1. Regional regulations (province, district/city) concerning General Spatial Plan as well as their specific plans which are still in force are still prevail as long as not in contradiction. 2. Regional regulations (province, district/city) concerning general spatial plan as well as their specific plans which are in contradiction must be adjusted at the latest 5 years after the enactment of this Perpres.
CHAPTER X	CLOSING STIPULATIONS (Article 152 – 153)		<ol style="list-style-type: none"> 1. Spatial Plan of Mamminasata Urban Area prevails since the enactment until the expire of National General Spatial Plan 2. Review can be done once in 5 years or more in case the there are conditions which require the review.

3.2. Significance of Perpres on Mamminasata spatial plan

Presidential Regulation on Spatial Plan of Mamminasata Urban Area is significant considering the role of Mamminasata in international, national and regional constellation:

- Mamminasata constitutes the primary gate for passengers and goods of international trade in Eastern Part of Indonesia.
- Mamminasata is the hub to connect with Eastern Part of Indonesia.
- Mamminasata is the center of distribution / collection of goods/products in various regions in South Sulawesi prior to distribution to other areas and regions in Sulawesi Island.
- Mamminasata is the center of for governance, development, growth, trade and service for South Sulawesi Region,

(1) Important issues for spatial structure plan

There are some important issues related to the spatial structure of Mamminasata area as follows:

- Issues related to land use, i.e. urban sprawl in Makassar City as the core urban area caused by growth of the city and the population.
- Demands for better facilities and infrastructure considering the high intensity of goods flows between the core area and the surrounding area.

(2) Important issue for Spatial Pattern Plan

There are some important issues related to spatial pattern of Mamminasata area:

- Progress of core urban area which tends to induce conversion of protected areas in neighborhood areas to become cultivation area.
- The area's economic growth which is incessantly increased is influential to environment carrying capacity.
- Environment degradation due to intensive activities in urban area.

Part III: Spatial utilization in Mamminasata area

1. Outline of spatial utilization

Spatial utilization constitutes realization of spatial structure and spatial pattern in accordance with the spatial plan. In Mamminasata area, the spatial utilization must refer to the spatial plan of Mamminasata Urban Area. Spatial utilization is highly related to procurement of infrastructure and facilities which are implemented by referring to the main program indication as stated in attachment which constitutes inseparable part of the spatial plan of Mamminasata Urban Area. The main program indication is equipped with the proposed budget sources, responsible institutions and timeframe of implementation.

The program indication is prepared as proposal in order to realize spatial structure and spatial pattern in Mamminasata area. But, program titles as stated in the program indication are still general in nature which must be processed to become implementable programs / projects.

The most important issue in this case is that the program / project implementation must be followed by monitoring and evaluation in order to see to what extent progress is achieved in each phase of implementation.

The phases which should be proceeded to produce implementable programs/projects include synchronization, project formulation, and monitoring and evaluation.

2. Synchronization of program indication

2.1. Project initiation: initial items to be considered (Project Summary (initial stage))

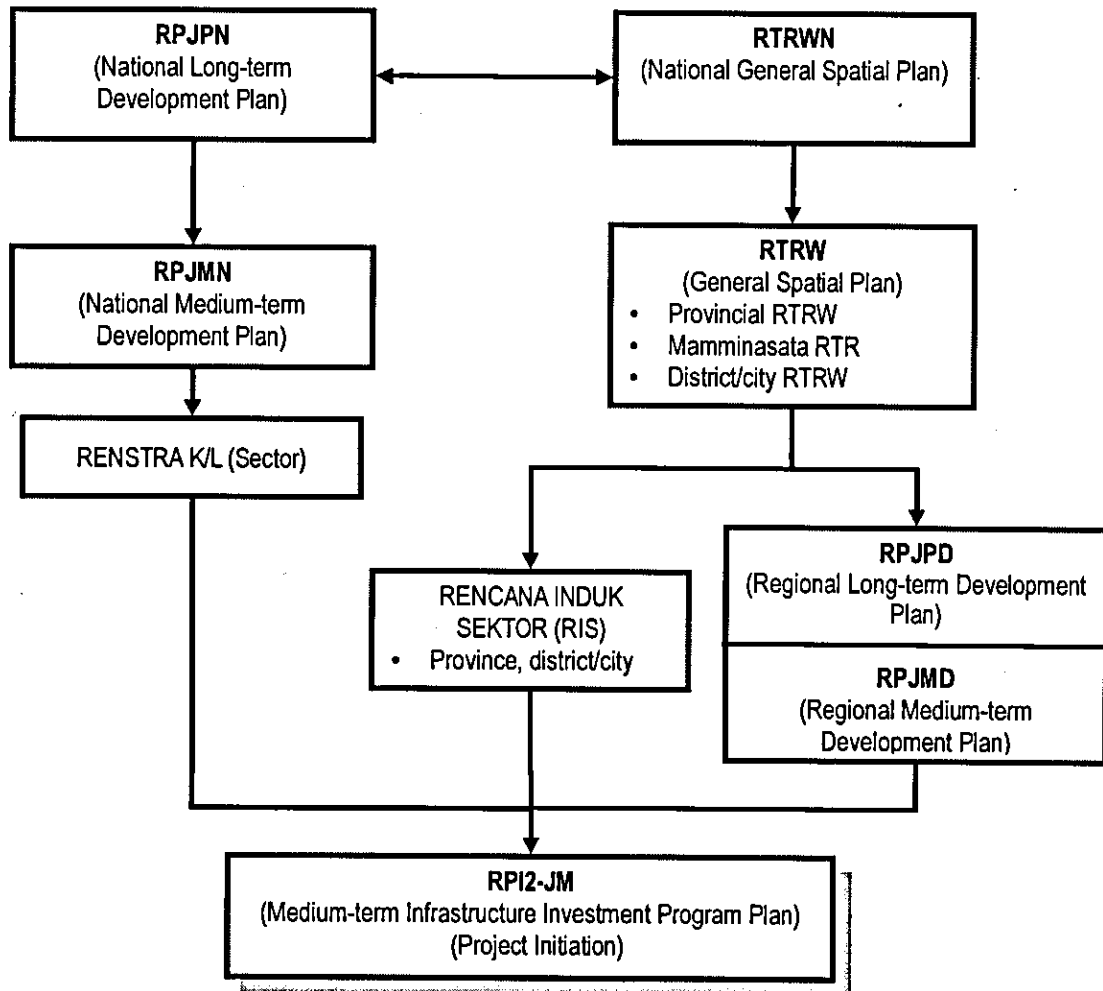
(1) Synchronization with concerned plans

The project initiation is a very important step in project management. It is a process to determine the nature and scope of the project. The key project controls needed here are an understanding of the business environment and making sure that all necessary controls are incorporated into the project.

Project summary sheet shall be synchronized with existing plans, such as:

- (i) National Development Plan (RPJPN, RPJMN)
- (ii) Regional Development Plan (RPJPD, RPJMD) (Sector plan)
- (iii) National Spatial Plan
- (iv) Provincial Spatial Plan
- (v) Mamminasata Spatial Plan
- (vi) District/City Spatial Plan

Following chart shows relationship among plans which have to be referred for project initiation for project formulation and implementation. The point is project has to be synchronized with development plan (national, regional) and spatial plan (national, regional)



Source: Adopted from SNVT coordination meeting document, prepared by MPW

Figure 6. Synchronization of development plan and spatial plan

(2) Minimum information for initiating project

The following table contains minimum information for initiating a project. This information can be used to request budget/support from central government, provincial government, and/or district/city government as well as to conduct discussion with stakeholders.

Table 5. Minimum information required for initiating a project

No.	Items	Explanation
I (1)	Project Name	Select project from program indication in concerned plans. It would be easy to justify the project if the project is already proposed in the plans.
I (2)	Location	Specify location if program indication does not show exact location. At least show kecamatan level.
I (3)	Duration	Take the information from program indication. If not clear, estimate from similar projects
I (4)	Background (Justification)	All projects have to be able to answer "why the project is needed". Background and justification have to be clearly defined (based on RTRW, RPJPD, RPJMD, needs by community etc.)
I (5)	Project objectives	<p>Project objectives are to be planned and to define what a project must achieve for it to be judged complete and successful. The setting of objectives is a useful tool for management at all levels in an organization. It enables interested parties/stakeholders to agree at the start of a piece of work :</p> <ul style="list-style-type: none"> ▪ What they are trying to achieve, ▪ What must be done for the work to be complete, ▪ How they will know that the work has been successful. <p>Note: Project objectives define target status at the end of the project, reaching of which is considered necessary for the achievement of planned benefits. Thus, the objective should be formulated as S.M.A.R.T. (Specific, Measurable, Achievable, Relevant, and Time-bound) as possible</p>
I (6)	Benefits/Impacts (Indicators)	<p>The benefits anticipated as a result of the project should be identified and defined in as measurable terms as possible and agreed with those who will have responsibility for realizing them. The desired benefits should be identified in discussion with project stakeholders during project initiation stage. Later, the benefits should be specified in terms of quantified targets and timing of realization in conjunction with production of the project plan.</p> <p>Benefit has to be <u>Specific, Measurable, Achievable, Relevant, Time Bound (Traceable)</u></p> <p>Some benefits will be tangible, quantifiable and achievable as a direct as well as indirect result of the project. Some of the example of benefits can be:</p> <ul style="list-style-type: none"> ▪ Cost saving, ▪ Utility service increase, ▪ Social, economic and environmental benefit (direct and indirect).
I (7)	Implementing organization	Stakeholders for the project, particularly implementation agency and coordination agency have to be clarified. This item should be able to answer who is responsible for implementation.
I (8)	Components/ Scope	<p>Components/Scope is a general term to describe everything that programs/projects encompass, everything that must be achieved for the project to be complete.</p> <p>Following should be considered for defining components/scope:</p> <ul style="list-style-type: none"> ▪ Ensure that the boundary between this project and other projects and programs is clearly understood and prevents gaps or overlaps in all the work that is necessary to achieve higher-level objectives. ▪ Ensure that the work that the project must do, and what it is specifically excluded from doing, are defined and agreed by interested parties. • Components can be as simple as "AA road from BB to CC with DD km and

No.	Items	Explanation
		EE width " to complex as "AA building with BB m2, utility (water supply, electricity, supporting facilities)".
II	Budget/ financial scheme	It is difficult to estimate the cost at this stage but it is important to show the cost roughly in order for stakeholder to secure budget, or in some cases, ask financial support from central government.
III	Related programs/ projects for Mamminasata	Any programs/projects have to be synchronized with related plans, particularly RTR Mamminasata, RTRW Province, RTRW Kota/Kabupaten. Showing the linkage with concerned plans make programs/projects easy to implement.
IV	Issues for implementation	Any issues or constraints that can be identified at initial stage of the project formulation have to be mentioned.
Others	Responsible Organization (Management structure)	Every project must have its own management structure. The definition of the management roles, responsibilities, relationships and accountabilities and authorities provides the basis of the governance arrangements for the project. At this stage, project scheme has to be identified. a. Public investment project b. PPP project c. Private investment project

2.2 Project formulation

(1) Master Plan (M/P)

Objective of M/P is to show development vision and direction, project lists, and schedule. The following information should be included in the M/P. This process requires comprehensive and technical study, which maybe sub-contracted to consultant or professionals.

Table 6. Components to be included in M/P

No.	Items	Explanation
(1)	Existing condition	<ul style="list-style-type: none"> Natural, social, economic condition and existing condition of concerned sectors.
(2)	Development needs and potential	<ul style="list-style-type: none"> Identify needs and potential for concerned sector and related sector.
(3)	Development strategy and concept	<ul style="list-style-type: none"> Development goal and strategy. Land use plan. Sector strategy.
(4)	Socio-economic framework	<ul style="list-style-type: none"> Demographic framework. Economic framework (GRDP).
(5)	Sector analysis	<ul style="list-style-type: none"> Traffic survey (if transport sector). Demographic survey.
(6)	Development direction for MP	<ul style="list-style-type: none"> Development policy. Plans for the components of the MP.
(7)	Demand projection	<ul style="list-style-type: none"> Demand projection is important to determine scale or size of the project. Based on social, economic and sector trend, demand projection should be mentioned.
(8)	Preliminary	<ul style="list-style-type: none"> Preliminary engineering study: improvement measure, design standard,

No.	Items	Explanation
	engineering study and cost estimate	quantities. • Cost estimate for related plans.
(9)	Project evaluation	• Economic evaluation. • Financial evaluation.
(10)	Environmental consideration	• Social and environmental impact analysis (positive and negative). IEE (Initial Environment Examination) level.
(11)	Implementation program	• Project priority, implementation organization, O&M plans, funding requirement and financing plan, implementation schedule.

Note: It can be used in the preparation of terms of reference (TOR)

(2) Feasibility Study (F/S) (Basic Design)

The following information should be included in the F/S. This process requires comprehensive and technical study, which maybe sub-contracted to consultant or professionals. Important point of the F/S is that F/S is conducted based on topographic condition and implementation schedule and implementation organization is clearly stated. Drawing scale is 1:1,000 to 1:5,000. For some structure 1:100 scale is preferable.

Table 7. Components to be included in F/S

No.	Items	Explanation
(1)	Existing condition	• Natural, social, economic condition and existing condition of concerned sectors
(2)	Related plans	The program/project has be justified by related plans: • Development plans: justify priority, sector focus, • RTRW: land use, infrastructure, utility, • Development plans (national, regional), • M/P.
(3)	Development Justification	• Objective. • Policy. • Strategy shows "how to implement the program/project". • Clear justification.
(4)	Demand projection	• Demand projection is important to determine scale or size of the project. • Based on social, economic and sector trend, demand projection should be mentioned.
(5)	Natural condition survey analysis	• Hydrology. • Geotechnical investigation. • Topographic survey and mapping.
(6)	Engineering study	• Review of previous study. • Design criteria. • Development concept. • Design. • Construction plan.
(7)	Environmental consideration	• Social and environmental impact analysis (positive and negative). • IEE (Initial Environment Examination) or EIA (Environmental Impact Assessment).

No.	Items	Explanation
(8)	Cost estimate	<ul style="list-style-type: none"> Detail cost estimate based on project components and possibly by organization.
(9)	Benefit/impact evaluation	<ul style="list-style-type: none"> Social and economic benefit, financial analysis.
(10)	Implementation plan	<ul style="list-style-type: none"> Show implementation schedule by component (sample). Executing agency. Contract package. O&M plan. Financial plan/annual fund requirement.

(3) Detailed Engineering Design (DED)

Detailed Engineering Design is needed for construction which is prepared based on F/S (basic design). The following information should be included in the basic design. This process requires comprehensive and technical study, which maybe sub-contracted to consultant or professionals. Design scale can be from 1:50 to 1:1,000 depending on structure.

Table 8. Components to be included in DED

No.	Items	Explanation
(1)	Existing condition	<ul style="list-style-type: none"> Natural, social, economic condition and existing condition of concerned sectors.
(2)	Related plans	<p>The program/project has be justified by related plans:</p> <ul style="list-style-type: none"> Development plans: justify priority, sector focus, RTRW: land use, infrastructure, utility, Revise of F/S or basic design.
(3)	Development justification	<ul style="list-style-type: none"> Objective. Policy. Strategy shows "how to implement the program/project". Clear justification.
(4)	Engineering study	<ul style="list-style-type: none"> Review of previous study. Design criteria. Development concept. Design. Construction plan.
(5)	Cost estimate	<ul style="list-style-type: none"> Detail cost estimate based on project components and possibly by organization.
(6)	Implementation plan	<ul style="list-style-type: none"> Show implementation schedule by component (sample).
(7)	Role sharing among stakeholders for implementation	<ul style="list-style-type: none"> List of responsible organizations. Role and responsibility among organizations. Role of community. (sample).

3. Project monitoring and evaluation

3.1. Confirmation of programs for implementation

Program contents are usually reviewed and revised prior to implementation of the program. Information on project summary sheet prepared during the initial stage has to be updated for monitoring and evaluation. In addition, monitoring indicator has to be clarified. Following information has to be confirmed.

Table 9. Items for confirmation during monitoring

Information	Explanation
Project objective	Project objectives are to be planned and to define what a project must achieve for it to be judged complete and successful. It enables interested parties/ stakeholders to agree at the start of a piece of work: <ul style="list-style-type: none"> ▪ What they are trying to achieve, ▪ What must be done for the work to be complete, ▪ How they will know that the work has been successful.
Project components	Components/Scope is a general term to describe everything that programs/ projects encompass, everything that must be achieved for the project to be complete. Following should be considered for defining components/scope: <ul style="list-style-type: none"> ▪ Ensure that the boundary between this project and other projects and programs is clearly understood and prevents gaps or overlaps in all the work that is necessary to achieve higher-level objectives, ▪ Ensure that the work that the project must do, and what it is specifically excluded from doing, are defined and agreed by interested parties.
Project duration (implementation schedule)	Implementation schedule has to be clearly defined for entire duration of the project, detail schedule for current year. Ideally implementation schedule is prepared for each component.
Benefit/Impacts	The benefits anticipated as a result of the project should be identified and defined in as measurable terms as possible and agreed with those who will have responsibility for realizing them. Benefit has to be <u>Specific, Measurable, Achievable, Relevant, Time Bound (Traceable)</u> so this can be used as indicator for monitoring.
Responsible organizations	List all stakeholders involved in the project or contact person and their roles. The definition of the management roles, responsibilities, relationships and accountabilities and authorities provides the basis of the governance arrangements for the project.
Issues and suggestions	Define any risk or issues that can be identified prior to implementation.

3.2. Monitoring and evaluation

(1) Definition of monitoring and evaluation

Monitoring and evaluation go hand in hand. Monitoring provides the raw data to answer questions. But in and of itself, it is a useless and expensive exercise. Evaluation is putting those data to use and thus giving them value. Evaluation is where the learning occurs, questions answered, recommendations made, and improvements suggested. Yet without monitoring, evaluation would have no

foundation, have no raw material to work with, and be limited to the realm of speculation.

The following table illustrates the outline of monitoring and evaluation activities on a project.

Table 10. Differences between monitoring and evaluation

Monitoring	➤ a task that needs to be carried out throughout the lifetime of a project
	➤ enables a regular tracking of the PROGRESS made by the project
	➤ highlights the ISSUES, areas for improvement in the design or implementation of the project
	➤ enables delivery of set target within specified time-frame
Evaluation	➤ a periodic, in-depth analysis of the performance of implementation
	➤ undertaken selectively to answer specific questions to guide decision-makers on whether program development was valid, what worked, what did not work and why and do the project is success or not
	➤ an unbiased exercise conducted by a designated team that has not been involved in the project
	➤ relies on data through monitoring activities as well as information obtained from other sources (group discussion, interviews, surveys etc.)

(2) Monitoring mechanism in Mamminasata area

a. Outline of monitoring mechanism

Monitoring mechanism is composed of:

- (i) Monitoring and update of monitoring sheet by monitoring team,
- (ii) Stakeholder meeting to confirm the monitoring results and
- (iii) MMDCB regular meeting to report to Chairman of MMDCB, evaluate and comments based on report.

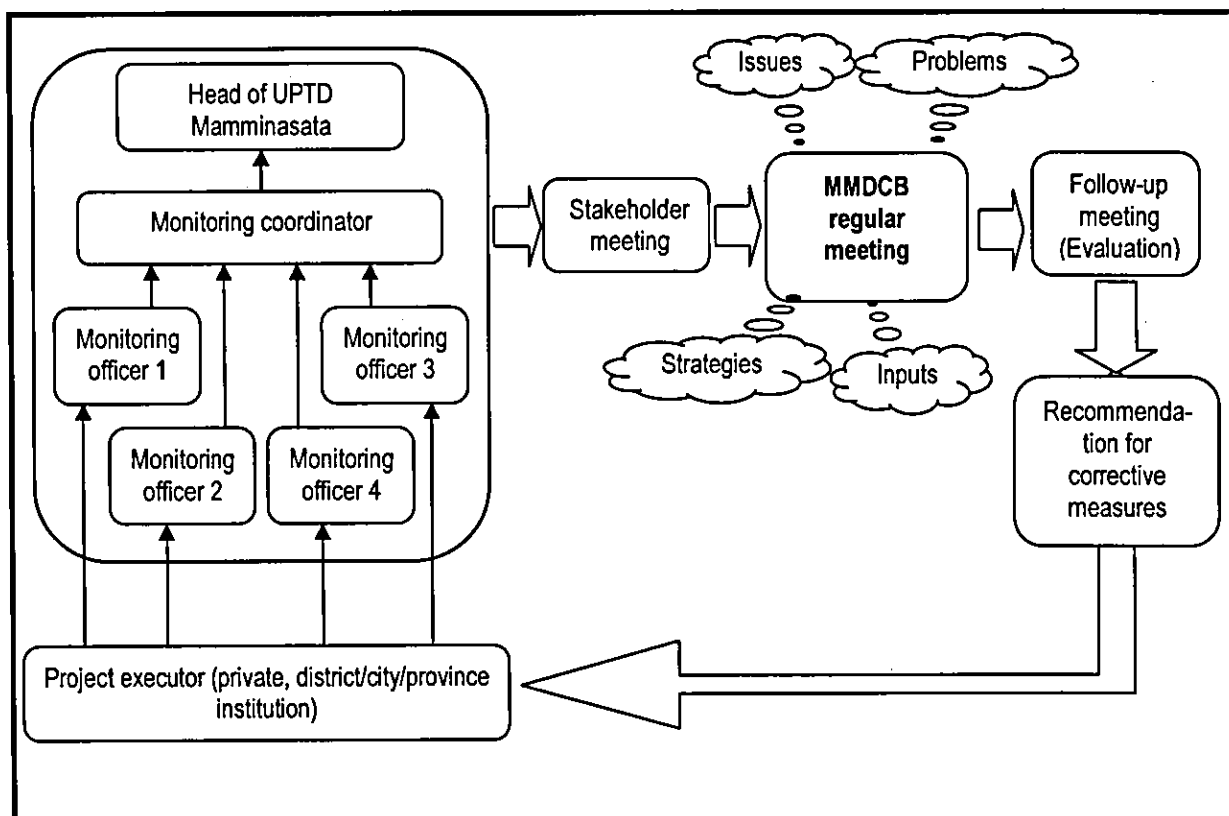


Figure 7. Monitoring and evaluation mechanism in Mamminasata area

b. Monitoring team

The monitoring team, which is composed of three tiers: Head of UPTD Mamminasata, monitoring coordinators and monitoring officers, is responsible for conducting monitoring of selected programs in Mamminasata area.

Table 11. Structure of monitoring team

Level of Tiers	Responsible Institutions	Tasks
Tier 1 Responsible person	Head of UPTD Mamminasata	Responsible for coordination with higher authorities and facilitating discussion during MMDCB general meeting
Tier 2 Monitoring coordinators	Head of sections in UPTD Mamminasata	'Monitoring coordinator' who will be responsible for coordinating three or four programs and organizing and discussing the issues related to programs with stakeholders
Tier 3 Monitoring officers	Staff of UPTD Mamminasata and MMDCB resource persons	'Monitoring officers' who will be responsible for conducting discussions and recording progress and issues/problems related to program

c. Stakeholder meeting

Objective of stakeholder meeting to confirm the monitoring conducted by the monitoring team among stakeholders/responsible institutions of each program and make necessary revision before report at MMDCB meeting.

d. MMDCB regular meeting

Objective of MMDCB regular meeting is to discuss and evaluate monitoring of the programs and provide recommendations for corrective actions among MMDCB members. It is also an opportunity to report to the Chairman of MMDCB and ask for his instruction. The recommendations will be informed to the respective programs/projects for necessary follow-up.

e. Monitoring/evaluation schedule

The monitoring process starting from establishment of monitoring team, monitoring progress of projects, update and conforming monitoring sheets to the MMDCB meeting and follow-up. This process takes a half year and it will be repeated for the next a half year. Details are presented in the following.

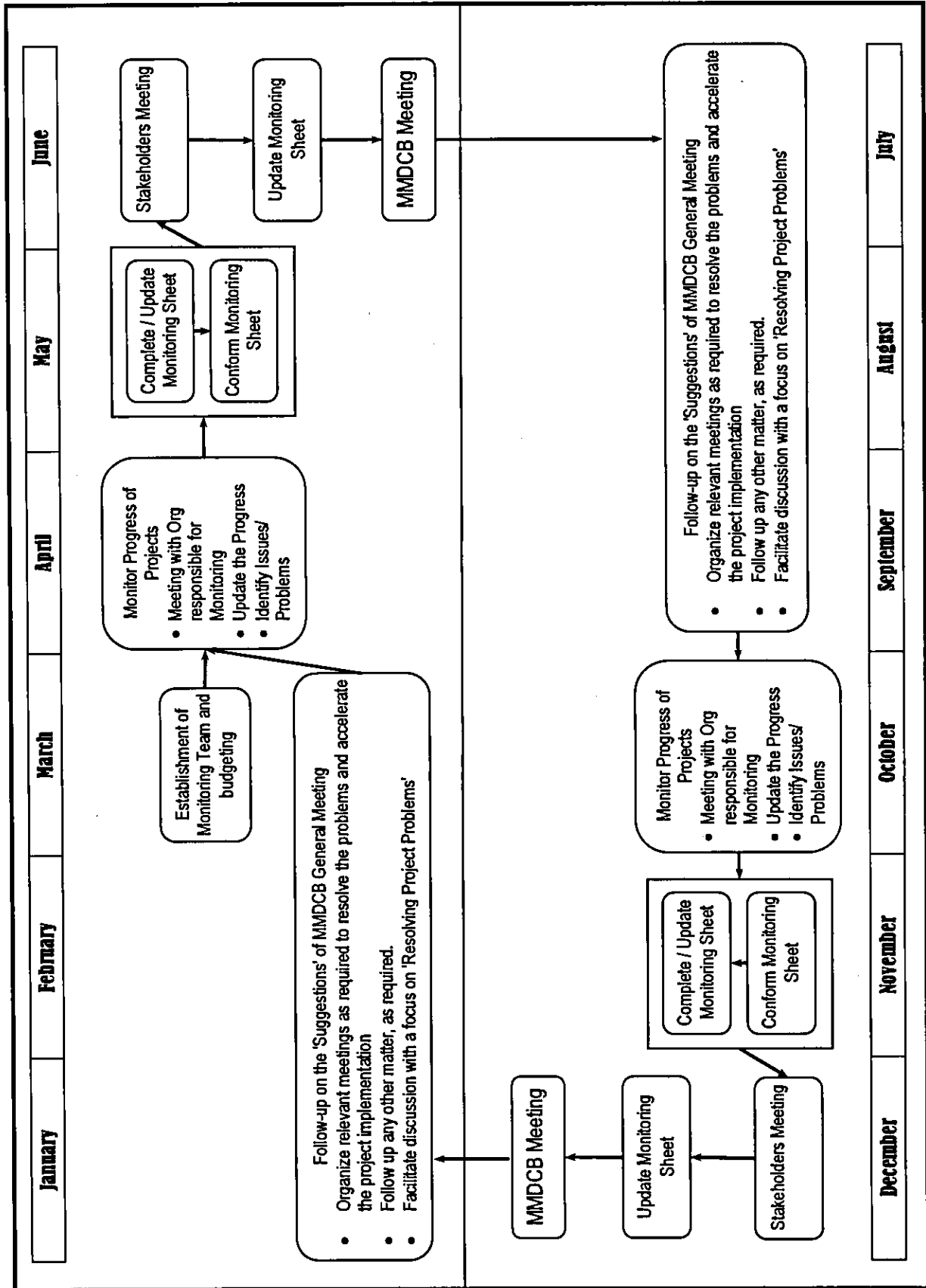


Figure 8. Scheduling and mechanism of monitoring in Mamminasata area

Part IV: Spatial utilization control in Mamminasata area

1. Outline of spatial utilization control

Spatial utilization control is realized through the establishment of (i) Zoning Regulation, (ii) permission, (iii) provision of incentive & disincentive, and (iv) sanction imposition:

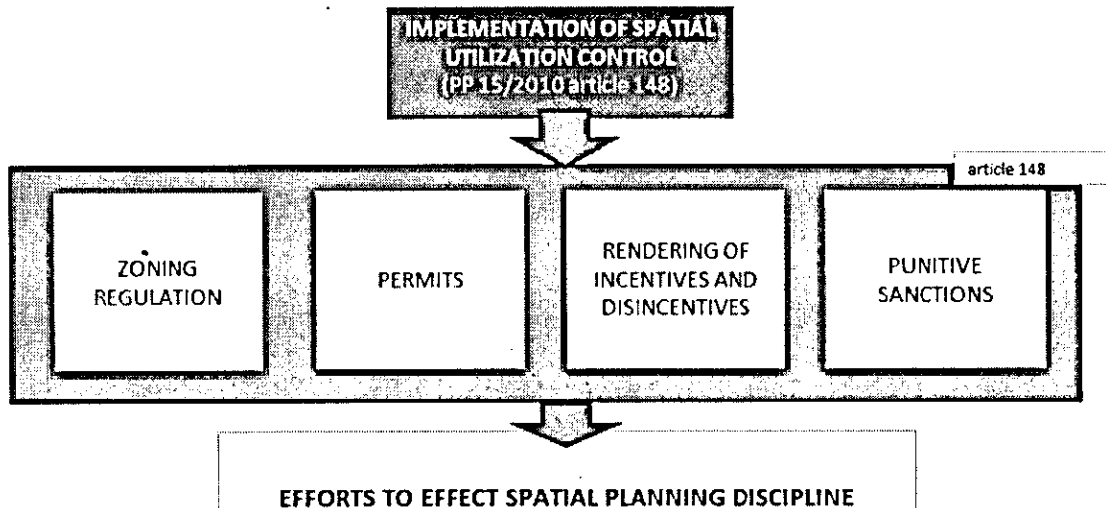


Figure 9. Component of spatial utilization control measure

2. Zoning regulation

Zoning regulation (ZR) is the cornerstone and the most important of the four, since permits, incentives and disincentives, and punitive sanctions, rely on zoning regulation as its foundation.

The ZR is composed of four directives: national system ZR directives, provincial system ZR directives, and city and district ZR. A zoning regulation contains the following stipulations:

- List of activities allowed, activities allowed with certain conditions, and activities that are prohibited. (in other words, zoning categories)
- Spatial utilization intensities (in other words, spatial envelope)
- Minimum infrastructures and facilities (technical standards)
- Other stipulations deemed necessary

Description of land use zoning categories is attached as **Appendix 2.1**.

City and district zoning regulation contains zones for each allocation zone covering:

- Allocation zones are divided into sub-allocations
- Allocation sub-zones are divided into allocation blocks
- Allocation blocks are divided into allocation plots

Summary table for possible spatial use by spatial use zoning of Mamminasata spatial plan (Presidential Regulation No. 55/2011) and guidance for building use control by

land use category are respectively attached as **Appendix 2.2** and **Appendix 2.3**. An actionable and well-formulated ZR is therefore considered essential to the workings of spatial utilization control efforts. Any derivative policies in the form of permits, incentives and disincentives, and sanctions can only be as effective as the zoning regulation upon which they are based on.

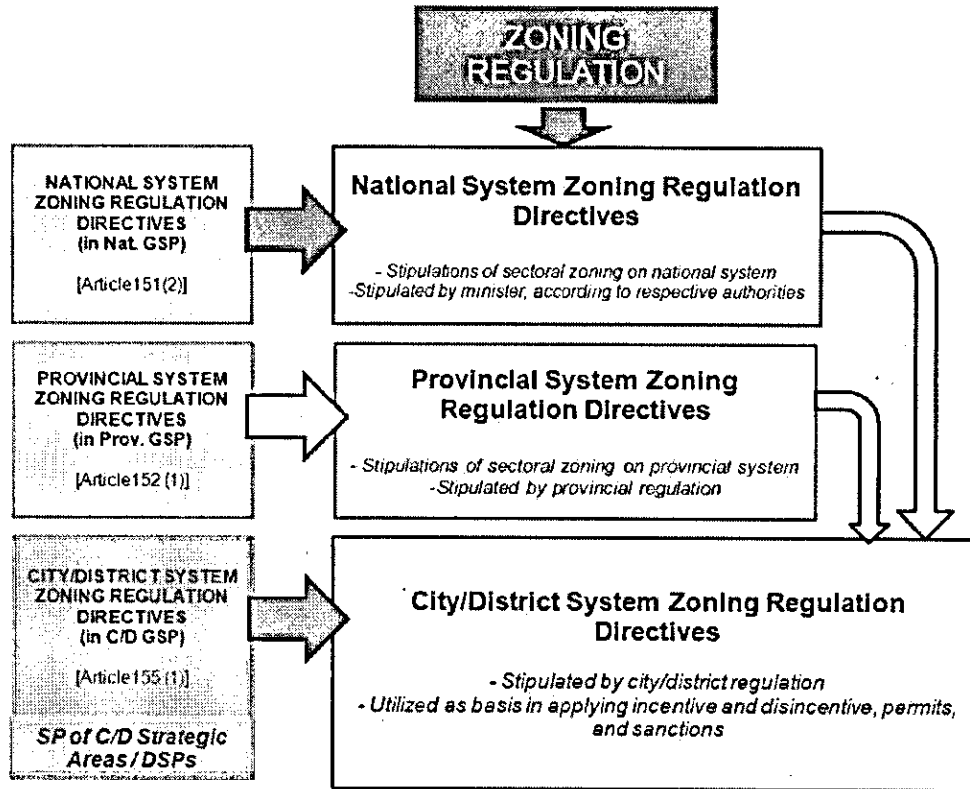


Figure 10. Zoning regulation

3. Permit mechanism (spatial utilization permit)

3.1. Spatial utilization permit system

Spatial utilization permission system consists of: 1) principle permit, 2) location permit, 3) land use permit, and 4) building construction permit. According to Government Regulation No. 15 of 2010 Article 163 Clause (2), the spatial utilization permits are under the authority of district and city governments. Yet, central government and provincial government have also authority in issuing Spatial Utilization Permit as mandated in Article 164.

In order to issue the Principle Permit for large scale, interregional and strategic projects, district and city governments are required to propose to provincial government (Dinas Spatial Planning and Settlements) in order to get Principle Permit in form of Technical Recommendation which contains assessment/analysis and instruction to be followed in respective districts and city. This is intended to achieve synchronization with the spatial plan of Mamminasata urban area and general spatial

plan of South Sulawesi Province. In this case, UPTDMM and MMDCB play a role in conducting technical examination.

Table 12. Types and responsible agency of permit

Types of Permit	Description	Detail and responsible organizations
Principle permit (PP)	PP is the consideration on land utilization based on technical, political and socio-cultural aspects. PP is the basic permit prerequisite for other kind of permits. PP will be issued by Provincial Government or District/City government according to their authorities, in case the development is compatible with General Spatial Plan (GSP) for Province, District/City. PP is necessary for Location Permit proposal.	<ul style="list-style-type: none"> • PP for district/city scale is issued by respective districts/cities. • For large-scale, national/provincial strategic, and inter-regional spatial utilization, the PP in form of 'technical recommendation' shall be issued by province. • Application for PP in form of technical recommendation shall be sent to Provincial Dinas Spatial Planning by district/city government. • The PP shall be issued by Provincial Dinas Spatial Planning and Settlements with comments after UPTD Mamminasata and secretariat staffs of MMDCB review the application • Dinas of Spatial Planning and Settlement of South Sulawesi Province, (c.q. UPTD Mamminasata) shall follow up on subsequent permit procedure to confirm comments are integrated in the permit process.
Location permit (LP)	LP is the prerequisite for development land acquisition. National land agency will issue the location map after the approval of LP by regency/city. LP will be approved in case the development is compatible with General Spatial Plan (GSP) of City/District. PP is prerequisite for LP issuance.	<ul style="list-style-type: none"> • LP consists of two components, i.e. location map issued by BPN and Official Statement Letter issued by regent/mayor. • Process of LP issuance is stipulated by related regulations in the respective districts / cities.
Land utilization permit (LUP)	LUP is the permit for land utilization approval. PP and LP is prerequisite for LUP issuance. LUP is only required for large scale development.	<ul style="list-style-type: none"> • LUP is issued by Dinas PU/Spatial Planning in district/city or other government institution determined by regent/mayor. • Process of LUP issuance is stipulated in the related regulations of respective districts/ cities.
Building construction permit (BCP)	BCP is necessary for the building construction. BCP will be approved in case the development is compatible with Zoning Regulation of DSP regulated by District/City. PP and LP are prerequisite for BCP of housing development.	<ul style="list-style-type: none"> • BCP is issued by Dinas PU/Spatial Plan in district/city or other government institution determined by regent/mayor. • Process of BCP issuance is stipulated in the related regulations of respective districts/cities

The following table contains the items that should be analyzed and considered in issuance of principle permit.

Table 13. Considerations in issuing permits

Items	Detail
Spatial utilization issue	<ul style="list-style-type: none"> • Synchronization with land utilization in Provincial Spatial Plan, Mamminasata Spatial Plan, District Spatial Plan and Detail Spatial Plan if available. • Synchronization with structure plan in Provincial Spatial Plan, Mamminasata Spatial Plan, District Spatial Plan and Detail Spatial Plan if available.
Technical issue	<ul style="list-style-type: none"> • Evaluation of green open space. • Infrastructure and utility technical standard (SNI and others). • Housing plans.
Monitoring and controlling	<ul style="list-style-type: none"> • Secure monitoring and reporting of permit process and revision by developer.

Following flow chart shows total system of land development permit and principle permit highlighting the procedure with provincial involvement.

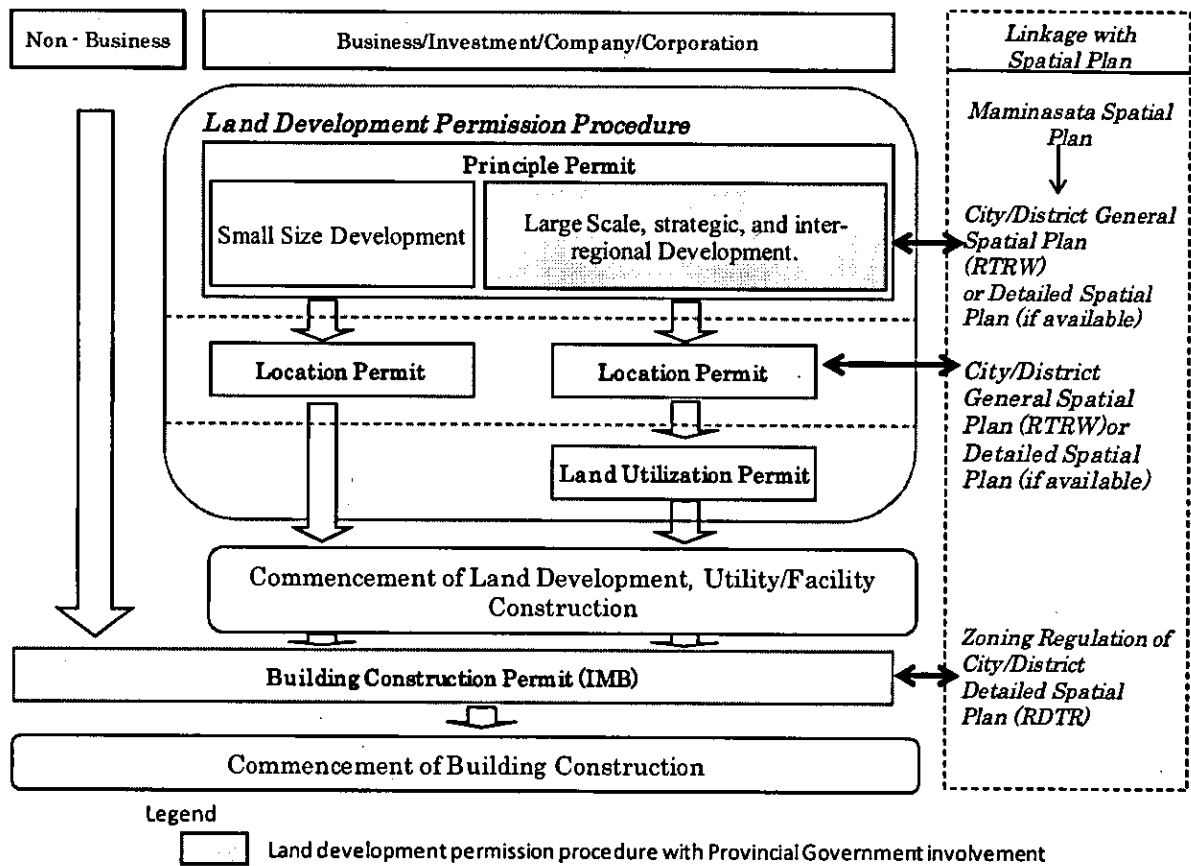


Figure 11. Spatial utilization permits procedure with provincial government involvement

Source: Compiled based on Regional Regulation No. 4/2008 on Implementation of Permits by Provincial Government of South Sulawesi, Regional Regulation no. 9/2009 on General Spatial Plan of South Sulawesi Province and Regulation of State minister for Land Affairs No.2/1999.

3.2. Developments obligated to obtain principle permit from provincial government³

For the purpose of the well coordinated development in Mamminasata, the provincial government will play a role in the permit issuance in case of following development;

- 1) Large land development aiming at land use change (1 ha for non-agricultural land use).
- 2) Large land development aiming at land use change (25 ha more for agricultural land use).
- 3) Inter-regional Land development, even if size is less than 1).
- 4) Land development, of which the site is located along National Road and Provincial Road, even if size is less than 1).
- 5) Land developments, which compose part of priority projects as identified in Presidential Regulation on Mamminasata Spatial Plan.

Note:

1. A series of developments done by same applicant in the adjoining area of applied site should be considered as one development, as long as it's compatible with Zoning Regulation.⁴
2. Land development areas cited above are categorized as the strategic area regulated by Regulation of State Minister of Land Affairs No.2/1999.

Table 14. Matrix of provincial government involvement in the issuance of principle permit

Location/development characteristics	Non-agricultural		Agricultural	
	Less than 1 ha	1 ha or larger	Less than 25 ha	25 ha or larger
Common land				
Involves multiple cities/districts				
Located along national or provincial roads				
Listed as a priority project in Presidential Regulation on Mamminasata				

Legends



Does not require Principle Permit from Provincial Government
 Requires Principle Permit from Provincial Government

³ JICA Expert team, MMDCB and UPTDMM suggestions.

⁴ Following applicants are to be treated as same applicant.

- Company or person who has capital relationship with previous applicant (ex. holding company, subsidiary).
- Company or person who joined previous development as member of syndicate with the previous applicant.

4. Provision of incentive / disincentive

4.1. Forms of incentive and disincentive

The purpose of applying incentives and disincentives are listed below.

- a. Improving spatial utilization control efforts.
- b. Facilitating spatial utilization activities so that they adhere to the spatial plan.
- c. Improving partnership between all stakeholders.

Incentives are applied to areas where the need for growth is much sought after, while disincentives are the reverse: the area in question is likely in danger of spatial management-related violations, and thus, growth needs to be checked (articles 170 and 176). Implementation of incentives requires sacrifices on the part of the government and some of the stakeholders in the form of reduced tax revenue averages, relaxation of permit requirements, subsidies, facilities and infrastructures costs, etc. in return for accelerated growth (article 171) Disincentives applied will have the double effects of increased tax revenue averages but checked growth (article 177). Applied in synergistic tandem, a well-crafted incentive-disincentive scheme will result in a more even distribution of economic and spatial utilization activities across the geographic board of the region, and across the spectrum of activities.

The figure below visualizes the criteria and forms of incentives and disincentives:

Incentives and Disincentives according to PP 15/2010				
INCENTIVES (article 170)		DISINCENTIVES (article 176)		
CRITERIA	<ul style="list-style-type: none"> - Spatial Utilization activities in areas where development is encouraged - Respectful of individual rights 	<ul style="list-style-type: none"> - Spatial Utilization activities in areas where development is discouraged - Respectful of individual rights 		
FORMS	Article 171		Article 177	
	FISCAL	NON-FISCAL	FISCAL	NON-FISCAL
	<ul style="list-style-type: none"> - Lowered Tax - Lowered Fees (Retribusi) 	<ul style="list-style-type: none"> - Compensations - Cross Subsidies - Relaxation of permit conditions - Rewards - Rent - Stock options - Provision of Infrastructures & Facilities - Awards, and/or - Publicity & promotions 	<p>Higher Taxes</p>	<ul style="list-style-type: none"> - Obligation to pay for compensations - Additional conditions in permit application - Obligation to pay for rewards, and/or - Limited infrastructures & facilities

Figure 12. Criteria and forms of incentives and disincentives

The current spatial management of Republic of Indonesia recognizes two types of incentive-disincentive measures. According to Governmental Regulation No.15/2010, Article 171 (1): "Incentives may be in **fiscal and/or non-fiscal form.**"

4.2. Procedures for incentive and disincentive

In the context of incentives and disincentives, a benefactor is an entity authorized to initiate and introduce incentive and disincentive measures. Governmental Regulation No.15/2010 recognizes only three beneficiaries: the central national government of Republic of Indonesia (from this point forward, designated GOI), the provincial governments, and the city and district governments.

Beneficiaries, or recipients, are governments (at provincial or city/district level), private entities, communities, or individual persons at the receiving end of an incentive or disincentive measure. Initiative and introduction of incentive and disincentive measures, are naturally and inherently, a trickle-down, and sometimes a horizontal affair; but never bottom-up: I-D is administered by a government at a higher level, and received by a lower government or private entities and individuals. The GOI, at the top of the pyramid, is ever the benefactor, never the recipient. The provincial governments may be subjected to some forms of I-D by the GOI, while they are also authorized to initiate and introduce their own I-D schemes to city and district governments. The following is visualization of the beneficiary-recipient hierarchy.

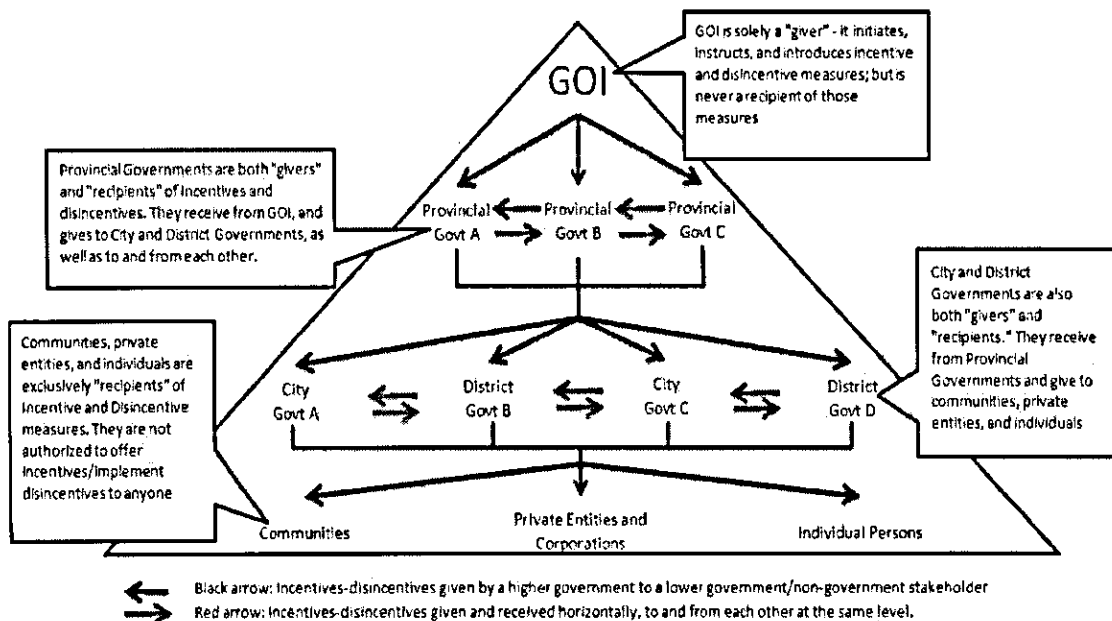


Figure 13. Flow directionalities of incentive and disincentive measures

4.3. Incentive and disincentive applied for Mamminasata area

From the menu of incentives and disincentives of PP 15/2010, the following incentives and disincentives will be applied to realize Mamminasata spatial utilization plan.

a. Incentive in Mamminasata area

The following table illustrates plan of incentive, categories of incentive and expected effect as well as the responsible institutions in Mamminasata area.

Table 15. Plan of incentive in Mamminasata area

	Incentive plan	Incentive category by PP 15/2010, article 171	Effects expected	Responsible organization for incentive provision
1)	In Mamminasata New Town, prompt provision of main roads and water supply main pipe will be done for the promotion of the private developer's participation.	Provision of infrastructure & facility	Acceleration of Mamminasata new town development	Governments of province, Maros and Gowa District
2)	In case the public green space is developed by public sector in Mamminasata New Town, private residential project can minimize the green space land provision. Especially buffer green zone, retention pond, green area of public facility, etc. can be developed by public sector as the integrated NT facility.	Provision of infrastructure and facility		Governments of province, Maros and Gowa District
3)	Application for land development permit from private developers in Mamminasata new town can be given priority in processing permit issuance.	Relaxation of permit condition		Governments of province, Maros and Gowa District
4)	FAR code relaxation in case developer provides open space for public use in the part of plot area. (see Figure 1)	Relaxation of permit condition (Relaxation degree is decided based on percentage of open space provided, width of frontage road, and plot size)	Realization of DSP: improvement of road and public open space	Governments of Makassar, Maros, Gowa and Takalar
5)	Property tax will be exempted or reduced in case the owner provides the land for public open space (more than 1,000 m ² for 10 years more)	Relief tax	Acceleration of Go-green	Governments of Makassar, Maros, Gowa and Takalar

Note: New regulation is necessary under the consensus with stakeholders.

b. Disincentive in Mamminasata area

The following table illustrates plan of disincentive, categories of disincentive and expected effect as well as the responsible institutions in Mamminasata area.

Table 16. Plan of disincentive in Mamminasata area

	Disincentive plan	Disincentive category by PP 15/2010, article 177	Effects expected	Responsible organization for incentive provision
1)	Strict order/guidance to construct green open space/parks to achieve 30% area of total project area for residential development projects outside Mamminasata NT	Restriction of provision of infrastructure and facility	Acceleration of Mamminasata new town development	Governments of province, Maros and Gowa District
2)	Property tax of agricultural land scattered in the urbanized area will be taxed as same rate as non-agricultural land (high rate).	Imposition of high tax Note: If owner wants less rate application, he/she should take agricultural land certificate issued by City/District administration with agreement that agricultural activity continues at least 30 years by appropriate manner.	Realization of DSP: improvement of road and public open space	Central government and governments of Makassar, Maros, Gowa and Takalar
3)	Property tax increase on unsuitable building /facility use against DSP	Imposition of high tax Prohibiting of business license renewal and/or building reconstruction	Realization of DSP	Central government and governments of Makassar, Maros, Gowa and Takalar

Note: New regulation is necessary under the consensus with stakeholders.

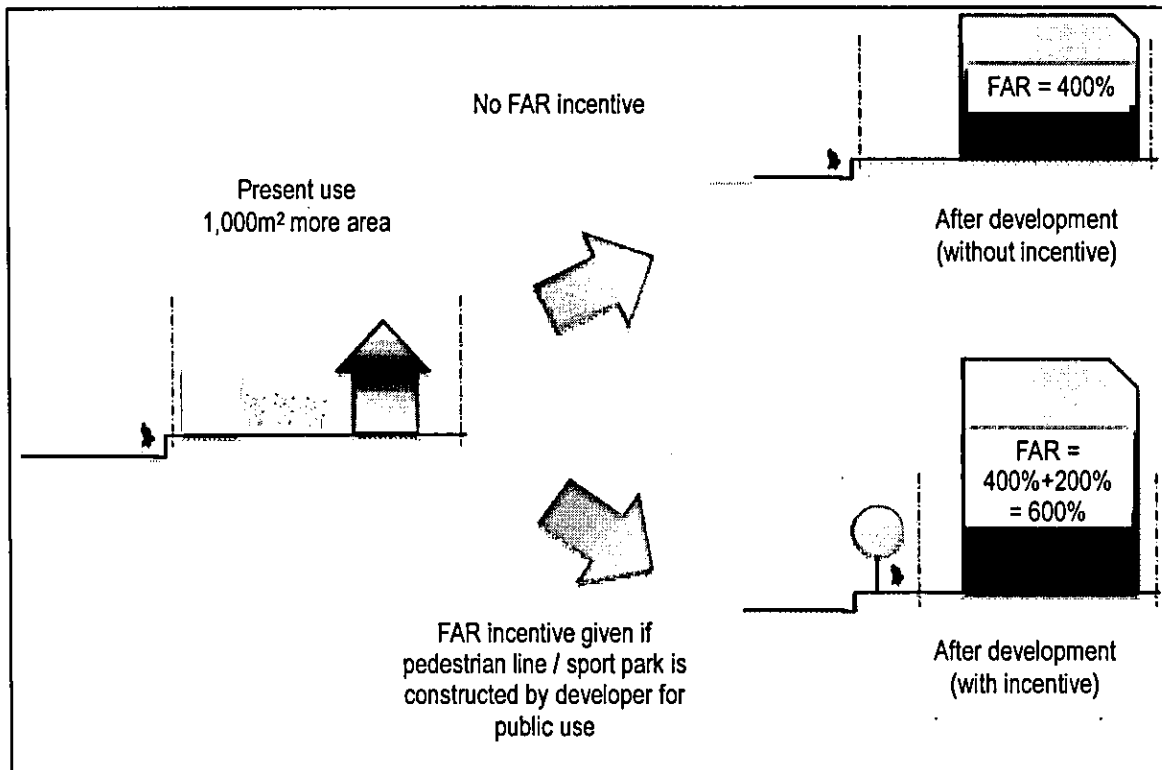


Figure 14 Code relaxation Incentive for comprehensive building design

5. Sanction imposition

5.1 Imposition of sanctions

Sanctions are introduced as means to correct and reverse transgressions, wrongdoing, and violations that bring about deleterious effects on the intended spatial functions. According to Governmental Regulation No. 15/2010, article 182 (2): "Administrative sanctions shall be imposed upon individuals found guilty of spatial management offenses." The regulation elaborates further on the criteria of offenses:

- a) Spatial utilizations not in accordance with spatial plan
- b) Spatial utilizations not in accordance with spatial utilization permit issued by authorized officials
- c) Spatial utilizations not in accordance with the conditions of the permit issued by authorized officials
- d) Restricting access to areas legally designated as public areas.

Details on each type of offenses can be found in Articles 183-186 of the Governmental Regulation no. 15/2010.

5.2 Procedure for sanctions

Summation of flow of procedure is as the following:

- (1) Inspection - spatial utilization activities undergo regular inspections. If evaluated to be compliant, then activity may continue. If found to be not compliant, then proceed to point 2.
- (2) Determine types of offenses – officials conducting the inspection categorizes the offense/violation
- (3) Determine sanction – officials assess severity of damage, deliberate on whether imposition of sanction will have effective and efficient impact, and evaluate on whether the offense has resulted in deleterious effects on public interests. Initial sanctions are mild; Letters of Warning are issued (three times, successively, before the sanction escalates)
- (4) Escalation – if offender fails to comply after three written warnings, officials may escalate and apply harsher sanctions, each successive sanction more severe than the previous. This include:
 - Temporary stoppage of activities,
 - Temporary stoppage of public services,
 - Site closure,
 - Revocation of permit,
 - Termination of permit,
 - Demolition of building,
 - Restoration of spatial functions,

In addition to the sanctions above, officials have discretion to append administrative fine to any and/or all of the sanctions mentioned, or apply it by itself.

The visualization of the procedure flow is as follows:

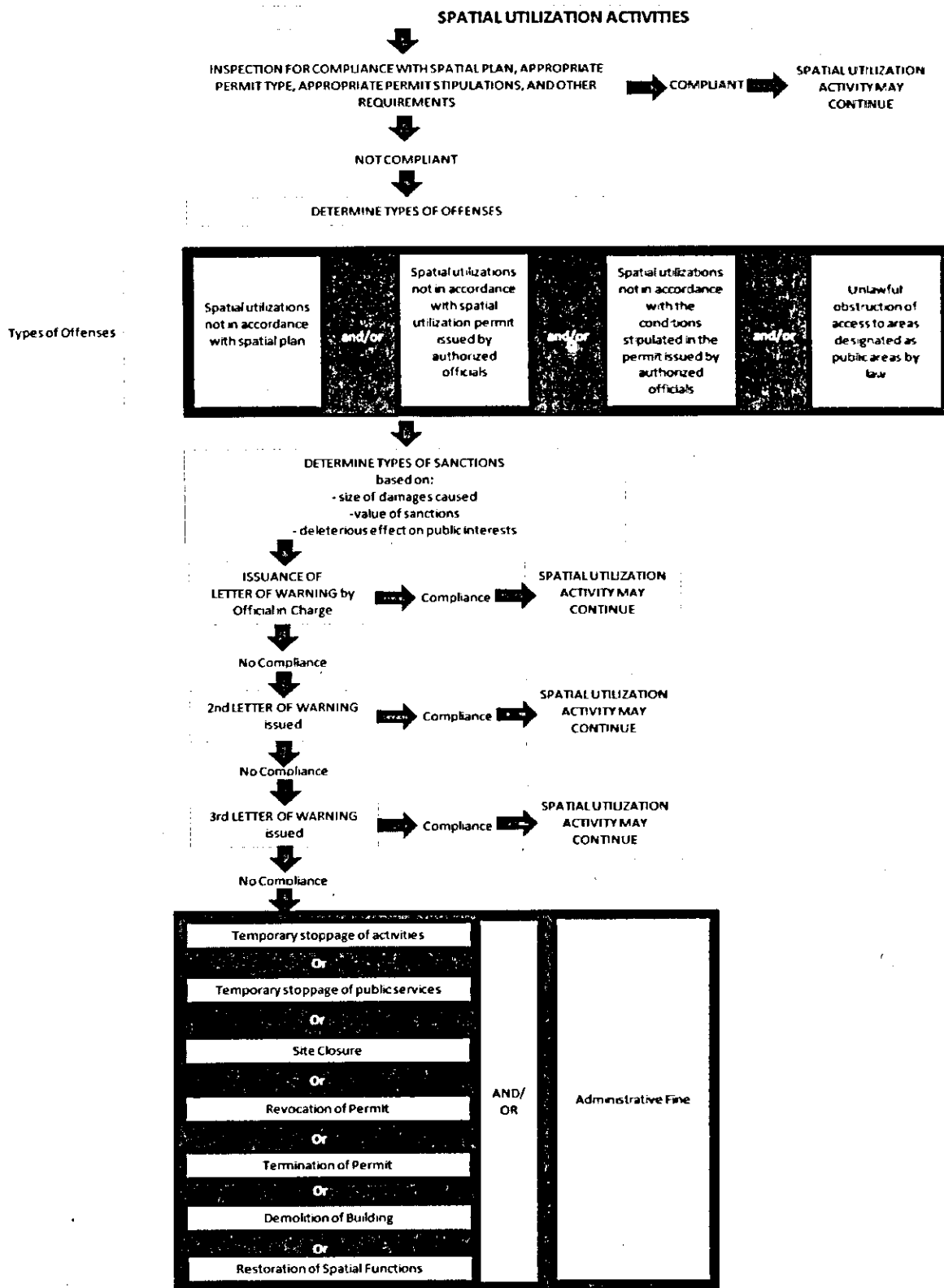


Figure 15. Flow of sanctions

Part V: Supervision of spatial management in Mamminasata area

1. Basic principle of supervision of spatial management

Although “supervision” has been instructed in the Spatial Management Law and Government Regulation on Spatial Management Execution, there is not yet a guideline enacted by the government either central government or regional government which regulates specifically the supervision.

Considering Mamminasata has been established as one of national strategic areas (KSN) and presidential regulation has been enacted, there is a need for special mechanism which regulates the supervision issues in Mamminasata area.

Supervision on spatial management is usually conducted by government. Yet, the community also has the right to do the supervision through a forum prepared by government or report any violation or deviation conducted against the spatial planning. Supervision is composed of (i) Monitoring, (ii) Evaluation, (iii) Reporting, which basically intended to assess the performance through which following issues are assessed:

- a. Regulation, guidance, and implementation of spatial management
- b. Function and benefit of implementation of spatial management
- c. Fulfillment of minimum service standards of the field of spatial management

Supervision is conducted in two forms and methods: technical supervision (throughout process of spatial management implementation in periodic manner) and special supervision (special issues of spatial management implementation based on necessity).

Supervision may result in (1) recommendation to promote improvement of performance of spatial management whenever the spatial management is relevant with the provisions of laws and regulation and (2) recommendation to adjust with the laws and regulation and to control and impose sanction whenever the spatial management performed is not relevant to the provisions of laws and regulations.

The following figure illustrates the supervision system based on Government Regulation No. 15 of 2010 concerning Spatial Management Execution.

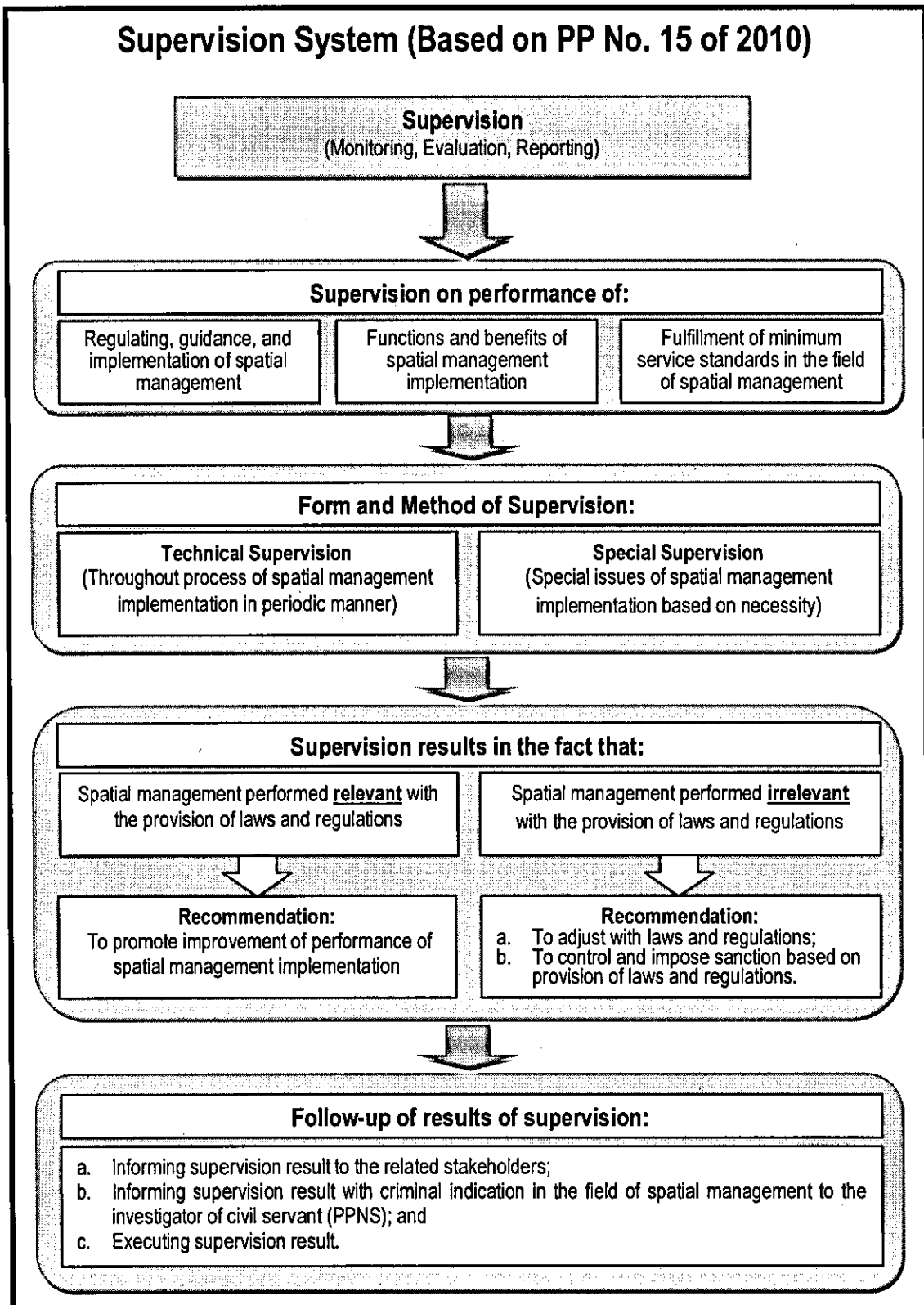


Figure 16. Supervision system according to Government Regulation No. 15 of 2010

2. Supervision mechanism in Mamminasata area (proposal)

a. Constitution of supervision team

The first thing to do is to constitute a supervision team which can be established specifically through Decree of Chairman of MMDCB whose members include officials from provincial government institutions (Dinas Tarkim (UPTD Mamminasata), Bappeda, Dinas Bina Marga, Dinas PSDA, etc.) and district/city level institutions as well as SNVT Mamminasata which constitutes the extension of central government in Mamminasata area.

b. Monitoring and evaluation

Monitoring and evaluation are the activities of observing and checking whether the execution of spatial management is in line with the provisions in the laws and regulation. Monitoring and evaluation are performed both regularly within the approved scheduling and incidentally whenever necessity arises.

c. Reporting

Reporting is the act of informing any violations or deviations of development or spatial utilization against the spatial planning based on results of monitoring and evaluation. In Mamminasata case, regular reporting can be done through MMDCB regular meeting which is scheduled to conduct twice a year and other MMDCB meetings which are hold based necessity.

Through reporting, it is expected that recommendations of countermeasures can be produced in order to support performance improvement of spatial management in Mamminasata area.

d. Follow-up

Results of reporting in the MMDCB meeting shall be followed up both in written form and unwritten form (informed directly in the MMDCB meeting considering that all relevant institutions are invited) to the concerned and authoritative institutions.

The following is the proposed scheme or mechanism of supervision in Mamminasata area.

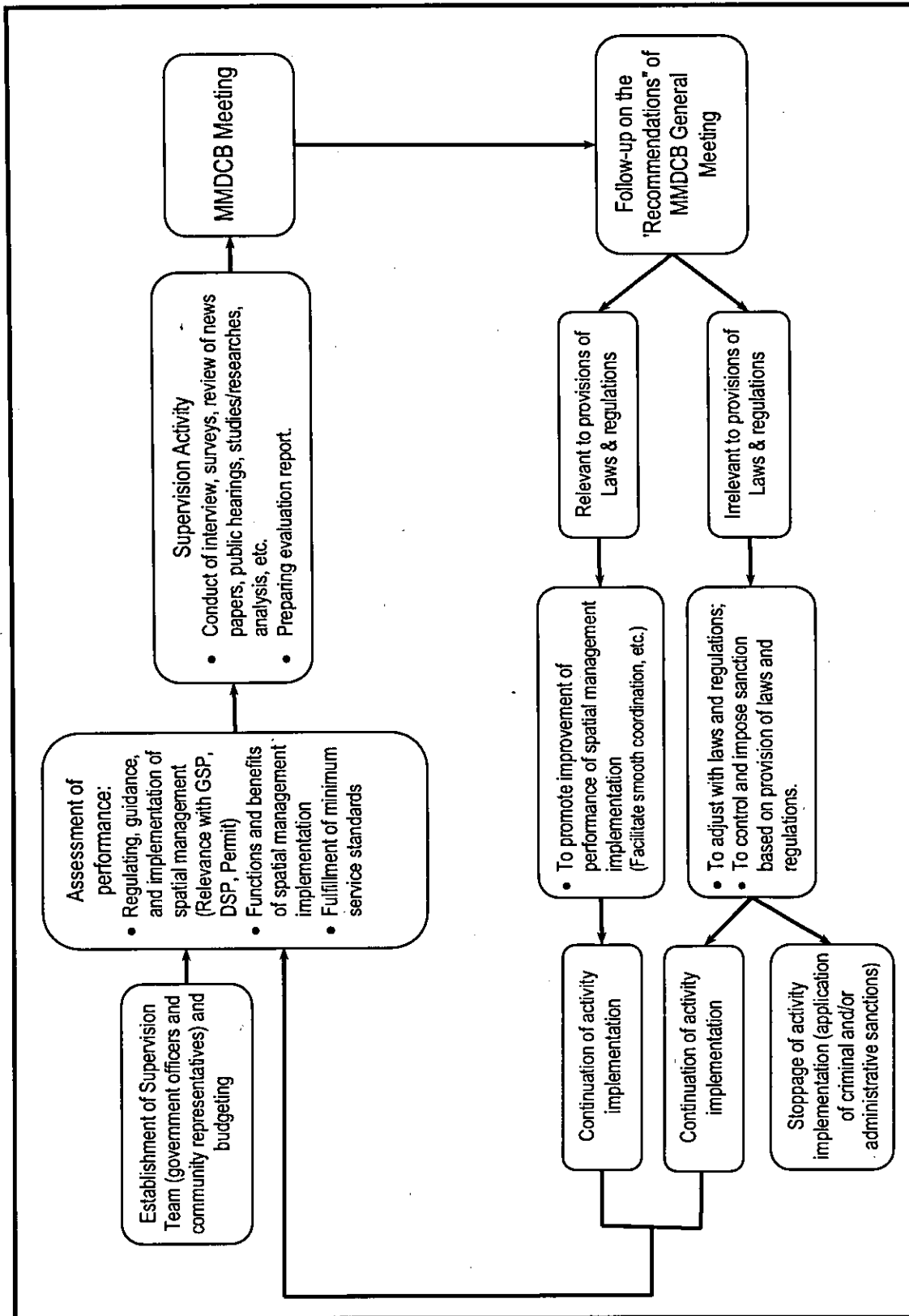


Figure 17. Supervision mechanism in Mamminasata area (proposal)

Part VI: Information management system for Mamminasata area

1. Database management system procedure

Database management system is a system that carries out 1; Preparation of Base Map, 2; Spatial Planning (GSP, DSP), 3; Spatial Utilization Permission, 4; Supervision, regularly.

- 1) To create a base map that is necessary to study the spatial planning.
- 2) To study the spatial planning based on the base map.
- 3) To create data to be utilized as a material of spatial utilization permission.
- 4) To organize as database and to check the accuracy and to share to the related institutes.

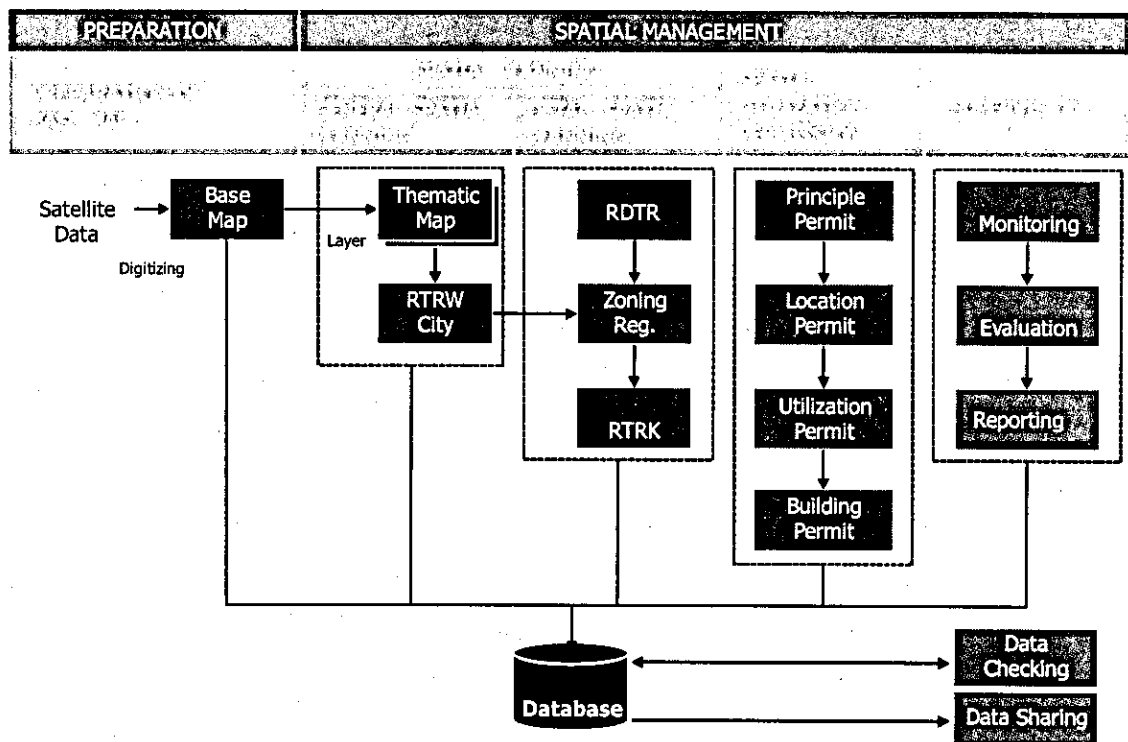


Figure 18. Flow chart of database management system

2. Spatial management supervision

Spatial management supervision is composed of monitoring, evaluation, and reporting activities. System administrator gathers a database from district/city, and to check and share the data.

- o Monitoring is defined as observation conducted on spatial utilization implementations - whether directly, indirectly, and/or by means of community reporting.

- Evaluation is an activity intended to measure levels of achievements of spatial management implementation in a measurable and objective manner.
- Reporting is an activity where evaluation results are delivered.
- Data checking is confirmation of district/city's data accuracy
- Data sharing is to give the integrated gathering data from district/city

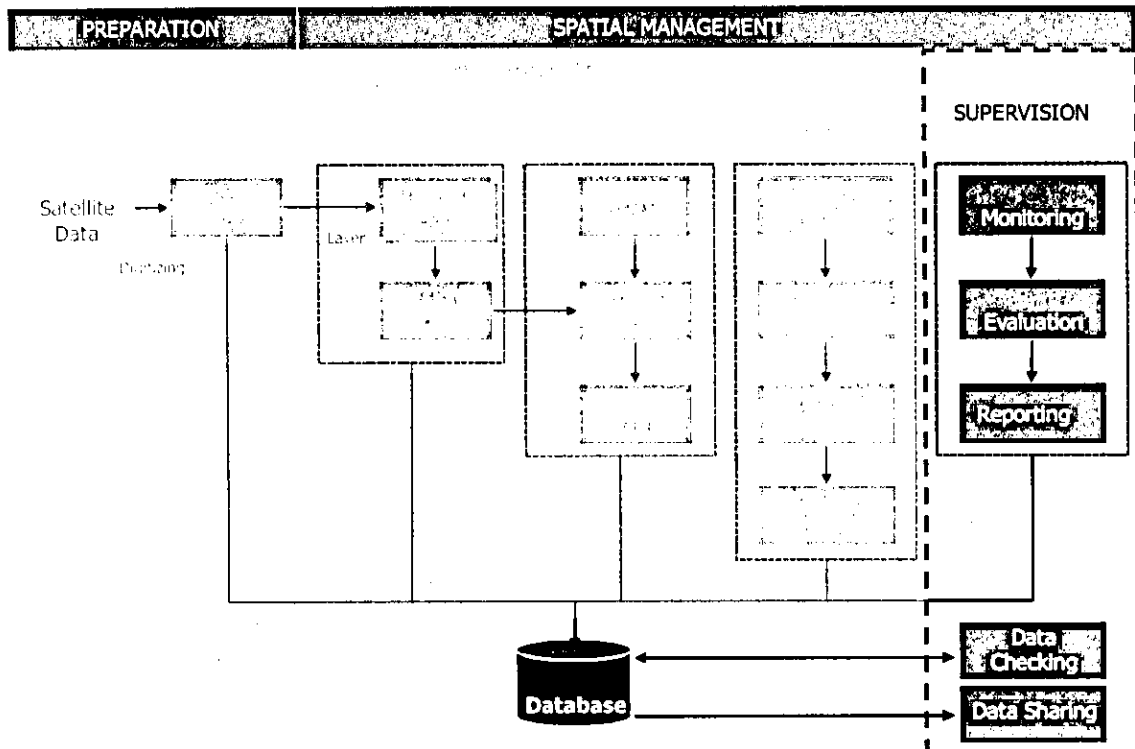


Figure 19. Frame of preparation of base map activities

1) Role of province and city/district

- GIS user is classified A: system administrator, B: person of maintenance map and database, C: other persons. A number of GIS users become pyramid like as follows.

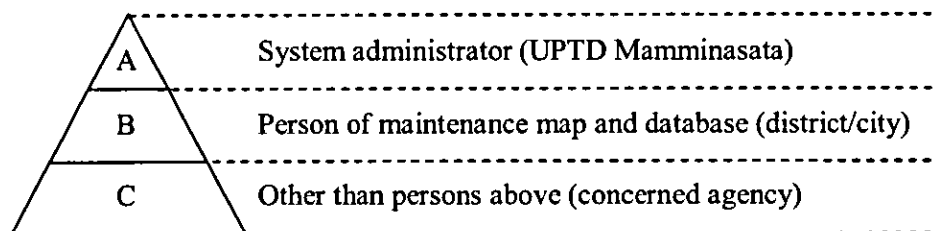


Figure 20. Number of GIS user and role

- System administrator will be from UPTD Maminasata, person from each district/city will become map and database maintenance, and other people not mentioned above may come from concerned agencies. Data are exchanged among those persons in charge.

Table 17. Role and the person of charge

	Role	Institution
A	System administrator	• UPTD Maminasata
B	Person of maintenance map and database	• Makassar City / Bappeda
		• Maros District / Spatial planning and settlement
		• Gowa District / Public work dept
		• Takalar District / Bappeda
C	Other persons	• Concerned Agencies

The following is a chart showing checking mechanism of spatial utilization by UPTD Mamminasata by referring to the spatial planning, base map and spatial utilization permission.

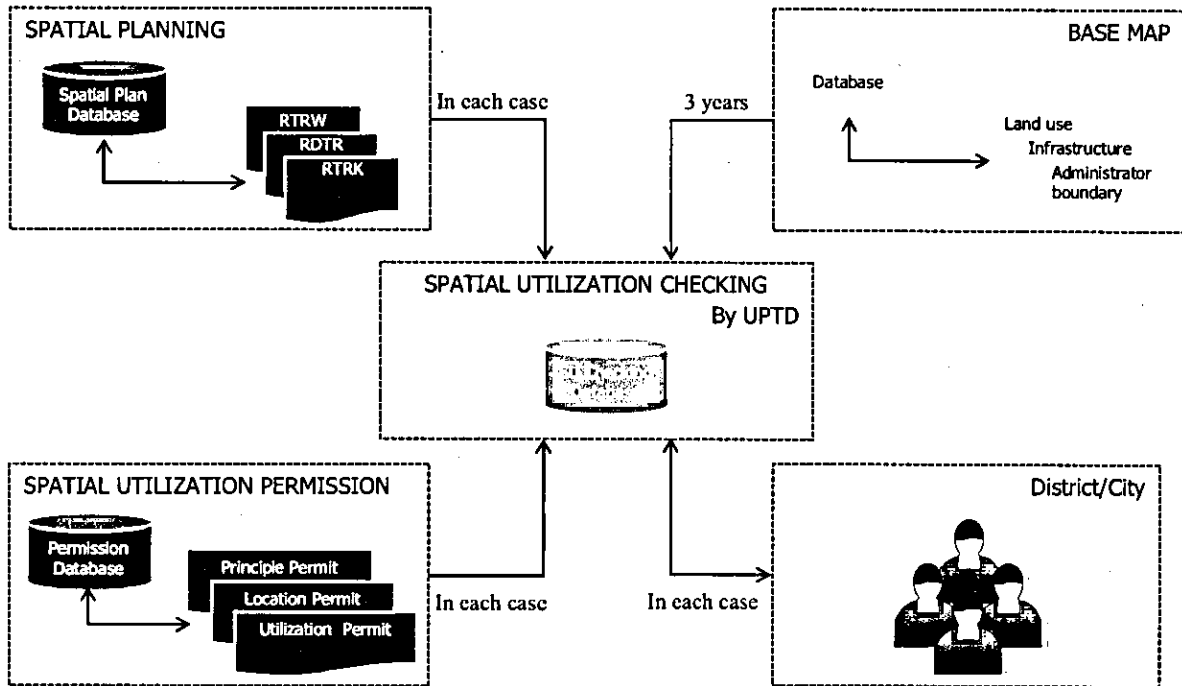


Figure 21. Data checking

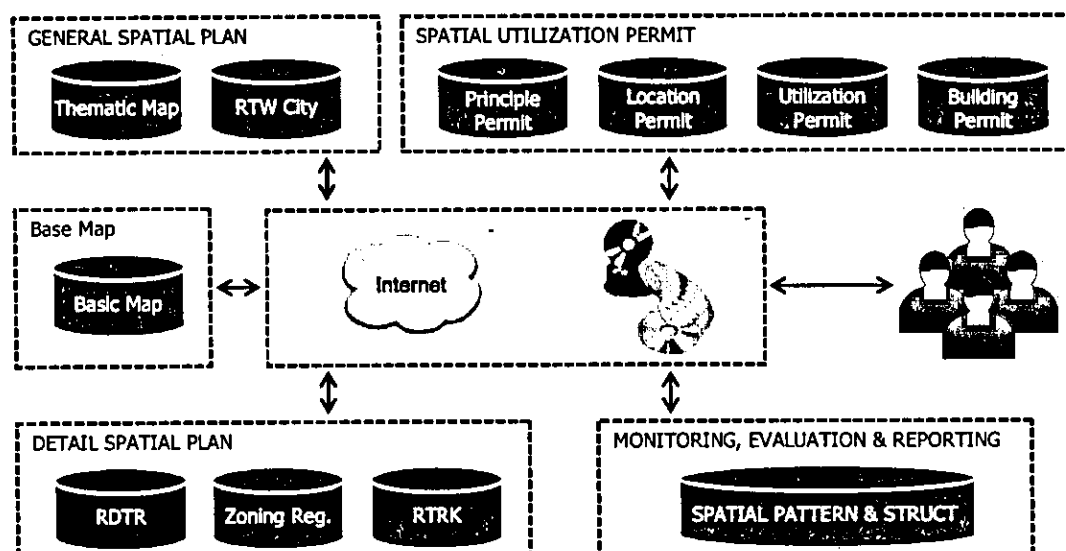


Figure 22. Data sharing

The following table shows the role demarcation for supervision activities between district / city and province (UPTD Mamminasata).

Table 18. Role of province and city/district

Item	Major activities	City/ district	UPTD Mamminasata	Frequency
I. Preparation basic map	• Purchase satellite imagery		•	3 years
	• Landuse data creation	•		3 years
	• Infrastructure - Transportation, Utility	•		3 years
	• Administrative boundaries	•		3 years
	• Data on population	•		Annual
	• Consolidation with other member			•
II. GSP Formulation	• Thematic Map - According to GSP formulation	•		Annual
	• GSP Input - Cooperation with other member	•		Annual
	• Consolidation of GSP preparation		•	Annual
III. DSP Formulation	• DSP Input - Cooperation with other member	•		Each Case
	• Input ASP - Cooperation with other member	•		Each Case
	• DSP Integration		•	Annual
IV. Spatial Utilization Permit	• Principle permit form	•		Each Case
	• Location permit form	•		Each Case
	• Land utilization permit form	•		Each Case
	• Building construction permit form	•		Each Case
	• Consolidation with other dinas			•
V. Monitoring	• Monitoring, Evaluation and Reporting		•	Annual
	- Spatial Planning		•	Annual
	- Zoning Regulation		•	Annual
	- Landuse (GOS)		•	Annual
	- Project progress		•	Annual
	• PC checking data			•

Item	Major activities	City/ district	UPTD Mamminasata	Frequency
	- Base Map • Checking data accuracy • Checking data attribute		•	3 years
	- GSP • Confirm with other plan and improve the consistency		•	Each Case
	- DSP • Confirm with zoning regulation • Confirm with other plan and improve the consistency		•	Each Case
	- Land utilization permit • Confirm with other plan and improve the consistency		•	Each Case
	• Checking data - Modification database	•		Each Case
	• Sharing data		•	Annual

2) Operation cost and database maintenance

<UPTD Mamminasata>

- UPTD Mamminasata carries out various data checking and store. Moreover, satellite imagery is updated every three years.
- Approximate working time is as follows.

Table 19. Database maintenance and operation cost for UPTD Mamminasata

	Content	Time	Description
UPTD Mamminasata	Purchase the satellite image	15 Days	
	Base map - Integrate and store - Data checking	3 Days 30 Days	Once 3 years
	GSP - Data checking and store	3 Days	<Cooperation with GSP person> In each case
	DSP - Data checking and store	3 Days	<Cooperation with DSP person> In each case
	Spatial Utilization Permission - Data checking and store	3 Days	<Cooperation with each person> In each case
	Monitoring, Evaluation and Reporting - Spatial plan - Zone regulation - Land use(Green open space) - Project progress	1 Days 1 Days 1 Days 12 Days	In each case In each case Annually Once 3 months
	Data sharing	3 Days	Annually

- o Purchase cost of satellite imagery is as follows.

Table 20. Purchase cost of satellite Imagery

Content	Cost	Description	Map scale	Accuracy on site	Pixel size
IKONOS	300,000,000 Rupiah	Area : 1,700 km ² Price : US\$17 per km ²	1:10,000	± 5.0 m	1.0 m
ALOS	20,000,000 Rupiah	Number : 2 scenes Price : ¥100,000 per full scene	1:25,000	± 12.5 m	2.5 m
LANDSAT	2,700,000 Rupiah	Number : 2 scenes Price : US\$150 per scene	1:100,000	± 50.0 m	10.0 m

< City/District >

- o City/District creates base map and spatial planning of each district.
- o Approximate working time is as follows.

Table 21. Operation cost and database maintenance for city/district

	Content	Time	Description
City/District	Base map		
	- Land use	90 Days	Once 3 years
	- Infrastructure	60 Days	Once 3 years
	- Population data	5 Days	Annually
	GSP		<Cooperation with GSP person>
	- Thematic map	5 Days	In each case (as necessary)
	- Input RTRW	5 Days	In each case (as necessary)
GSP		<Cooperation with DSP person>	
- Input RDTR	5 Days	In each case (as necessary)	
- Input RTRK	5 Days	In each case (as necessary)	
Spatial utilization permission		<Cooperation with each person>	
- Input principle permit	5 Days	In each case (as necessary)	
- Input location permit	5 Days	In each case (as necessary)	
- Input utilization permit	5 Days	In each case (as necessary)	
- Input building permit	5 Days	In each case (as necessary)	
Reflect data checking result			
- Revising database	10 Days	In each case (as necessary)	

Part VII: Capacity building of institution and staff

1. Objective

The objective of this document is to support trainers from UPTD Mamminasata and MMDCB staff members (hereafter 'trainers') in implementing trainings on urban development management for the city/districts which consists of Mamminasata area (Makassar city, Maros, Gowa and Takalar districts).

The trainings are necessary to be harmonized with the objectives of the Government Regulation No. 15/2010, and also contribute to capacity development of targeted participants (basically local government officials) in the city/districts. Considering these conditions, this document aims to provide trainers with outline and practical implementation procedure of trainings in the city/districts.

Training is composed of two parts; 'Part I Routine Trainings' and 'Part II TOT (Training of Trainers).

2. Routine training (part I)

2.1 Objectives of routine trainings

The objectives of routine trainings are;

- To acquire ability to implement spatial management along with concerned plans such as general spatial plans (national, provincial, Mamminasata, and their own) and detail spatial plan, zoning regulation, control and permission.
- To acquire ability to utilize manuals on spatial management prepared by UPTD Mamminasata, MMDCB in cooperation with JICA.
- To understand responsibility of provincial institutions and role such as UPTD Mamminasata/ MMDCB in spatial management.

2.2 Role of stakeholders for training

For routine trainings, UPTD Mamminasata, MMDCB (as trainers) and the city/districts (as participants) have to share their roles. Trainer is composed of tasks as leader, moderator, lecturer, and administrator.

Table 22. Stakeholders of routine trainings

Roles in Trainings			Institutions in Charge
Training provider	Leaders/coordinator	Control overall management of trainings	Head of UPTD Mamminasata, section heads, DG of Spatial Management
	Moderators	MC during trainings Preside trainings	UPTD Mamminasata
	Administrator	Manage logistics of trainings	Administration sub-division of UPTD
	Lecturers	Conduct lectures and case study	UPTD, MMDCB resource person and other resource persons
Beneficiaries	Participants	Beneficiaries of trainings	Dinas PU/Spatial Plan, BAPPEDA, BKPRD members of district/city and other related institutions

2.3 Three training processes

The trainings consist of three processes; (1) planning, (2) implementation and (3) evaluation.

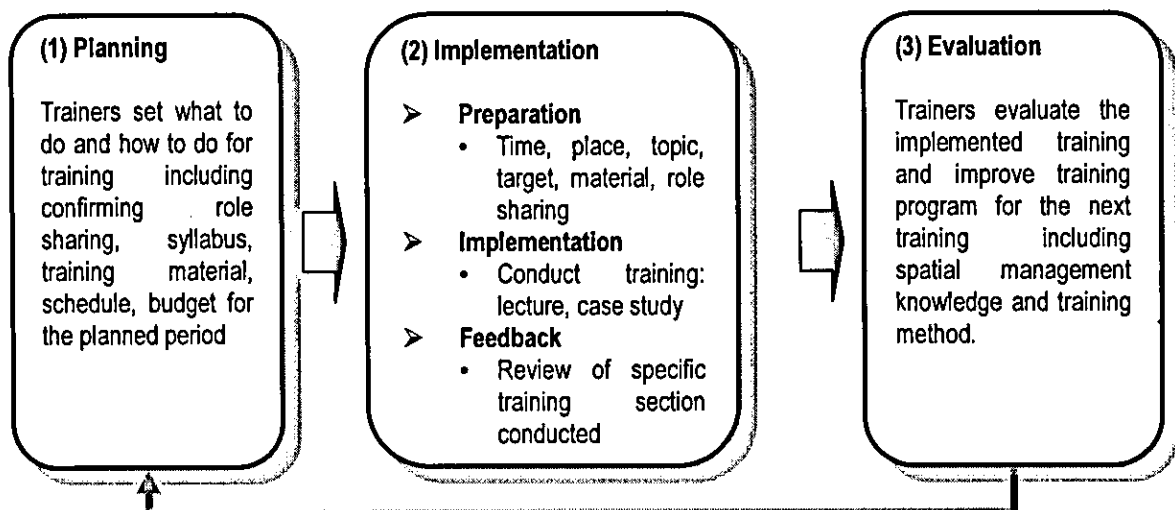


Figure 23. Training process

2.4 Curriculum

Curriculum, which includes course and subjects, shows general structure of training. At the beginning of the fiscal year or prior to provide training, curriculum has to be reviewed. Trainers need to determine any additional course/subject and what subjects are needed for trainings. Basic structure of curriculum is shown below. Point of review is shown below.

- Implementation stage of Mamminasata by province, and district/city
- New instruction by the central government

Table 23. Training curriculum for the city/districts

Course 1: Introduction to Spatial Management Implementation	
Subject 1-1:	Introduction to Spatial Management Implementation
Objective	Enhancement for District/City officials: <ol style="list-style-type: none"> 1. Understand the implementation of spatial management 2. Understand the spatial utilization directives and policy in South Sulawesi 3. Understand the spatial utilization directives and policy in Mamminasata Urban Area
Topics/method	Lecture <ul style="list-style-type: none"> ➤ Government Regulation No. 15/ 2010: presentation material (PU) ➤ Regional Regulation No. 9 / 2009 on South Sulawesi Provincial GSP ➤ Presidential Regulation on Mamminasata Spatial Plan
Subject 1-2:	Presidential Regulation No. 55 Year 2011 on Spatial Plan of Mamminasata Urban Area
Objective	Improvement for district/city officials in Mamminasata: <ol style="list-style-type: none"> 1. Understand the legal aspect of Presidential Regulation on Spatial Planning of Mamminasata Urban Area 2. Understand the implementation of spatial management (objectives and purposes of Spatial Plan, Spatial Structure Plan and Spatial Pattern Plan of Mamminasata Urban Area) 3. Understand the management of implementation of Spatial Plan in National Strategic Area of Mamminasata Urban Area 4. Community Role in Spatial Management of Mamminasata Urban Area (planning, utilization and spatial utilization control)
Topics/method	<ol style="list-style-type: none"> 1. Socialization : Content of Presidential Regulation No.55 Year 2011 <ul style="list-style-type: none"> ➤ Definition, Purpose and Objective of Spatial Planning of Mamminasata Urban Area ➤ Spatial Structure of Mamminasata Urban Area ➤ Spatial Pattern, Spatial Planning of Mamminasata Urban Area ➤ Spatial Utilization, Spatial Planning of Mamminasata Urban Area ➤ Spatial Utilization Control, Spatial Planning of Mamminasata Urban Area ➤ Management of implementation of spatial planning in Mamminasata Urban Area 2. Community Role in Spatial Management of Mamminasata Urban Area
Course 2: Spatial Planning	
Subject 2-1:	General Spatial Plan Formulation
Objective	Enhancement for District/City Officials: <ol style="list-style-type: none"> 1. Understand the role of district/city officials in GSP formulation and legalization process by utilizing the manual 2. Able to formulate TOR of District/City GSP and examine consultants' work 3. Able to synchronize the District/City GSP with higher spatial plans (National GSP, Provincial GSP, Mamminasata Spatial Plan)
Topics/method	<ol style="list-style-type: none"> 1. Lecture <ol style="list-style-type: none"> (a) Mechanism of District/City GSP Formulation (b) GSP Legalization Procedure (c) The use of GIS (non-technical) 2. Case Study Reviewing the District/City GSP by using the manual
Subject 2-2:	Formulation of Detailed Spatial Plan/ Zoning Regulation
Objective	Enhancement for District/City Officials; <ol style="list-style-type: none"> 1. Understand role of District/City officials in DSP formulation and legalization by utilizing the manual 2. Able to formulate the TOR of District/City DSP and examine the consultants' work 3. Able to synchronize the contents of DSP with the District/City GSP
Topics/method	<ol style="list-style-type: none"> 1. Lecture <ol style="list-style-type: none"> (a) Mechanism of District/City DSP Formulation (b) The Procedure of District/City DSP Legalization (c) The use of GIS (non technical) 2. Case study Studying the Mamminasata's New Town DSP by utilizing the manual

Course 3: Spatial Utilization and Implementation of Mamminasata Priority Programs	
Subject 3-1:	Spatial Utilization and Management of 11 Priority Programs of Mamminasata
Objective	<ol style="list-style-type: none"> 1. Understand the purpose and aim of spatial utilization 2. Understand types and approaches to formulation of spatial utilization 3. Understand timeframe of spatial utilization implementation 4. Understand and able to synchronize district/city activity with 11 priority programs in Mamminasata (district/city staffs) 5. Understand synchronization of national, provincial, district/city level spatial planning into development management in Mamminasata
Topics/method	<ol style="list-style-type: none"> 1. Lecture <ul style="list-style-type: none"> ➤ General description of Spatial Utilization ➤ Management of 11 Priority Programs of Mamminasata ➤ Technical person/institution in charge of each Mamminasata Priority Programs ➤ Work mechanism and role sharing ➤ Financing Source ➤ Synchronization of spatial management implementation policy in central, provincial and district/city level in Mamminasata development, based on MoHA Regulation No.28/2008 2. Case Study Investment plan formulation for the 11 priority programs of Mamminasata and cost sharing
Course 4: Spatial Utilization Control in Mamminasata	
Subject 4-1:	Development Permission Mechanism & Technical Standards
Objective	<p>Enhancement for District/City Officials:</p> <ol style="list-style-type: none"> 1. Improving the ability of the officials concerning Zoning Regulation, incentive and disincentive and provision of sanction 2. Enhancing the ability of the officials in permit issuance according to the procedure and standard of spatial utilization permission
Topics/method	<ol style="list-style-type: none"> 1. Lecture <ul style="list-style-type: none"> (a) General overview of spatial utilization control (b) Technique of reading the zoning map (c) Permission Mechanism (d) Method of incentive and disincentive provision and sanction imposition 2. Case study/OJT Procedures of principal permit/agreement for development programs with technical standards according to the manual. After conducting lecture and case study, trainers visit district/city for OJT to provide support in the process of permission issuance through technical standards application.
Course 5: Database management by GIS	
Subject 5-1:	GIS Operational Procedure (Basic 1)
Objective	<p>Enhancement for City District staff:</p> <ol style="list-style-type: none"> 1. Understanding about geographical information system (GIS) 2. Understanding about satellite imagery data processing 3. Understanding about features on ArcGIS software
Topics/method	<ol style="list-style-type: none"> 1. Lecture 2. Practice
Subject 5-2:	GIS Operational Procedure (Basic 2)
Objective	<p>Enhancement for City/District staff:</p> <ol style="list-style-type: none"> 1. Understanding about georeference 2. Understanding about digitations 3. Understanding about using GPS
Topics/method	<ol style="list-style-type: none"> 1. Explanation 2. Practice
Subject 5-3:	On Job Training (OJT)
Objective	<p>Enhancement for City/District staff:</p> <ol style="list-style-type: none"> 1. Understanding about land use digitations 2. Understanding about digitations of urban area 3. Understanding about digitations of GOS (green open space)
Topics/method	<ol style="list-style-type: none"> 1. Lecture 2. Practice

Subject 5-4:	Database Management
Objective	Enhancement for City/District staff: 1. Improve the ability of staff in order to permit the spatial utilization (principle permit, location permit, etc.) 2. Improve the ability of the staff in utilizing Internet technology to share data so that more effective and efficient
Topics/method	1. Lecture (a) Sharing data through internet (b) General description of spatial control 2. Case study/OJT (a) Sharing data of each City/District to Dinas Tarkim of South Sulawesi Province (b) Procedures permit application / approval in principle

* 'Course 5: Database management by GIS' is conducted separately in the form of OJT.

2.5 Syllabus

Since syllabus will be a basis of preparing other training materials which shows detail of training including topics to be covered, expected output, time allocation, materials to be use, and role sharing among trainers, trainers need to consider contents of syllabus carefully and make revision if necessary.

The following table shows sample of syllabus for training.

Table 24. Sample syllabus of training

1. Course	1 Introduction of Spatial Management Implementation
2. Subject	1-1 Introduction of Spatial Management Implementation
3. Objectives	Enhancement for District/City officials: 1. Understand the implementation of spatial management 2. Understand the spatial utilization directives and policy in South Sulawesi 3. Understand the spatial utilization directives and policy in Mamminasata Urban Area
4. Topics/Method	1. Lecture > Government Regulation No. 15/ 2010: presentation material (PU) > Regional Regulation No. 9 / 2009 on South Sulawesi Provincial GSP > Presidential Regulation No 55 Year 2011 on Spatial Plan of National Strategic Area of Mamminasata
5. Target trainees	1. District/City Legislative Members (Commission of Law, Development and Budgeting) (5 persons) 2. District/City BKPRD (Regional Spatial Management Coordination Board) Members (Echelon II – IV of Physical Infrastructure Division of Bappeda, Echelon III-IV Public Works, Cipta Karya, Dinas of Forestry, Dinas of Transportation, Dinas of Plantation, Dinas of Industry, Dinas of Education, Dinas of Law, Dinas of Marine/Fishery) (12 persons) 3. Consultant (2 persons) 4. REI (Real Estate Indonesia) and other Urban Development Association
6. Implementation Structure	[Coordinator] Andi Yurnita, ST, M.Si. (Head of Information and Implementation Section, UPTD Mamminasata) [Co-Leader] Ariany Rofaidah, ST, M.Si. (Head of Spatial Management and Settlement Sub-Division, BAPPEDA South Sulawesi) [Lecturers] 1. Andi Yurnita, ST, M.Si. (Head of Information and Implementation Section, UPTD Mamminasata) 2. Ariany Rofaidah, ST, M.Si. (Head of Spatial Management and Settlement Sub-Division, BAPPEDA South Sulawesi) 3. Drs. H. Muchlis Syarief, MS. (MMDCB Resource Person) 4. Ir. Sri Wedary Harahap (MMDCB Resource person)

	[Administration] 1. Ir. H.M. Ghazali Djakaria, M.Si. (Head of Administration Sub-Division, UPTD Mamminasata) 2. Staff of Administration Sub-division, UPTD Mamminasata	
7. No. of Session	90 minutes (Lecture and discussion)	
8. Training Materials	[Handouts/Powerpoint materials] 1. Presentation/socialization material, such as powerpoint slides (MoHA Regulation 28/2008) 2. Project Management: Communication Skills for Facilitators (Powerpoint) 3. Handout of materials above [References] 1. Government Regulation No. 15/2010 2. Regional Regulation 9/2009 3. Presidential Regulation No 55 Year 2011 4. Ministry of PU Regulation No 11/PRT/M/2009 5. Ministry of PU Regulation No 15/PRT/M/2009 6. Ministry of PU Regulation No 16/PRT/M/2009 7. Ministry of PU Regulation No 17/PRT/M/2009	
9. Monitoring & Evaluation	Trainers can constantly monitor and evaluate the progress of the trainees and their tasks (GSP revision and legalization), using questionnaire created by JICA. - Monitoring sheet for feedback on each training (understanding, contents...) - Monitoring/ Evaluation/ Feedback sessions on entire training (1 day)	
10. Output	All related stakeholders in spatial management divisions of District/City can understand the implementation of spatial management in accordance with the related Law and Regulation	
11. Role and Responsibility	UPTD	1. Logistics (trainer arrangement, location, provision of information, document distribution, etc.) 2. As Trainer 3. Prepare teaching material
	MMDCB	1. As Trainer 2. Prepare teaching material
	PU	1. Provide documents such as guidelines, socialization material, etc. 2. Provide advice regarding training program as a whole
	Others	None
12. Frequency	Routine/ Non-routine (Occasional)	Routine
	Condition of implementation	Lecture (once a year, in July)
13. Costs	Meeting expenses (meeting room, snacks, lunch, etc.)	Rp. 50.000.000
	Materials (printing costs, certificates, stationary)	Rp. 30,000
	Transportation (for staff members, for participants)	Rp. 850,000
	Fee for lecturers (UPTD, MMDCB, PU, others)	Rp. 4,150,000

3. TOT (Training of Trainers) (part II)

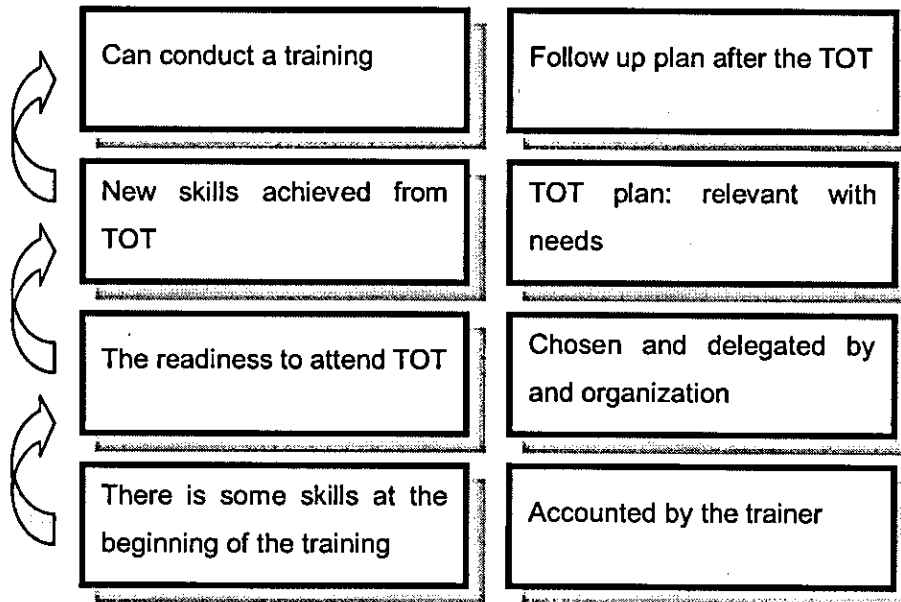
3.1 Objectives of TOT

The objectives of TOT are;

- To train trainer candidates from UPTD Mamminasata, MMDCB and related government institutions (e.g. BAPPEDA, Dinas Tarkim, Dinas Bina Marga, etc.) as trainers of trainings for city/districts.
- To input sufficient and proper "knowledge on spatial management" to trainer candidates

- To equip trainer candidates with necessary “skills as trainers”.

Basic difference between “regular training” and “TOT” is that aim of TOT is to train trainer, so “training skill development” is included, and UPTD Mamminasata is a part of beneficiaries so its task is limited to administration. In addition, trainers are from outside UPTD Mamminasata/MMDCB who are able to provide new information regarding spatial management and training skill development.



(Source : Prof. W.I.M. Poli - UNHAS)

Figure 24. Image of TOT

3.2 Condition for conducting TOT

Appropriate timing for conducting TOT is summarized below.

- New laws and regulations are issued (central government and local government)
- New guidelines are prepared
- There is a change in personnel in provincial government (UPTD Mamminasata, MMDCB, BAPPEDA, and Dinas Tarkim)
- There is a need to improve skills of trainer (make trainer fresh)

3.3 Role of stakeholders for TOT

For TOT, Mamminasata UPTD, MMDCB, MPW and academics (e.g. university professors) are stakeholders.

Table 25. Stakeholders of TOT

Stakeholders	Roles in trainings		Person in charge
UPTD Mamminasata	Secretariat	<ul style="list-style-type: none"> Mamminasata UPTD Mamminasata prepares TOT as the secretariat. On behalf of the provincial government, UPTD Mamminasata plays a role as a coordinator of TOT. They also participate in TOT as trainer candidates. 	<ul style="list-style-type: none"> UPTD Mamminasata head and section heads Administration sub-division of UPTD Mamminasata
	Trainer Candidates (Participants)	Beneficially of trainings	UPTD Mamminasata
MMDCB	Trainer Candidates (Participants)	MMDCB staff members participate TOT as trainer candidates.	MMDCB resource persons
PU	Trainers	Mamminasata UPTD invites officials from PU as trainers of TOT. It is also necessary to keep a close contact with MPW in order to catch up with latest information on laws, regulations and guidelines.	PU officials, Universities
Academics	Trainers	Lecturers University professors whose are specialized in urban development or <u>training skills</u> could be trainers of TOT.	University professors

3.4 Topics to be covered in TOT

(1) Knowledge on spatial management

For knowledge on spatial management, curriculum for "regular training" shall be used as reference for selecting subjects and trainers are selected based on the selected subjects.

Curriculum, which includes course and subjects, shows general structure of training. Select courses required for TOT. TOT can be conducted for one course or several courses, which shall be selected based on the needs.

Point of review is shown below.

- Implementation stage of Mamminasata by province, and district/city
- Needs for follow up for trainer
- New instruction by the central government

Table 26. Training curriculum for TOT

Course 1: Introduction to Spatial Management Implementation	
Subject 1-1:	Introduction to Spatial Management Implementation
Objective	Enhancement for District/City officials: 1. Understand the implementation of spatial management 2. Understand the spatial utilization directives and policy in South Sulawesi 3. Understand the spatial utilization directives and policy in Mamminasata Urban Area
Topics/method	Lecture ➤ Government Regulation No. 15/ 2010: presentation material (PU) ➤ Regional Regulation No. 9 / 2009 on South Sulawesi Provincial GSP ➤ Presidential Regulation on Mamminasata Spatial Plan
Subject 1-2:	Presidential Regulation No. 55 Year 2011 on Spatial Plan of Mamminasata Urban Area
Objective	Improvement for district/city officials in Mamminasata: 1. Understand the legal aspect of Presidential Regulation on Spatial Planning of Mamminasata Urban Area 2. Understand the implementation of spatial management (objectives and purposes of Spatial Plan, Spatial Structure Plan and Spatial Pattern Plan of Mamminasata Urban Area) 3. Understand the management of implementation of Spatial Plan in National Strategic Area of Mamminasata Urban Area 4. Community Role in Spatial Management of Mamminasata Urban Area (planning, utilization and spatial utilization control)
Topics/method	1. Socialization : Content of Presidential Regulation No.55 Year 2011 ➤ Definition, Purpose and Objective of Spatial Planning of Mamminasata Urban Area ➤ Spatial Structure of Mamminasata Urban Area ➤ Spatial Pattern, Spatial Planning of Mamminasata Urban Area ➤ Spatial Utilization, Spatial Planning of Mamminasata Urban Area ➤ Spatial Utilization Control, Spatial Planning of Mamminasata Urban Area ➤ Management of implementation of spatial planning in Mamminasata Urban Area 2. Community Role in Spatial Management of Mamminasata Urban Area
Course 2: Spatial Planning	
Subject 2-1:	General Spatial Plan Formulation
Objective	Enhancement for District/City Officials: 1. Understand the role of district/city officials in GSP formulation and legalization process by utilizing the manual 2. Able to formulate TOR of District/City GSP and examine consultants' work 3. Able to synchronize the District/City GSP with higher spatial plans (National GSP, Provincial GSP, Mamminasata Spatial Plan)
Topics/method	1. Lecture (a) Mechanism of District/City GSP Formulation (b) GSP Legalization Procedure (c) The use of GIS (non-technical) 2. Case Study Reviewing the District/City GSP by using the manual
Subject 2-2:	Formulation of Detailed Spatial Plan/ Zoning Regulation
Objective	Enhancement for District/City Officials; 1. Understand role of District/City officials in DSP formulation and legalization by utilizing the manual 2. Able to formulate the TOR of District/City DSP and examine the consultants' work 3. Able to synchronize the contents of DSP with the District/City GSP
Topics/method	1. Lecture (a) Mechanism of District/City DSP Formulation (b) The Procedure of District/City DSP Legalization (c) The use of GIS (non technical) 2. Case study Studying the Mamminasata's New Town DSP by utilizing the manual

Course 3: Spatial Utilization and Implementation of Mamminasata Priority Programs	
Subject 3-1:	Spatial Utilization and Management of 11 Priority Programs of Mamminasata
Objective	<ol style="list-style-type: none"> 1. Understand the purpose and aim of spatial utilization 2. Understand types and approaches to formulation of spatial utilization 3. Understand timeframe of spatial utilization implementation 4. Understand and able to synchronize district/city activity with 11 priority programs in Mamminasata (district/city staffs) 5. Understand synchronization of national, provincial, district/city level spatial planning into development management in Mamminasata
Topics/method	<ol style="list-style-type: none"> 1. Lecture <ul style="list-style-type: none"> ➤ General description of Spatial Utilization ➤ Management of 11 Priority Programs of Mamminasata ➤ Technical person/institution in charge of each Mamminasata Priority Programs ➤ Work mechanism and role sharing ➤ Financing Source ➤ Synchronization of spatial management implementation policy in central, provincial and district/city level in Mamminasata development, based on MoHA Regulation No.28/2008 2. Case Study Investment plan formulation for the 11 priority programs of Mamminasata and cost sharing
Course 4: Spatial Utilization Control in Mamminasata	
Subject 4-1:	Development Permission Mechanism & Technical Standards
Objective	<p>Enhancement for District/City Officials:</p> <ol style="list-style-type: none"> 1. Improving the ability of the officials concerning Zoning Regulation, incentive and disincentive and provision of sanction 2. Enhancing the ability of the officials in permit issuance according to the procedure and standard of spatial utilization permission
Topics/method	<ol style="list-style-type: none"> 1. Lecture <ol style="list-style-type: none"> (a) General overview of spatial utilization control (b) Technique of reading the zoning map (c) Permission Mechanism (d) Method of incentive and disincentive provision and sanction imposition 2. Case study/OJT Procedures of principal permit/agreement for development programs with technical standards according to the manual. After conducting lecture and case study, trainers visit district/city for OJT to provide support in the process of permission issuance through technical standards application.
Course 5: Database management by GIS	
Subject 5-1:	GIS Operational Procedure (Basic 1)
Objective	<p>Enhancement for City District staff:</p> <ol style="list-style-type: none"> 1. Understanding about geographical information system (GIS) 2. Understanding about satellite imagery data processing 3. Understanding about features on ArcGIS software
Topics/method	<ol style="list-style-type: none"> 1. Lecture 2. Practice
Subject 5-2:	GIS Operational Procedure (Basic 2)
Objective	<p>Enhancement for City/District staff:</p> <ol style="list-style-type: none"> 1. Understanding about georeference 2. Understanding about digitations 3. Understanding about using GPS
Topics/method	<ol style="list-style-type: none"> 1. Explanation 2. Practice
Subject 5-3:	On Job Training (OJT)
Objective	<p>Enhancement for City/District staff:</p> <ol style="list-style-type: none"> 1. Understanding about land use digitations 2. Understanding about digitations of urban area 3. Understanding about digitations of GOS (green open space)
Topics/method	<ol style="list-style-type: none"> 1. Lecture 2. Practice

Subject 5-4:	Database Management
Objective	Enhancement for City/District staff: 1. Improve the ability of staff in order to permit the spatial utilization (principle permit, location permit, etc.) 2. Improve the ability of the staff in utilizing Internet technology to share data so that more effective and efficient
Topics/method	1. Lecture (a) Sharing data through internet (b) General description of spatial control 2. Case study/OJT (a) Sharing data of each City/District to Dinas Tarkim of South Sulawesi Province (b) Procedures permit application / approval in principle

* 'Course 5: Database management by GIS' is conducted separately in the form of OJT.

(2) Skills as Trainers

Skills as a trainer include skills on: i) training planning and ii) making training materials, iii) communication and facilitation.

(a) Trainer

Unlike the trainer for "spatial management knowledge" which focuses on technical aspect, trainer for "training skills" focuses on improving non technical aspect. Main task of trainer is to provide information on how to improve training skills, evaluate and provide proper comments/advice to trainer participants from the point of view of training planning, training materials and communication and facilitation skills.

(b) Skills to be improved

Skills to be improved are composed of (i) training planning, (ii) training materials, (iii) communication and facilitation as shown in the following table.

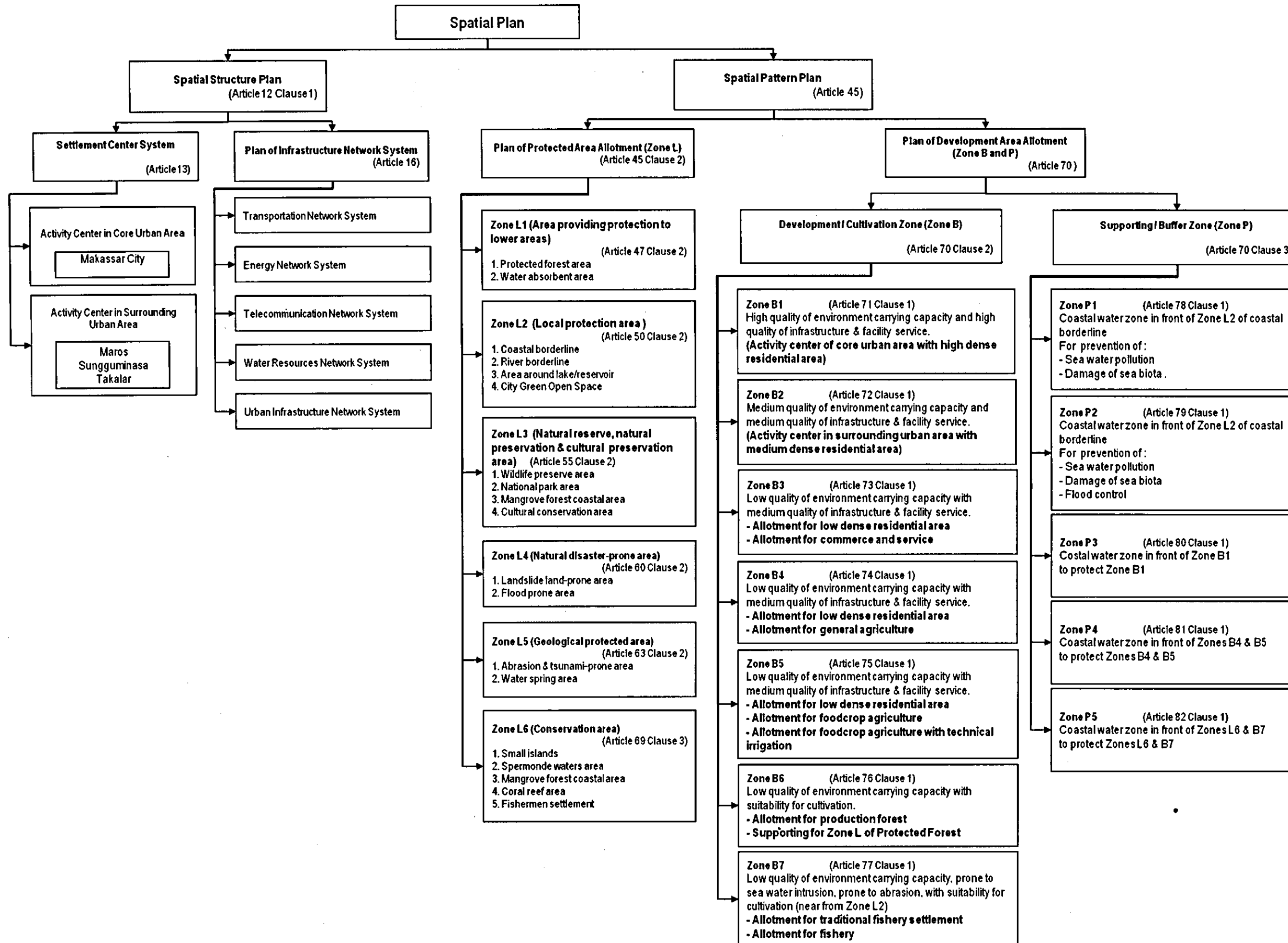
Table 27. Skills to be improved

Contents	Description	Explanation
Training planning	<ul style="list-style-type: none"> Syllabus: participants, topics, time allocation, role sharing Training method: lecture, case study Materials to be used 	<ul style="list-style-type: none"> Training planning match needs of district/city Contents of syllabus can achieve training objective
Training material	<ul style="list-style-type: none"> Powerpoint Handouts 	<p><u>For powerpoint</u></p> <ul style="list-style-type: none"> Material: structure (introduction, logics of argument, conclusion) Layout (balance of words and figures), presentation (font size, color use, figure) <ul style="list-style-type: none"> ➤ Slides avoid long sentences (only use keywords) ➤ One slide include not more than 10 sentences ➤ The font not too small (at least 16) ➤ Slides include graphics and illustrations ➤ Slides avoid animations that distract focus <p><u>For handouts</u></p> <ul style="list-style-type: none"> Supplement documents: if powerpoint is not enough to provide information handouts are used. Has to be relevant to powerpoint materials
Communication and facilitation	<ul style="list-style-type: none"> Voice 	<ul style="list-style-type: none"> Voice volume appropriate Voice speed appropriate Voice tone appropriate (not too flat to invite the participants to get tired or to sleep)
	<ul style="list-style-type: none"> Using words 	<ul style="list-style-type: none"> Appropriate words (not offensive) Using technical term
	<ul style="list-style-type: none"> Way of explanation 	<ul style="list-style-type: none"> Avoid to just reading the texts in training materials Repeat important points for a few times Make pauses to grasp the participants' understanding
	<ul style="list-style-type: none"> Attitude 	<ul style="list-style-type: none"> Wear appropriate clothes as a lecturer Communicate with the participants with smile Make an enough eye-contact with each participant Use gestures for attracting the participants Change the standing point for attracting the participants Respect the participants and try not to look down on them
	<ul style="list-style-type: none"> Time management 	<ul style="list-style-type: none"> Finish the session on time? (not too early, not too late) Cover all of planned points during the session Spend enough time on case study Have enough Q&A session (not cut Q&A session) Even the time was not enough, did the lecturer grasp main points and try to tell all of the main points to the participants

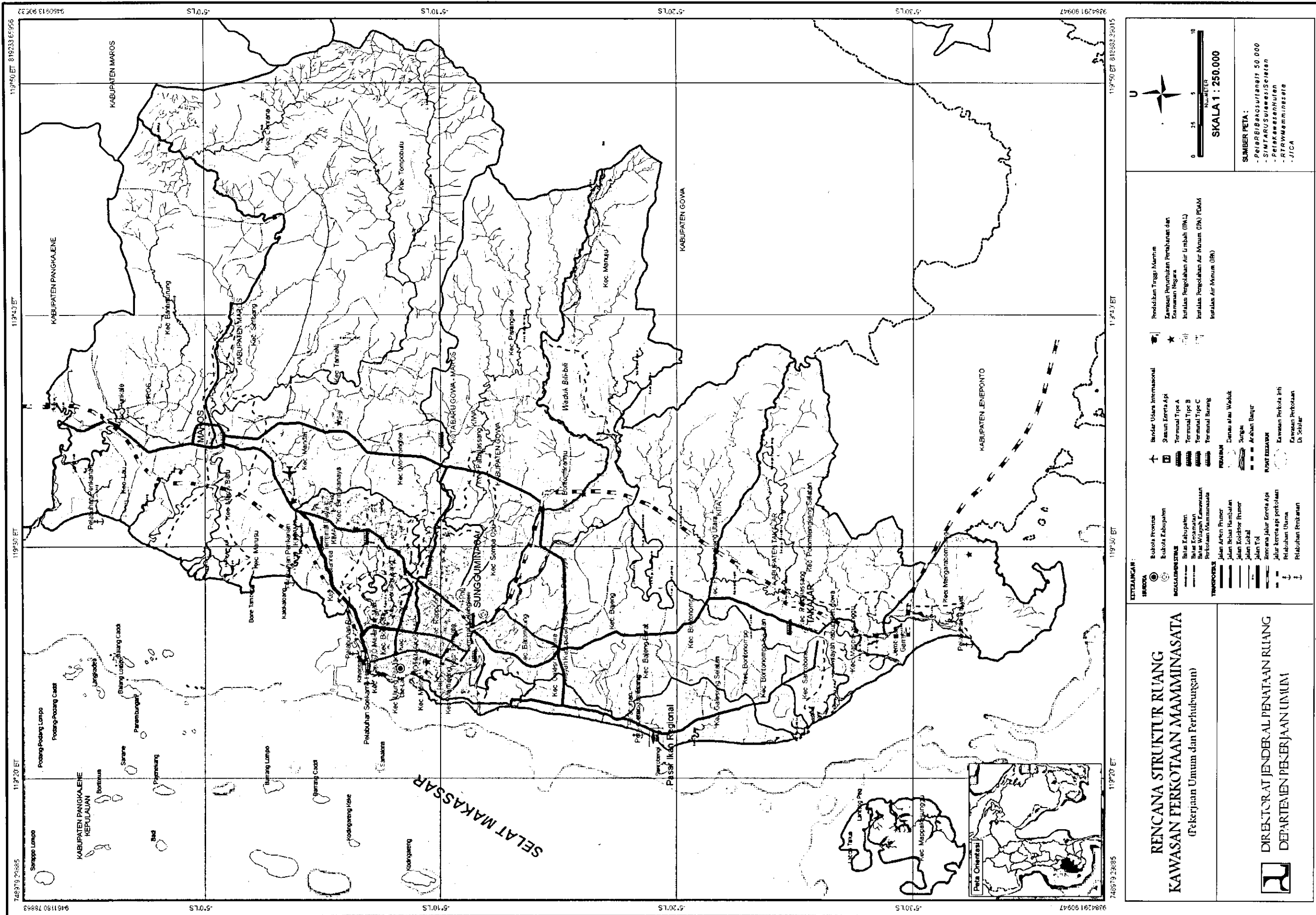
APPENDIXES

**Part I. Spatial plan of Mamminasata
urban area**

Appendix 1.1. Diagram on spatial structure plan and spatial pattern plan (Perpres No. 55 of 2011)



Appendix 1.2. Map of spatial structure plan in Mamminasata urban area



**RENCANA STRUKTUR RUANG
KAWASAN PERKOTAAN MAMMINASATA**
(Pekerjaan Umum dan Perhubungan)

**DIREKTORAT JENDERAL PENATAAN RUANG
DEPARTEMEN PEKERJAAN UMUM**

SUMBER PETA:
-PEMBIBIKOSURITANIT 50.000
-SINTARUSUJAWASISISCIEN
-PELIKAWASSENHULEN
-RTAWMAMMINASATA
-JICA

Appendix 1.3. Detailed description of spatial structure plan (Perpres No.55 of 2011)

Area / zoning	Direction of zoning regulation				Location
	Permitted activities in accordance with allocation	Permitted activities with conditions	Forbidden activities	Notes	
System of Activity (Article 90)					
Core of urban area (Article 91)	Provincial governance activities, city and/or sub-district governance activities, regional, national, and international commerce and service, regional, national, and international higher education, regional, national, and international sports service center, regional, national, and international manufacture industry activities, fishing industry activities, regional goods and passenger transportation system, national and international air transportation service, national and international sea transportation service, national security, tourism activity, and meeting, exhibition and socio-culture activities;	Excluding activities as stated in letter a which meet with the technical requirements and do not cause a disturbance of the function of the core of urban area;	Mining activities, industrial activities that cause pollution, and other activities that are irrelevant with the allocation of the core of urban area;	Spatial utilization for building with high intensity, both horizontally and vertically; Development of the core of urban area is directed as an area with the high quality of environmental supporting capacity and high quality of facility and infrastructure service;	Makassar City (Article 14 No. 2)
Surrounding of urban area (Article 92)	District and/or sub-district governance activities, regional scale commerce and service, high education service, sport service, health service, manufacture industry service, fishing industry service, service of regional public transport system, regional sea transportation activities, regional air transportation activities, national security activities, tourism activities and agriculture activities;	Excluding activities as stated in letter a which meet the technical requirements and do not cause a disturbance to the function of the surrounding urban area;	Mining activities, industrial activities that cause pollution, and other activities that are irrelevant with the allocation of the surrounding urban area;	Spatial utilization for high and medium intensity building, both horizontally and vertically; Development of surrounding of urban area as an area with low quality of environmental supporting capacity and low quality of facility and infrastructure service; and Provision of Green Open Space for a minimum of 30% out of the total of the surrounding urban area.	Maros: Maros Urban Area Gowa: Sungguminasa Urban Area, Takalar: Takalar Urban Area (Article 15 No. 2)
Infrastructure network system plan					
1. Transportation network system (Article 93)					
Area along road border (Article 93 No. 2)	The provision of road space, utilized road space, and supervision of road space in accordance with the provision of the prevailing laws and regulations;	Development of urban utility including street furniture, tree planting, and development of the other supporting facilities of road that will not create a disturbance to the traffic and the safety of road users;	Spatial utilization of road space, utilized road space, and supervision of road space that will cause a disturbance of traffic and safety of road users;	Spatial utilization of road supervision with lowest KDH of 30% Spatial utilization for border areas of free way for open space should provide a clear view for the drivers and to have security of road function.	Primary arterial road network a. Trans Sulawesi Mamminasata Road of Maros-Makassar-Sungguminasa-Takalar Section; b. Middle ring road; c. Outer ring road and/or Bypass Mamminasata; and d. Access road to Soekarno-Hatta main harbor. Primary collector road network a. Jenderal Hertasning Road in Makassar City; b. Aroepala Road in Makassar City; c. Abdullah Daeng Sirua Road in Makassar City; and d. Ir. Sutami Road in Makassar City. Secondary arterial road network a. Road that connects Makassar City with new urban area of Gowa-Maros through Abdullah Daeng Sirua Road in Makassar City; b. Road that connects Makassar City with Sungguminasa urban area through Jenderal Urip Sumoharjo Road, Andi Pangerang Pettarani Road, and Sultan Alauddin Road in Makassar City; c. Road that connects Sungguminasa urban area with Takalar urban area; d. Road that connects Makassar City with center of Maros urban area through Perintis Kemerdekaan road in Makassar City. Freeway network a. Maros-Mandai-Makassar road, b. Makassar-Sungguminasa road, c. Sungguminasa-Takalar road, d. Ujung Pandang I road as an inner city freeway; e. Makassar road Section IV as an inner city freeway. (Article 19 - 22)
Areas of type A passenger terminal, type B passenger terminal, and type C	Operational activities, operational support, and development of type A passenger terminal, type B passenger terminal, and type C passenger terminal	Excluding activities as stated in letter that will not create a disturbance to traffic and transportation safety and security as well as to the function of type A	Activities that would create disturbance to the safety and security of traffic and road transportation as well as to the function of type A passenger terminal, type	Type A passenger terminal, type B passenger terminal, and type C passenger terminal are equipped with Green Open Space which provision is synchronized with	Type A Passenger Terminal: Makassar: Daya Terminal in Biringkanaya Sub-District Gowa: terminal Kawasan Perkotaan Baru Gowa-Maros Kecamatan Pattalassang Type B Passenger Terminal.

Development Management in Mamminasata Urban Area

Area / zoning	Direction of zoning regulation				Location
	Permitted activities in accordance with allocation	Permitted activities with conditions	Forbidden activities	Notes	
passenger terminal (Article 93 No. 3)		passenger terminal, type B passenger terminal, and type C passenger terminal	B passenger terminal, and type C passenger terminal;	the total area of terminal	Gowa: Cappa Bungaya Terminal in Somba Opu Sub-District, Makassar: Malengkeri Terminal a) Tamalate Sub-District dan Maros: Marusi Terminal in Turikale Sub-District <i>Type C Passenger Terminal;</i> Takalar: Pattalassang Terminal in Takalar District (Article 25 no.3)
Allocation area of goods terminal (Article 93 No. 4)	Operational activities, operational support, and development of the area of goods terminal	Excluding activities as stated in letter a that would not create disturbance to the safety and security of traffic and road transportation, as well as to the function of goods terminal;	Activities that would create disturbance to the safety and security of traffic and road transportation, as well as to the function of goods terminal;	Goods terminal is equipped with Green Open Space which provision is synchronized with the total area of terminal.	Makassar: Makassar Industrial Area (KIMA) Maros-Makassar: Makassar-Maros Industria Area (KIMAMA) Gowa: Gowa Industrial Area (KIWA) Takalar: Takalar Industrial Area (KITA) (Article 25 No.4)
Allocation area of river port and allocation area of crossing port (Article 93 No.5)	Activities that will create disturbance to the safety and security of train operation				a. River Port: Makassar: Tallo River and Jeneberang River (Article 27 no.2) b. Crossing Port: Makassar: Paottere Port, Maros: Pajukukang Port, Takalar: Bodia Port (Article 28 No.2)
Allocation area of train station (Article 93 No. 6)	Operational activity of train station, supporting operational activity of train station and construction of train station, which consists of goods and passenger load and unload.	Excluding Activities as stated in letter a that would not create disturbance to the safety and security of train operation, as well as the function of train station;	Activities that will create disturbance to the safety and security of train operation, as well as to the function of train station; and	Surrounding areas of train station is equipped with Green Open Space which provision is synchronized with the total train station area.	a. Inter-province railway route network, which connecting Makassar-Pare-Pare and Makassar-Bulukumba; b. Railway route network connecting city center-Sultan Hasanuddin International Airport; and c. Railway route network and production area-Soekarno-Hatta Main Port. (Article 29)
For areas along the sides of railway (Article 93 No. 7)	Provision of railway utilized space, railway space, and supervision of railway space in relevance with the provision of the prevailing laws and regulations;	Excluding activities as stated in letter a that would not create disturbance to the reconstruction of rail road and operational facility of train, as well as to the safety of train passengers	Spatial utilization of railway, utilized space of railway, and supervision of railway space that would create disturbance to the construction of rail road, to the smoothness of train operation, and to the safety of train passengers;	Spatial utilization for supervision of railway would use the lowest KDH of 30%; and Spatial utilization of the area along the railway for open space should meet with security and safety aspect of train passengers.	
Allocation area of main port (Article 93 No. 8)	Operational activities of main port, operational support activity of main port, and development activities for allocation area of main port, as well as national security activities in a limited manner	Excluding activities as stated in letter a, which are located in Port Work Area (DLKrP) and Port's Area of Interest (DLKP) and sea transportation route with the grant of permission in relevance with the provision in the prevailing laws and regulations;	Activities that would create disturbance to the activities of DLKrP, DLKP, sea transportation route and other activities that would disturb the function of main port.		a. Main port: Makassar: Soekarno-Hatta Main Port in Biringkanaya Sub-District, Makassar City b. Special ports as regulated in accordance with provisions of the prevailing laws and regulations (Article 32 No.2)
Navigational Route Area (Article 93, No. 9)	Regulated in relevance with the provisions in the prevailing laws and regulations				a. National navigational route, which is a route that connects main port of Soekarno-Hatta and other national port; and b. International navigational route, which is a route that connects Soekarno-Hatta Main Port and Outer Route of Indonesian Archipelago (ALKI) in Makassar Strait. (Article 33 No.2)
Allocation area of public airport (Article 93 No. 10)	Airport operational activities, airport service supporting activities, flight safety operation supporting activities, and national security activities in limited manner;	Activities that would endanger the security and safety of flight operations, activities that create obstacles, and/or other activities that would create disturbance to the function of public airport.	Activities that endangers the security and safety of flight operation, creating obstacle, and/or other activities that would create disturbance to the function of public airport.		Public Airport: Makassar: Sultan Hasanuddin International Airport in Mandai Sub-District, Maros District and Biringkanaya Sub-District (Article 34 No.2)
Flight air space (Article 93 No. 11)	Regulated in relevance with the provisions in the prevailing laws and regulations				
2. Energy network system (Article 94)					
Zoning regulation for oil pipe and natural gas network (Article 94 No.2)	Operational activities and oil pipe and natural gas network supporting activities;	Excluding activities as stated in letter a, that are secured for installation of oil pipe and natural gas network and would not create a disturbance to the function of oil pipe and natural gas network;	Activities that would endanger the installation of oil pipe and natural gas network, and any activities that would create a disturbance to the function of oil pipe and natural gas function.		a. Storage facility and oil pipe and natural gas network consists of oil and gas depot Makassar: Ujung Tanah Sub-District and Tamalanrea Sub-District; b. Oil pipe and natural gas network for Makassar City and Maros District is facilitated by distribution center terminal in Makassar City, and oil pipe and natural gas network for Gowa District is facilitated by distribution sub-center terminal in Gowa District. (Article 36 No.3)

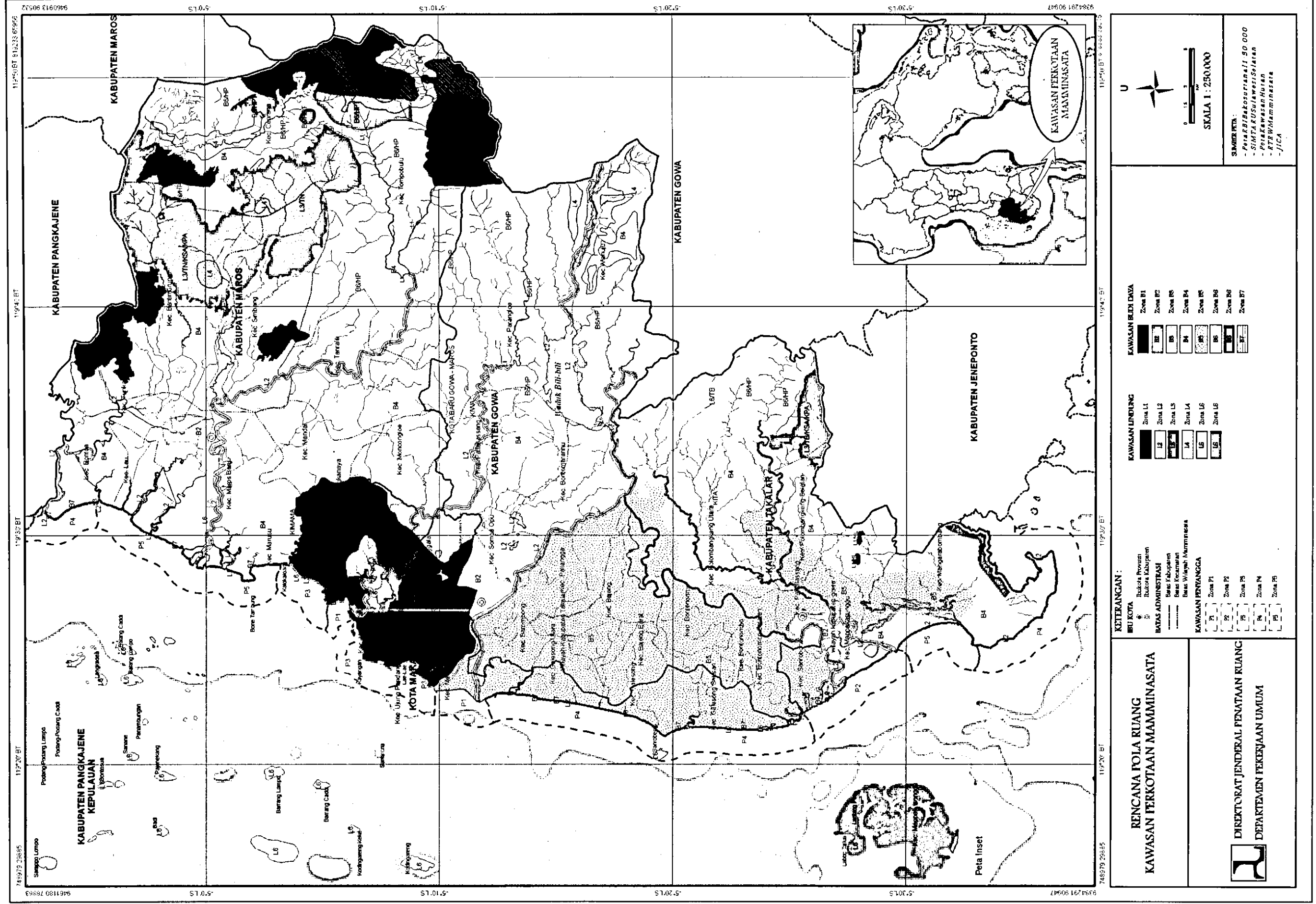
Development Management in Mamminasata Urban Area

Area / zoning	Direction of zoning regulation				Location
	Permitted activities in accordance with allocation	Permitted activities with conditions	Forbidden activities	Notes	
Zoning regulation for power supply (Article 94 No.3)	Zoning regulation for power supply as stated in clause (1) letter b is designated with the character of each of the power supplies, which consist of PLTA, PLTG, PLTD and PLTU in relevance with the provisions in the prevailing laws and regulations.				Gowa: Sewatama PLTD in Gowa District Maros: Maros PLTD, Takalar: Takalar PLTD, Makassar: Water Power Supply (PLTA) of Bill-bili dan Steam Power Supply (PLTU) of Tello, Takalar: Punagaya PLTU and Lakatong PLTU Gowa: Gas Power Supply (PLTG) of Gowa (Article 36 No.4)
Zoning regulation for power transmission network (Article 94 No. 4)	Infrastructure construction activities for power transmission network and supporting infrastructure construction activities for power transmission network;	Greenery activities, funeral, agriculture, parking, and the other temporary activities that would not create disturbance to the functions of power transmission network; and	Activities that would create the danger of fire and activities that would create disturbance to the function of power transmission network.		Makassar: Gi (Substation)Daya in Biringkanaya Sub-District, Gi Tello in Panaikang Sub-District, Gi Panakkukang I, Gi Panakkukang II, and Gi Panakkukang III in Panakkukang Sub-District, Gi Bontoala I, Gi Bontoala II, and Gi Bontoala III in Bontoala Sub-District, Gi Tallo Lama I and Gi Tallo Lama II in Tallo Sub-District as well as Gi Tanjung Bunga in Tamalate Sub-District Maros: Gi Mandai in Mandai Sub-District and Gi Bosowa Takalar: Gi Tallassa in Pattalassang Sub-District Gowa: Gi Borongloe and Gi Sungguminasa in Somba Opu Sub-District (Article 36 No.7)
3. Telecommunications network system					
Telecommunication network system (Article 95)	Operational activities and supporting activities of telecommunications network system;	Excluding activities as stated in letter a that are secured for the system of telecommunication network and would not create disturbance to the function of telecommunication network system;	Activity that would endanger the telecommunication network system and would create disturbance to the function of telecommunication network system.		Makassar: Otomat Telephone Station of (STO) Biringkanaya, STO Daya, STO Telkomas, STO Antang, STO Malengkeri, STO Panakkukang, STO Balai Kota, and STO Mamajang Takalar: STO Takalar; Gowa: STO Sungguminasa Maros: STO Maros (Article 37 No. 6)
4. Water resource network system					
Water resource network system (Article 96)	Activities of infrastructure development of water transportation, development activity for water collecting and water disposal infrastructure, and river border and coastal border security activity;	Excluding activities as stated in letter a that would not create disturbance to the conservation function of water resource, utilization of water resource, control of destructing power of water, and function of water resource network system;	Activities that would create disturbance to the river, lake, and reservoir function, CAT as water source, irrigation network, flood control system, and coastal security system as water resource infrastructure.		Makassar: Jeneberang River Area as national strategic river which management is referred to the Jeneberang River Area Management Pattern which includes River Flow Area (DAS) of Maros, Jeneberang, Tallo, Pappa and Gamanti. Gowa: Bill-bili Reservoir. a. Ground water Air tanah yang berada pada CAT meliputi: 1. CAT Makassar; dan 2. CAT Gowa. (Article 38 No.4)
5. Urban infrastructure network system (Article 97)					
Zoning for SMAP (Article 97 No. 2)	Infrastructure activities of SPAM and development of supporting infrastructure activities of SPAM;	Excluding activities as stated in letter a that would not create disturbance to SPAM; and	Any activity that causes disturbance to the sustainability of the function of water provision, causing raw water pollution from waste water to solid waste, as well as to cause damage to water provision facility and infrastructure.		a. Raw water unit from the sources of Jeneberang River, Maros River, Tallo River, Pappa River, and Gamanti River; b. Water production unit, consists of: 1. Water Treatment Plant (WTP) of Somba Opu provides service for Tamalate and Manggala Sub-Districts of Makassar City; 2. WTP Ratulangi provides service for Mariso Sub-District, Ujung Pandang Sub-District, Makassar Sub-District, Mamajang Sub-District, Bontoala Sub-District, Wajo Sub-District, Ujung Tanah Sub-District, and Rappocini Sub-District in Makassar City; 3. WTP of Panaikang and WTP of Antang provides service for Rappocini Sub-District, Manggala Sub-District, Panakkukang Sub-District, Biringkanaya Sub-District, and Tallo Sub-District in Makassar City; 4. WTP of Maccini Sombala provides service for Rappocini Sub-District, Makassar Sub-District, and Bontoala Sub-District in Makassar City; 5. WTP of Maros provides to all sub-districts in Maros Sub-Districts; 6. WTP of Pattalassang provides service for Pattalassang Sub-District, Palombangkeng Utara Sub-District, Palombangkeng Sub-District, Sanrobone Sub-District, and Mapakasunggu Sub-District in Takalar District; 7. WTP of Bajeng, WTP of Borongloe, WTP of Tompo Balang and WTP of Pandang-Pandang provides service to all sub-districts in Gowa District;

Development Management in Mamminasata Urban Area

Area / zoning	Direction of zoning regulation				Location
	Permitted activities in accordance with allocation	Permitted activities with conditions	Forbidden activities	Notes	
					c. Water distribution unit designated for services in Makassar City, Maros District, Gowa District and Takalar District. (Article 40 No.6)
Drainage network system (Article 97 No. 3)	development activity of infrastructure of drainage network system for the reduction of stagnant waters, supporting flood control, and the development of its supporting infrastructures;	excluding activities as stated in letter a that would not create disturbance to the function of drainage network system	waste disposal activity, waste water disposal, and other activities that would create disturbance to the function of drainage network system;	Maintenance and development of drainage network should be synchronized with the maintenance and development of road space.	Makassar: Tallo River Gowa: Jeneberang River in Makassar City and Gowa District; Maros: Maros River; Takalar: Pappa River; Gamanti River (Article 41)
Waste water network system (Article 97 No.4)	Activities of the development of waste water infrastructure for the reduction, reuse, and management of waste water, as well as the development of its supporting infrastructure;	Excluding activities as stated in letter a that would not cause disturbance to the function of waster network system;	Waste disposal activity, disposal of hazardous and poisonous material (B3), disposal of B3 waste water, and other activities that would create disturbance to the function of waste water network system.		a. Central waste water disposal system of Makassar Urban Area is facilitated by IPAL Panampu, IPAL Tallo, IPAL of Makassar Industrial Area (KIMA), IPAL of Makassar-Maros Industrial Area (KIMAMA), and IPAL Losari/Tanjung Bunga; b. Central waste water disposal system of Gowa Industrial Area (KIWA) is facilitated by IPAL Somba Opu (Article 42 No. 7)
Solid waste management system (Article 97 No. 5)	Operation activity of solid waste TPA in the forms of sorting, collecting, managing, and final processing of solid waste, sanitary landfill, maintenance of solid waste TPA, and industry related with solid waste processing, as well as supporting activity of the operation of solid waste TPA	Non-food agricultural activity, greenery activity, settlement activity that is secured from the impact of solid waste processing, and other activities that would not cause disturbance to the function of solid waste TPA area	Forbidden activities consist of social and economy activities that would cause disturbance to the function of TPA area.		Makassar: Tamanggungapa; Maros: Bontoramba Gowa: Cadika and Pattallassang; and Takalar: Ballang (Article 43 No.5)

Appendix 1.4. Map of spatial pattern plan in Mamminasata urban area



Appendix 1.5. Detailed description of spatial pattern plan (Presidential Regulation No. 55 Of 2011)

Zone / area (conservation area)	Characteristics of zone	Direction of zoning regulation				Location	
		Permitted activities in accordance with allocation	Permitted activities in accordance with allocation	Forbidden activities	Notes		
Zone L1 (Article 99)	a. Conserva tion forest area	a. Forest area with slope factor, soil type, and rain intensity which total weight multiplication equals 175 or more, b. Forest area with at least 40% total slope, or c. Area with the height of at least 2,000 m above sea level.	Conservation forest is regulated in accordance with the provision in the prevailing laws and regulations.				Takalar: parts of Polombangkeng Selatan Sub-District Maros: Parts of Bantimurung Sub-District, parts of Cenrana Sub-District, parts of Simbang Sub-District and parts of Tompobulu Sub-District <i>Article 48 No.2</i>
	b. Water absorption area	Area with high ability to absorb rain water and as the control of surface water	Activities of maintenance, preservation, and conservation of water absorption area	Cultivation activity is limitedly developed with high ability to hold the rainwater force and other activity that does not create disturbance to the function of water absorption area as a conservation area	Activities that reduce the soil absorption upon water, and other activities that create disturbance to the function of water absorption area as a conservation area	Makassar: Upstream of Tallo DAS (River Flow Area) Maros: DAS of Maros Takalar: DAS of Jeneberang in Gowa District, DAS of Pappa, and DAS of Gamanti <i>Article 49 no.2</i>	
L2 Zone (Article 100 - 104)	a. Coastal border	a. Land along coastal area with a minimum 100 m length from the highest tide letter toward the land. b. Land along coastal area which shape and condition are steep and precipitous with certain proportional distance towards the coastal shape and condition.	Beach recreation activity, coastal security, fishermen activity, port activity, cable landing point and/or underwater cable, control activity for water quality, conservation of coastal environment, development of natural and artificial structure to prevent abrasion in coast border as public space, weather and climate forecast activities, national security activity, location determination activity and disaster evacuation route, as well as building establishment for monitoring activity of tsunami disaster occurrence;	activities that would not create disturbance to the function of coastal border as local conservation area;	activities that impede and/or cover disaster evacuation space or route and any activity that would cause disturbance to the function of coastal border as local conservation area.	Mamminasata Urban Area: in north, west, and south coastal area. <i>Article 51, No.2</i>	
	b. River border zoning;	a. Land along leveed river border with minimum width of 5 meter from the base of outer levee; b. Land along non-leveed river edge in outer settlement area with minimum width of 100 meter from river edge; and c. Land along non-leveed creek edge in outer settlement area with minimum width of 50 meter from river edge.	Utilization activity for river border for Green Open Space, installation of the expanse of power transmission network, telephone cable, water supply pipe, development of water transportation infrastructure, building for collecting and disposal of water, supporting building for urban infrastructure system, location provision activity, and disaster evacuation route, as well as establishment of building to monitor disaster occurrence	Agricultural cultivation activity with a type of plant that would reduce the force of soil structure, in addition to excluding activities as stated in letter a that would not cause disturbance to river border as local conservation area, such as the installation of billboard and notice board, and establishment of building is only limited as a support for the activity of river transportation, water recreation, inspection road, and building for supervision of the level of river water	Activities that alter the landscape, activities that cause disturbance to soil fertility, hydrology and hydraulic function, preservation of flora and fauna, preservation of the function of the environment, utilization of execution result, activities that impede and/or cover disaster evacuation space and route, waste disposal activity, and other activities that cause disturbance to the function of river border as local conservation area.	Makassar: Tallo and Jeneberang River Maros: Maros River Gowa: Jeneberang River Takalar: Pappa and Gamanti River <i>Article 52, No.3</i>	
	c. Surrounding areas of lake and reservoir	a. Land with a minimum 50 meter to 100 meter of distance from highest tide letter of lake and reservoir; or b. Land along lake and reservoir border which width is proportional against the shape and condition of reservoir and lake.	Water body management and/or water utilization, recreation park and its supporting activities, Green Open Space, and socio-culture activities;	Excluding activities that would not cause disturbance to the function of the surrounding area of lake or reservoir as local conservation area, such as building establishment which only limited to building that support the water recreation activity, inspection road, building to supervise the level of lake and reservoir water, or building of raw water processing	Activities that alter the landscape, cause disturbance to soil fertility, hydrologic function, flora and fauna preservation, preservation of environmental function, utilization of execution result, as well as any activity that would damage the preservation function of the surrounding area of lake or reservoir, as local conservation area	Makassar: Balang Tonjong Lake in parts of Sub-District of Manggala Gowa: Mawang Lake in parts of Somba Opu Sub-District and Bili-bili Reservoir in parts of Parangloe Sub- District <i>Article 53, No.2</i>	
	d. Zoning for Urban Green Open Space	Consists of public Green Open Space covering land with a minimum total area of 2,500 meter square, forming an overlay and pathway shapes, or a combination of an overlay and	Spatial utilization activity for the function of water absorption, funeral, open space sports activity, and disaster evacuation;	Recreational activities, trees planting, establishment of public facility building, and excluding activities as stated in letter a that	Establishment of gas station and any other social and economic activities that would cause disturbance to the function of urban	Requirement of public Green Open Space to be at least 20% and private Green Open Space at least 10% of the total urban area in Mamminasata Urban Area. <i>Pasal 54, No.2</i>	

Development Management in Mamminasata Urban Area

Zone / area (conservation area)	Characteristics of zone	Direction of zoning regulation				Location
		Permitted activities in accordance with allocation	Permitted activities in accordance with allocation	Forbidden activities	Notes	
	pathway shapes, dominated with greenery community, and private Green Open Space.		would not cause disturbance to the function of urban Green Open Space as local conservation area	Green Open Space as local conservation area		
L3 Zone (Article 105 - 109)	a. Wildlife sanctuary area;	a. Living and reproduction area of a certain type of animal whose conservation efforts need to be carried out; b. Possess a high variety of wildlife; c. Habitat for certain migrant wildlife species; or d. Consisting a sufficient area to be used as a habitat for the concerned wildlife species.	Research activity and development of science, education, and improvement of awareness regarding natural conservation, storage and/or absorbent of carbon, utilization of water, water energy, heat, and wind, as well as utilization of biodiversity resources for cultivation support	Limited tourism activities and establishment of building that is only allocated for support for the activities as stated in letter a in order to not cause disturbance to the function of wildlife sanctuary area	Planting of vegetation and release of wildlife which species are not considered endemic to the concerned area, hunting of wildlife in the area, and other activities that might cause disturbance to the function of wildlife sanctuary.	Takalar: Wildlife sanctuary area is designated in Komara Wildlife Sanctuary in parts of Polombangkeng Utara Sub-District in Takalar District with a total area of 2,251 hectare <i>Article 56, No.2</i>
	b. National Park	a. Forest or permanent vegetation area with a wide variety of plants and wildlife; b. Consisting a sufficient area to ensure the continuity of natural ecological process; c. Possessing a distinct and unique natural resource of plants and wildlife whose ecosystem should be maintained properly; d. Possessing at least one ecosystem that could not be physically changed or exploited nor could it be disturbed by human settlement; and e. Possessing an original natural condition to be developed as natural tourism.	Research activities and development of science, educational activity, and improvement of awareness regarding natural conservation, storage and/or absorbent of carbon, utilization of water, water energy, heat, and wind, natural tourism, utilization of vegetation and wildlife, as well as utilization of biodiversity resource for cultivation support	Traditional utilization activity by the local community in the forms of solicitation of non-timber forest product, traditional cultivation, and traditional hunting limited only to the unprotected species	Activity that alter and damage the natural ecosystem of national park area	Maros: National park area is designated in Bantimurung-Bulusaraung National Park in region of Bantimurung Sub-District, Maros District with a total area of 54,500 hectare. <i>Article 57, No.2</i>
	c. Mangrove coastal area	Consist of forming area of mangrove ecosystem and reproduction site of marine life in addition to be a coastal conservation area and protection of sea water erosion, as well as the conservation of the cultivation area beneath it	Research activities, development of science, educational activity, conservation activity, security of coastal abrasion, natural tourism, storage and/or absorbent of carbon, as well as utilization of water, water energy, heat, and wind	Excluding activities that would not cause disturbance to the function of mangrove area as protection from sea water erosion	Activity that would alter or reduce the area and / or any activity that would pollute the ecosystem of mangrove, damage the mangrove area and other activities that would cause disturbance to the function of mangrove area	Total area of 1.970 ha is located in: Makassar: Parts of Biringkanaya Sub-District, parts of Manggala Sub-District, parts of Tallo Sub-District, parts of Panakkukang Sub-District, and parts of Tamalanrea Sub-District; Maros: Parts of Marusu Sub-District, parts of Maros Baru Sub-District, parts of Lau Sub-District, and parts of Bontoa Sub-District Takalar: Parts of Mangarabombang Sub-District <i>Article 58, No.2</i>
	d. Cultural preservation and science and knowledge area.	Designated with a purpose to protect highly valued national culture for the sake of science and knowledge in forms of historical heritage site, archaeological building, and monuments	Preservation, rescue, security, and research activities of cultural and science preservation	Tourism, socio-culture, religious, and other excluding activities stated in letter a that would not create disturbance to the function of cultural and science preservation area	Establishment of building that is irrelevant with the function of the area, activities that would damage the cultural and natural wealth of historical heritage, archaeological building and monuments, activities that would cause disturbance to the preservation of the surrounding environment of historical heritage, archaeological building, area with a distinct geological formation, and other activities that would cause disturbance to the effort of local community cultural preservation	Makassar: Rotterdam Fort; Gowa: Balla Lompoa Sugguminasa Fort and Historical Site at the Kingdom of Gowa, Somba Opu Fort in parts of Makassar City region and parts of Gowa District region. <i>Article 59, No.2</i>
L4 Zone (Article 110-112)	a. landslide prone area	Consist of slope-shaped area, prone to the shift of material of slope former in the shapes of rocks, flatten materials, soil, or mixed material	Activities of terracing, plaster wall, rehabilitation, greening activity, provision of location and evacuation line for disaster, as well as other activities for the prevention of landslide disaster	Other activities that would not cause the occurrence of landslide	trees logging, and establishment of settlement, any activity that would impede or cover the disaster evacuation line, as well as any activity that might potentially cause the occurrence of landslide	Provision of minimum infrastructure and infrastructure are: Provision of terrace, plaster wall; and Provision of location and line of disaster evacuation. Maros: Parts of Bantimurung Sub-District, parts of Cenrana Sub-District, and parts of Tompobulu Sub-District Gowa: Parts of Parangloe Sub-District, and parts of Manuju Sub-District Takalar: Parts of Polombangkeng Utara Sub-District and parts of Polombangkeng Selatan Sub-District <i>Article 61, No.2</i>
	b. Flood prone area	Consist of areas identified as frequent and/or potentially high risk for flood disaster	Greening activity, establishment of levee building, drainage, water gate, infiltration well, and biopori holes, as well as provision of disaster	Other activities that would not potentially cause the occurrence of flood	Activity that would alter the river flow of displacing, narrowing, and folding the river flow, any activity of impeding and/or	Provision of minimum infrastructure and facility covers: Provision of drainage channel by considering the basic slope of channel and Makassar: Parts of Tallo Sub-District, Tamalanrea Sub-District, parts of Panakkukang Sb-District, parts of Manggala Sub-District and parts of Tamalate Sub-District Maros: Parts of Maros Baru Sub-

Zone / area (conservation area)	Characteristics of zone	Direction of zoning regulation				Location	
		Permitted activities in accordance with allocation	Permitted activities in accordance with allocation	Forbidden activities	Notes		
		evacuation line and location		Covering the location and line of disaster evacuation, as well as the other activity that might potentially cause the occurrence of flood	System/sub-system of drainage area; Management of sedimentation in the estuary channel/channel that empties into the ocean through the process of dredging; Provision of location and line of disaster evacuation.	District, parts of Marusu Sub-District, parts of Tunkale Sub-District and parts of Taurkale Sub-District, and parts of Simbang Sub-District Gowa: Parts of Pattallassang Sub-District, parts of Parangloe Sub-District, parts of Bontomarannu Sub-District, and parts of Somba Opu Sub-District in Gowa District; Takalar: Parts of Pattallassang Sub-District, parts of Sanrobone Sub-District, and parts of Mappakasunggu Sub-District Article 62, No.2	
L5 Zone (Article 113-116)	a. Abrasion prone area	Consists of coastal areas with a potential and/or have experience abrasion	Establishment of coastal security building, planting of coastal vegetation such as coconut, nypa palm, and mangrove, beach abrasion prevention, provision of location and line of disaster evacuation, as well as establishment of building to monitor the threats of natural disaster;	Other activities that would not potentially cause the occurrence of abrasion	Activities that would cause damage to mangrove and/or reef and any activity that might potentially and/or cause the occurrence of abrasion;	Provision of minimum infrastructure and facility which consist of location and line provision for disaster occurrence	Makassar: Parts of Tamalate Sub-District, parts of Mariso Sub-District, parts of Ujung Pandang Sub-District, parts of Wajo Sub-District, parts of Ujung Tanah Sub-District, parts of Tallo Sub-District, parts of Tamalanrea Sub-District, and parts of Biringkanaya Sub-District Maros: Parts of Bontoa Sub-District, parts of Lau Sub-District, parts of Maros Baru Sub-District and parts of Marusu Sub-District Takalar: Parts of Mangarombang Sub-District, parts of Mappakasunggu Sub-District, parts of Sanrobone Sub-District, parts of Galesong Sub-District, and parts of Galesong Utara Sub-District Article 64, No.3
	b. Tsunami-prone area	Consists of coastal area with a lower elevation from sea level and/or with potential or has experienced tsunami.	Planting of mangrove and reef, establishment of coastal security building, provision of location, line and establishment of rescue building of disaster evacuation, as well as establishment of building to monitor threats of natural disaster	Excluding activities as stated in letter a that utilizes technological scheme in relevance with the condition, type and threat of disaster	Activities that might cause damage to mangrove and reef, as well as any activity that impede and/or cover disaster evacuation line, and any activity to damage and cause disturbance to the disaster's early warning system	Provision of minimum infrastructure and facility consists of: Provision of location and line of disaster evacuation; Establishment of rescue building; and Installation of monitoring equipment and tsunami warning system	Makassar: Parts of Tamalate Sub-District, parts of Mariso Sub-District, parts of Ujung Pandang Sub-District, parts of Wajo Sub-District, parts of Ujung Tanah Sub-District, parts of Tallo Sub-District, parts of Tamalanrea Sub-District, and parts of Biringkanaya Sub-District Maros: Parts of Bontoa Sub-District, parts of Lau Sub-District, parts of Maros Baru Sub-District, and parts of Marusu Sub-District Takalar: Parts of Mangarombang Sub-District, parts of Mappakasunggu Sub-District, parts of Sanrobone Sub-District, parts of Galesong Selatan Sub-District, parts of Galesong Sub-District and parts of Galesong Utara Sub-District Article 65, No.2
	c. springs vicinity area	a. Area in the surrounding of springs that have a benefit to maintain the function of spring; and b. Area with a minimum distance of 200 meter from springs area	Utilization activity of surrounding area of spring vicinity for Green Open Space and any activity to maintain the function of spring area	Tourism activity, agriculture activity, and other activities that would not create disturbance to the function of spring area	Activity that would cause pollution to spring vicinity, as well as any activity that would create disturbance and/or damage to the preservation of function of water vicinity area		Maros: parts of Bantimurung Sub-District and parts of Cenrana Sub-District Gowa: parts of Pattallassang Sub-District, parts of Bontomarannu Sub-District in Gowa District Takalar: parts of Polombangkeng Utara Sub-District Article 66, No.2
L6 Zone (Article 117-119)	a. hunting park area	Consist of areas with: a. Sufficient total area and is not harmful for hunting activity; b. Animals for hunting that are bred which enable to maintain the hunting activity in a sustainable way by emphasizing upon recreation factor, sports and wildlife preservation.	Hunting tourism activity, establishment of building or facility to support hunting park area, research, as well as wildlife preservation and reproduction;	Other activities that would not create disturbance to the function of hunting park area	Hunting of the wildlife species that is not designated as hunting target, as well as any activity that would create disturbance to the function of hunting park area.		Takalar: Komara Hunting Park located in parts of Polombangkeng Utara Sub-District in Takalar District with a total area of 1.633 hectare Article 68, No.3
	b. conservation of coastal area and small islands	Consist of areas with certain characters to be protected to realize the proper management of coastal areas and small islands in a sustainable manner	1. Conservation of habitat and population of fishes, migration route of marine biota, unique and/or vulnerable to natural alteration of coastal ecosystem, conservation of cultural site or traditional custom, and research upon core zone; 2. Conservation of habitat and population of fishes, tourism, research, and development, and/or education on limited utilization zone; and	Other activities that would not cause disturbance to conservation function in coastal area and small island	fish catching and snatching of either natural reef or new reef, any activity that would cause seawater pollution, and any activity that might cause disturbance to conservation function of coastal areas and small islands.		a. Conservation area of small island which include Barang Lompo Island, Kodigareng Lompo Island, Barang Caddi Island, Lae-Lae Island, Bone Batang Island, and Samalona Island in Ujung Tanah Sub-District of Makassar City, as well as Tanakeke Island in Mappakasunggu Sub-District and Sanrobone Island in Galesong Sub-District of Takalar District; b. Water conservation area in Spermonde Area of Makassar City; c. Conservation area and protection of coastal ecosystem in forms of mangrove area are located in parts of Biringkanaya Sub-District, parts of Tallo Sub-District, and parts of Tamalanrea Sub-District in

Development Management in Mamminasata Urban Area

Zone / area (conservation area)	Characteristics of zone	Direction of zoning regulation				Location
		Permitted activities in accordance with allocation	Permitted activities in accordance with allocation	Forbidden activities	Notes	
		3. Rehabilitation of habitat and population of fishes, migration route of marine biota, and coastal ecosystem in the other zones;				<p>Makassar City, parts of Marusu Sub-District, parts of Maros Baru Sub-District, parts of Lau Sub-District, and parts of Bontoa Sub-District in Maros District, as well as parts of Mangarombang Sub-District in Takalar District; and</p> <p>d. Conservation area and protection of coastal ecosystem in forms of conservation of reef area in coastal area of Mappakasunggu and Mangarombang Sub-District of Takalar District; and</p> <p>e. Maritime conservation area in forms of fishermen's settlement in Untia Area of Biringkanaya Sub-District in Makassar City, Galesong Area of Galesong Sub-District in Takalar District, Maros Area of Maros Baru Sub-District and Marusu Sub-District in Maros District.</p>

Zone / area (conservation area)	Characteristics of zone	Direction of zoning regulation Permitted activities in accordance with allocation	Zone / area (conservation area)				Characteristics of zone
			Permitted activities in accordance with allocation	Permitted activities in accordance with allocation	Forbidden activities	Notes	
Zona B1 (Pasal 120)	Article 71 Zone with characteristic as an area with high environmental supporting capacity and the quality of infrastructure and facility service.	a. Allocation area of highly-densed residential area; b. Allocation area of provincial governance area; c. Allocation area of district and/or subdistrict governance area; d. Allocation area of regional, national, and international commerce and service area; e. Allocation area of high education facility; f. Allocation area of regional, national, and international sports facility; g. Allocation area of regional, national, and international health service; h. Allocation area for manufacture industrial activities; i. Allocation area for fishing industry; j. Allocation area of regional passenger and goods transportation service; k. Allocation area of national and international sea transportation service; l. Allocation area of national and international air transportation service; m. Allocation area for state security activities; n. Allocation area for tourism activities; and o. Allocation area for meeting, exhibition and socio-culture activities.	Activities • highly populated occupancy • provincial governance, • city and/or sub-district governance • regional, national, and international scale of commerce and service • higher education service • regional, national, and international scale of sports service, • regional, national, and international scale of health service, • fishing industry, regional goods and passenger transportation system, • national and international sea transportation service, • national and international air transportation service, • national security activity, • tourism activity, meeting, • exhibition, and socio-culture activity, • provision of location and line for disaster evacuation and establishment of building to monitor threats of natural disaster	Other activities that would not create disturbance to the function of B1 Zone area	industrial activity that causes pollution, and any activity to impede and/or to cover the location and line of disaster evacuation, as well as activity that would cause disturbance to the function of B1 Zone area	Appliance of intensity of spatial utilization consists of : 1. Appliance of building and environment provision which consists of the provision of KDB, KLB, KDH, KTB, as well as height of building and GSB towards road ; 2. Appliance of building and environment provision in a basis of disaster mitigation 3. Development of settlement center towards high intensity direction with the highest KWT of 80%; Provision of Green Open Space for at the least 30% of the total urban area; Provision of minimum facility and infrastructure	Makassar: parts of Tamalanrea Sub-District, parts of Biringkanaya Sub-District, parts of Manggala Sub-District, parts of Panakkukang Sub-District, parts of Tallo Sub-District, parts of Ujung Tanah Sub-District, Bontoala Sub-District, Wajo Sub-District, Ujung Pandang Sub-District, Makassar Sub-District, Rappocini Sub-District, parts of Tamalate Sub-District, Mamajang Sub-District, and Mariso Sub-District Article 71, No.3
B2 Zone (Article 121)	Article 72 Zone with characteristic as the area with medium quality of supporting capacity, and medium quality of facility and infrastructure service.	a. Allocation area of medium-densed residential area; b. Allocation area of district and/or sub-district governance; c. Allocation area for regional-scale of commerce and service; d. Allocation area for high education service; e. Allocation area for sports facility; f. Allocation area for health services; g. Allocation area for manufactured industry; h. Allocation area for fishing industry; i. Allocation area of regional sea transportation service; j. Allocation area of national and international air transportation service; k. Allocation area for state security; l. Allocation area for tourism activities; m. Allocation area for agricultural activities; and n. Allocation area for regional passenger transportation service.	Activities • Highly and medium populated occupancy, • district and/or sub-district governance, • regional scale of commerce and service, • higher education service, • sports service activity, • health service activity, • manufacture industry activity, • fishing industry activity, • regional public transportation system, • regional sea transportation, • national and international air transportation, • national security activity, • tourism activity, • agricultural activity, • provision of location and line of disaster evacuation, and • establishment of building to monitor disaster threats;	Other activities would not cause disturbance to the function of B2 Zone	Activity that impede and/or cover the location and line of disaster evacuation and activity that would cause disturbance to the function of B2 Zone	Appliance of intensity of spatial utilization consists of : 1. Appliance of building and environment provision which consists of KDB, KLB, KDH, KTB, building height, and GSB towards road ; 2. Appliance of building and environment provision with a basis of disaster mitigation 3. Development of settlement area towards the direction of high intensity with the highest KWT of 70%; ; a. Provision of Green Open Space for at least 30% of total urban area b. Provision of minimum facility and infrastructure	Maros: Tunkale Sub-District, parts of Maros Baru Sub-District, parts of Marusu Sub-District, parts of Mandai Sub-District and parts of Bantimurung Sub-District, Gowa: parts of Somba Opu Sub-District, parts of Pattallassang Sub-District, parts of Parangloe Sub-District, parts of Bontomarannu Sub-District, parts of Barombong Sub-District, and parts of Bajeng Sub-District dan Takalar: parts of Pattallassang Sub-District, parts of Polombangkeng Utara Sub-District, and parts of Galesong Sub-District in Takalar District. Article 72, No.3
Zona B3 (Pasal 122)	Article 73 Area characteristics with low quality of supporting capacity and low quality of facility and infrastructure service	a. Allocation area for low-dense residential area; and b. Allocation area for commerce and service.	Activities • low populated occupancy, • commerce and service, • provision of location and line for disaster evacuation, establishment of building to monitor disaster threats;	Other activities would not cause disturbance to the function of B3 Zone	Activity that impede and/or cover location and line of disaster evacuation, and any activity that would cause distraction to B3 Zone	Appliance of intensity of spatial utilization consists of : 1. Appliance of building and environment provision which consists of KDB, KLB, KDH, KTB, building height, and GSB towards road ; 2. Appliance of building and environment with a basis of disaster mitigation 3. Development of settlement center towards direction of high intensity with maximum KWT of 60%; Provision of Green Open Space is synchronized with	Makassar: Parts of Tallo Sub-District, parts of Biringkanaya Sub-District, parts of Panakkukang Sub-District, and parts of Tamalanrea Sub-District Maros: Parts of Mandai Sub-District, parts of Turikale Sub-District, parts of Moncongloe Sub-District, parts of Simbang Sub-District, parts of Bantimurung Sub-District and parts of Tanrailli Sub-District Article 73, No.3

Zone / area (conservation area)	Characteristics of zone	Direction of zoning regulation Permitted activities in accordance with allocation	Zone / area (conservation area)				Characteristics of zone
			Permitted activities in accordance with allocation	Permitted activities in accordance with allocation	Forbidden activities	Notes	
						total area of B3 Zone; Provision of minimum facility and infrastructure	
Zona B4 (Pasal 123)	Article 74 Area with low quality of supporting capacity and medium quality of facility and infrastructure service.	a. Allocation area for low dense residential area; b. Allocation area for wet land agriculture; c. Allocation area for dry land agriculture; d. Allocation area for plantation; e. Allocation area for fishery; f. Allocation area for farming; and g. Allocation area for agro-industry.	Activities o: • low populated residential area, • agriculture, plantation, fishing, farming, agro industrial activity, • provision of location and line for disaster evacuation, and establishment of building to monitor disaster threats	Other activities that would not alter the function of agricultural land and would not cause disturbance to the function of Zone B4 area	activities that would disturb the function of Zone B4 area	Provision of Green Open Space is to be synchronized with total area of Zone B4; Appliance of intensity of spatial utilization consists of : (1) Appliance of building and environment provision which consists of KDB, KLB, KDH, KTB, building height, and GSB towards road; (2) Development of local scale of urban and rural settlement with the highest KWT of 50%; and (3) Provision of minimum facility and infrastructure	Makassar: Parts of Tamalanrea Sub-District and parts of Tallo Sub-District; Maros: Parts of Bontoa Sub-District, parts of Tunkale Sub-District, parts of Lau Sub-District, parts of Maros Baru Sub-District, parts of Manusu Sub-District, parts of Mandai Sub-District, parts of Simbang Sub-District, parts of Moncongloe Sub-District, and parts of Cenrana Sub-District; Gowa: Parts of Somba Opu Sub-District, parts of Pattalassang Sub-District, parts of Parangloe Sub-District, parts of Bontomarannu Sub-District, and parts of Manuju Sub-District Takalar: Parts of Polombangkeng Utara Sub-District, parts of Polombangkeng Selatan Sub-District, parts of Mappakasunggu Sub-District, parts of Mangarabombang Sub-District, and parts of Galesong Selatan Sub-District <i>Article 74, No.3</i>
Zona B5 (Pasal 124)	Article 75 area with low quality of supporting capacity	a. Allocation area for low dense residential area; b. Allocation area for agricultural crops; and c. Allocation area for technical irrigation of agricultural crops	Activities • low populated occupancy and • food agriculture activity with technical irrigation	Other activities that would not alter the function of food agriculture land with technical irrigation, and any activities that would not cause disturbance to the function of B5 Zone area	Activity that would cause disturbance to the function of B5 Zone	Appliance of intensity of spatial utilization consists of : 1. Appliance of total and distribution of food agriculture land area with technical irrigation for at least 90% of the total agricultural land area in Zone B5 2. Development of agro-tourism and integration of tourism activity that support the preservation of technical irrigation agriculture land 3. Maintenance of network of productive food agriculture area that has been designated as a built area up to the utilization of built area 4. Provision of minimum facility and infrastructure	Gowa: Parts of Bontonompo Sub-District, parts of Selatan Bontonompo Sub-District, parts of Palangga Sub-District, parts of Pattalassang Sub-District, and parts of Bontomarannu Sub-District Takalar: Parts of Galesong Utara Sub-District, parts of Galesong Sub-District, parts of Galesong Selatan Sub-District, Sanrabone Sub-District, parts of Mangarabombang Sub-District, parts of South Polombangkeng Sub-District, and parts of North Polombangkeng Sub-District <i>Article 75, No.3</i>
B6 Zone (Article 125) B6	Article 76 Area with low quality of supporting capacity and cultivation compatibility	Allocation area for production forest as buffering function of Zone L1 of conservation forest	Activities of processing, maintenance and preservation of production forest as buffer for function of L1 Zone for conservation forest;	Other activities that would not cause disturbance to the function of B6 Zone area	Activity that would cause disturbance to the function of Zone B6 area	Appliance of intensity of spatial utilization consists of : 1. Appliance of building and environment provision that consists of KDB, KLB, KDH, KTB, building height, and GSB towards road ; 2. Spatial utilization for Zone B6 is conducted through technical scheme with highest KZB of 10%, 3. Development of production forest and integration of tourism activity that would support the preservation of production forest 4. Provision of minimum facility and infrastructure	Maros: Parts of Cenrana Sub-District, parts of Simbang Sub-District, and parts of Tompobulu Sub-District; Gowa: Parts of Parangloe Sub-District, parts of Pattalassang Sub-District, and parts of Manuju Sub-District; Takalar: Parts of North Polombangkeng Sub-District. <i>Article 76, No.3</i>
Zona B7 (Pasal 126) B7	Article 77 area with low quality of supporting capacity, prone to sea-water intrusion, prone to abrasion, and compatible for cultivation close to the Zone L2 of coastal border	a. Allocation area for traditional fishermen settlement; and b. Allocation for fishing area.	• Traditional fishermen settlement, marine activity, fishing activity, beach tourism activity, • establishment of coastal security building, provision of location and line for disaster evacuation, and establishment of building to monitor disaster threats	Other activities that would not cause disturbance to the function of B7 Zone area	Activity that would cause disturbance to the function of B7 Zone	Appliance of safety standards of building establishment in coastal waters and prevention of building establishment that would create disturbance to fishermen's activity, damaging aesthetics of beach area, impeding sights toward beach area, and endangering marine ecosystem	Makassar: Parts of Biringkanaya Sub-District, parts of Tamalanrea Sub-District, and parts of Tallo Sub-District Maros: Parts of Bontoa Sub-District, parts of Lau Sub-District, parts of Maros Baru Sub-District, and parts of Manusu Sub-District; Takalar: Parts of Galesong Utara Sub-District, parts of Galesong Sub-District, parts of Galesong Selatan Sub-District, parts of Sanrabone Sub-District, parts of Mappakasunggu Sub-District, and parts of Mangarabombang Sub-District <i>Article 77, No.3</i>

Zone / area (conservation area)	Characteristics of zone	Direction of zoning regulation				Zone/Area (conservation area)
		Permitted activities in accordance with allocation	Permitted activities in accordance with allocation	Forbidden activities	Notes	
P1 Zone (Article 127)	Article 78 Zone of coastal waters that face against Zone L2 of coastal border which aims to conserve Zone L2 of coastal border from pollution and damage of marine biota.	Marine activities, fishing activities, tourism, establishment of coastal security building, lighthouse tower, installation of tsunami detector equipment, and other activities to maintain the function of P1 Zone area as a buffer for L2 Zone of coast border to prevent pollution and damaging of marine biota	Other activities that would not cause disturbance to the function of P1 Zone area as buffer for L2 Zone of coastal border to prevent pollution and damaging of marine biota	Activity that potentially would cause disturbance to area function of P1 Zone as a buffer for L2 Zone	Establishment of coastal building and installation of tsunami detector equipment following safety procedure of shipping and building, and would not cause disturbance to beach aesthetics, ecosystem, and marine biota.	Makassar: Coastal area of Tallo Sub-District and parts of coastal area of Tamalate Sub-District Takalar: Parts of coastal area of Galesong Utara Sub-District Article 78, No.2
P2 Zone (Article 128)	Article 79 Zone of coastal waters that face against Zone L2 of coastal border which aims to conserve Zone L2 of coastal border from flood disaster, pollution and damages of marine biota.	Marine activities, fishing activities, tourism activities and other activities that serve to maintain the function of P2 Zone as buffer of L2 Zone	Other activities would not cause disturbance to the function of P2 Zone as buffer of L2 Zone	Activity that would potentially cause disturbance to the function of P2 Zone as buffer of L2 Zone	Establishment of coastal building and installation of tsunami detector equipment, and would not cause disturbance to beach aesthetics, ecosystem, and marine biota	Takalar: coastal area of Sanrobone Sub-District and coastal area of Mappakasunggu Sub-District Article 79, No.2
P3 Zone (Article 129)	Article 80 Zone of coastal waters that face against Zone B3 which aims to conserve Zone B1 as an area with high environmental supporting capacity.	Marine activities, fishing activities, shipping activities, port activities, tourism activities, and other activities that serve to maintain the function of P3 Zone as buffer of B1 Zone	Other activities that would not cause disturbance to the function of P3 Zone as buffer of B1 Zone	Waste water disposal, and any activity that would potentially cause destruction to ecosystem marine biota, and any activity that would cause disturbance to the P3 Zone as buffer B1 Zone	Appliance of special provision on Zone P3 consists of: 1. Establishment of coastal building and installation of tsunami detector equipment 2. Reclamation activity conducted in stages by maintaining its function, with a range and lowest receding point of 300 meter up to the line that meets the outer points that would detect the sea depths of 8 meter	Makassar: coastal area of Biringkanaya Sub-District, parts of coastal area of Tamalanrea Sub-District, coastal area of Ujung Tanah Sub-District, coastal area of Ujung Pandang Sub-District, coastal area of Mariso Sub-District, and parts of coastal area of Tamalate Sub-District Article 80, No.2
P4 Zone (Article 130)	Article 81 Zone of coastal waters that face against Zone B4 and Zone B5 which aims to conserve Zone B4 and Zone B5 as an area with low supporting capacity.	Marine activities, fishing activities, tourism activities, and other activities that serve to maintain the function of P4 Zone as buffer of B4 Zone and B5 Zone	Other activities that would not cause disturbance to the function of P4 Zone area as buffer of B4 Zone and B5 Zone	Disposal of waste water, any activity that potentially would cause destruction to ecosystem and marine biota, as well as any activity that would cause disturbance to the function of Zone P4 area as buffer of Zone B4 and Zone B5;	Establishment of coastal building and installation of tsunami detector equipment following safety standards of shipping and building, and would not cause destruction to beach aesthetics, ecosystem and marine biota	Maros: Coastal area of Bontoa Sub-District Takalar: Coastal area of Galesong Utara Sub-District, coastal area of Galesong Sub-District, coastal area of Galesong Selatan Sub-District and parts of coastal area of Mangarabombang Sub-District Article 81, No.2
B5 Zone (Article 131)	Article 82 Coastal water zone that faces Zone L1 and Zone B7 as area that serves to conserve Zone L1 and Zone B7 from abrasion, water retention, and sea-water intrusion and as conservation of mangrove forest with low supporting capacity.	Marine activities, fishing activities, shipping activities, tourism, mangrove conservation, abrasion prevention, seawater retention and intrusion prevention, and other activities that serve to maintain the function of P5 Zone area as buffer of L2 Zone and B7 Zone	excluding activities as stated in letter a that would not cause destruction to function of P5 Zone zone as buffer of L2 Zone and B7 Zone	Disposal of waste water, any activity that might potentially cause destruction to the mangrove ecosystem, and any activity that would cause disturbance to the P5 as buffer of L2 Zone and B7 Zone		Maros: Coastal area of Lau Sub-District, coastal area of Maros Baru Sub-District and coastal area of Marusu Sub-District Takalar: Parts of coastal area in Mangarabombang Sub-District Article 82, No.3

Appendix 1.6. Development programs in Mamminasata based on main program indications (Perpres No. 55 of 2011)

No	Main program indications	Location					Financing				Time Frame			
		MM	MK	MR	GW	TK	Na	Prov	C/D	OLSOF ¹	2011-2014	2015-2019	2020-2024	2025-2027
I. REALIZATION OF SPATIAL STRUCTURE														
A REALIZATION OF RESIDENTIAL CENTERS														
1. Core urban area (Makassar), 2. Secondary urban areas (Maros, Gowa, Takalar)														
a	DSP & ZR for City/District Urban Areas													
b	Development, improvement, and strengthening of facilities of provincial, city/district governance centers													
c	Development, improvement, and strengthening of facilities of subdistrict governance centers													
d	Development, improvement, and strengthening of facilities of trade and services (adjust scale accordingly) centers													
e	Development, improvement, and strengthening of facilities of higher education centers													
f	Development, improvement, and strengthening of facilities of sports (adjust scale accordingly) centers													
g	Development, improvement, and strengthening of facilities of healthcare centers, and and surrounding areas													
h	Development, improvement, and strengthening of facilities of manufacture industrial centers													
i	Development, improvement, and strengthening of facilities of fishery industrial activity centers													
j	Development, improvement, and strengthening of facilities of defense and security activity centers													
k	Development, improvement, and strengthening of facilities of tourism centers													
l	Development, improvement, and strengthening of facilities of socio cultural centers													
m	Development, improvement, and strengthening of facilities of agricultural centers													
n	Development, improvement, and strengthening of facilities of special maritime transportation services													
B REALIZATION OF INFRASTRUCTURE NETWORK SYSTEMS														
1 Transportation Network Systems														
1.1 Ground Transportation Network Systems														
1.1.1 Road Transportation Network Systems														
a	Primary Arterials (Trans Sulawesi, Middle Ring Road, Outer Ring Road, Bypass MM, Sukarno-Hatta Seaport Access Road)													
b	Primary Collectors (Hertasning, Aroepala, Sirua, Sutami)													
c	Secondary Arterials (Makassar-NT via Sirua; Urip Sumoharjo, Pettarani, Alauddin; Sungguminasa-Takalar; Perintis Kemerdekaan)													
d	Freeway Networks (Maros-Mandal-Makassar; Makassar-Sungguminasa; Sungguminasa-Takalar; Ujung Pandang I; Jl. Makassar Seksi IV)													
e	Development, improvement, and strengthening of passenger and cargo transportation service systems on regional scale, including:													
	1) Type A Termini (Daya, New Town)													
	2) Type B Termini (Cappa Bungaya, Malengkeri, Marusu)													
	3) Type C Termini in Pattalassang													
	4) Regional-scale Cargo Termini (Makassar Industrial Estate, Makassar-Maros IE, Gowa IE, Takalar IE)													
	Development, improvement, and strengthening of Mass Public Transportation Systems and their routes													
1.1.2	Riverborne Transportation Network Systems													
	Development, improvement, and strengthening of Tallo and Jeneberang Rivers transportation systems													
1.1.3	Crossing Transportation Network Systems													
	Development, improvement, and strengthening of transportation services operating out of Paotere, Pajukukang, Bodia Harbors													
1.1.4	Railroad Network Systems													
a	Studies and reviews of railroad network development													

¹ OLSOF = "other legitimate sources of funding"

No	Main program indications	Location					Financing				Time Frame				
		MM	MK	MR	GW	TK	Na	Prov	C/D	OLSOF ¹	2011-2014	2015-2019	2020-2024	2025-2027	
	b Development, improvement, and strengthening of railroads														
1.2	Seaborne Transportation Network Systems														
	Development, improvement, and strengthening of Soekamo-Hatta Main Seaport														
1.3	Air Transport Network System														
	Development, improvement, and strengthening of Hasanuddin Airport														
2	Infrastructure Network Systems														
2.1	Energy Network Systems														
2.1.1	Development, improvement, and strengthening of oil and gas networks														
2.1.2	Development, improvement, and strengthening of electrical power plants														
2.1.3	Development, improvement, and strengthening of electricity transmission														
2.2	Telecom Network Systems														
2.2.1	Development, improvement, and strengthening of terrestrial networks														
2.2.2	Development, improvement, and strengthening of satellite networks														
2.3	Water Resources Infrastructures														
2.3.1	Water Sources														
	Development, improvement, and strengthening of surface waters such as rivers, dams etc; and ground waters such as Aquifers														
2.3.2	Water Resource Infrastructures														
	Development, improvement, and strengthening of:														
	1) Primary, Secondary, and Tertiary Irrigation Network Systems														
	2) Flood control systems of Jeneberang, Tallo, Maros, Pappa, Gamanti Rivers														
	3) Coastal safety systems of all abrasion-prone coasts														
2.4	Urban Infrastructure Network Systems														
2.4.1	Clean Water Network Systems														
	Development, improvement, and strengthening of:														
	a Potable Water Supply Master Plan for Mamminasata														
	b Potable Water Distribution Master Network														
	c Cooperation among Mamminasata's PDAM														
	d Expansion of service coverage														
2.4.2	Drainage Network Systems														
	Development, improvement, and strengthening of primary drainage network system quality														
2.4.3	Waste Water Network Systems														
	Development, improvement, and strengthening of:														
	1) IPAL Pannampu, Tallo, KIMA, KIMAMA, Losari/Tanjung Bunga														
	2) IPAL KITA														
	3) IPAL KIWA Somba Opu														
2.4.4	Solid Waste Management Systems														
	a Development, improvement, and strengthening of:														
	1) TPA Regional Pattalassang														
	2) TPA Tamangapa														
	3) TPA Bontoramba														
	4) TPA Cadika														
	5) TPA Ballang														
	6) TPST Mamminasata														
	b Development, improvement, and strengthening of solid waste collection system														

No	Main program Indications	Location					Financing				Time Frame			
		MM	MK	MR	GW	TK	Na	Prov	C/D	OLSOF ¹	2011-2014	2015-2019	2020-2024	2025-2027
II. REALIZATION OF SPATIAL PATTERNS														
A CONSERVATION ZONES														
1. Zone L1: Conservation Areas providing protection toward derivative areas														
a	Rehabilitation, revitalization, development, and improvement of derivative areas													
b	Rehabilitation, revitalization, development, and improvement of areas to prevent erosion and sedimentation													
c	Rehabilitation, revitalization, development, and improvement of areas for ground hydrologic function preservation													
d	Rehabilitation, revitalization, development, and improvement of areas for rainwater catchment space													
2. Zone L2 Local Protected Areas														
Rehabilitation, revitalization, development, and improvement of functions of coastal, river, lake, or dam setbacks as well as urban green open space.														
3. Zone L3 Natural Conservation Areas, Natural Preserves, and Cultural Conservation Areas														
a	Rehabilitation, revitalization, development, and improvement of functions of Komara Fauna Park													
b	Rehabilitation, revitalization, development, and improvement of functions of Bantimurung-Bulusaraung National Park													
c	Rehabilitation, revitalization, development, and improvement of functions of coastal wetlands													
d	Rehabilitation, revitalization, development, and improvement of functions of cultural and scientific preserves													
4. Zone L4 Natural Disaster-prone Areas														
a	Rehabilitation, revitalization, development, and improvement of landslide-prone areas													
b	Rehabilitation, revitalization, development, and improvement of flood-prone areas													
5. Zone L5 Geological Conservation Areas														
a	Rehabilitation, revitalization, development, and improvement of areas with abrasion and tsunami risks													
b	Rehabilitation, revitalization, development, and improvement of water spring setback areas													
6. Zone L6 Other Conservation Areas														
a	Rehabilitation, revitalization, development, and improvement of Komara Hunting Park area													
b	Rehabilitation, revitalization, development, and improvement of functions of conservation areas located in coasts and small islands													
B DEVELOPMENT ZONES														
1. Zone B1														
Rehabilitation, revitalization, development, and improvement of functions of area allocations in Zone B1:														
1)	high density residential													
2)	provincial government													
3)	city/district governments													
4)	trade and services (international, national, and regional scales)													
5)	higher education													
6)	sports (international, national, and regional scales)													
7)	healthcare (international, national, and regional scales)													
8)	manufacturing industries													
9)	fishery industries													
10)	passenger and cargo transportation services (regional scale)													
11)	seaborn transportation (international, national scales)													
12)	aerial transportation (international, national scales)													
13)	defense and security													
14)	tourism													
15)	meetings, exhibition, socio-cultural events													

No	Main program Indications	Location					Financing				Time Frame			
		MM	MK	MR	GW	TK	Na	Prov	C/D	OLSOF ¹	2011-2014	2015-2019	2020-2024	2025-2027
2. Zone B2														
Rehabilitation, revitalization, development, and improvement of functions of area allocations in Zone B2:														
	1) medium density residential													
	2) district and/or subdistrict governments													
	3) trade and services (regional scale)													
	4) higher education													
	5) sports													
	6) healthcare													
	7) manufacturing industries													
	8) fishery industries													
	9) passenger and cargo transportation services (regional scale)													
	10) seaborne transportation (regional scales)													
	11) aerial transportation (international, national scales)													
	12) defense and security													
	13) tourism													
	14) agriculture													
3. Zone B3														
Rehabilitation, revitalization, development, and improvement of functions of area allocations in Zone B3:														
	1) low density residential													
	2) trade and services													
4. Zone B4														
a. Rehabilitation, revitalization, development, and improvement of functions of area allocations in Zone B4:														
	1) low density residential													
	2) wet cultivation													
	3) dry cultivation													
	4) plantation													
	5) fishery													
	6) animal husbandry													
	7) agroindustry													
	b. Rehabilitation, revitalization, and improvement of dry cultivation agribusiness system													
5. Zone B5														
a. Rehabilitation, revitalization, development, and improvement of functions of area allocations in Zone B5:														
	1) low density residential													
	2) staple crop cultivation													
	3) staple crop cultivation utilizing technical irrigation													
	b. Rehabilitation, revitalization, development, and improvement of wet-cultivation, technical irrigation-fed agrobusiness areas													
	c. Rehabilitation, revitalization, development, and improvement of added values of agro-activities													
	d. Provision of irrigation, technological, climate change innovation, accessibility, agroproduction facilities services													
	e. Rehabilitation, revitalization, development, and improvement of agrobusiness areas and integrated farming system													
	f. Rehabilitation, revitalization, development, and improvement of organic farming systems													
	g. Rehabilitation, revitalization, development, and improvement of integration between process and crop yield, and agroindustrial activities													
6. Zone B6														
Rehabilitation, revitalization, development, and improvement of functions of production forests as buffer zone for Zone L1 (Conservation Forest)														
7. Zone B7														

No	Main program indications	Location					Financing				Time Frame			
		MM	MK	MR	GW	TK	Na	Prov	C/D	OLSOF ¹	2011-2014	2015-2019	2020-2024	2025-2027
a	Rehabilitation, revitalization, development, and improvement of functions of area allocations in Zone B7:													
	1) traditional fishermen's residential area													
	2) fishery													
b.	Rehabilitation, revitalization, development, and improvement of functions of Fishing Ports, Fish Auction Site, and Fishery Landing Site													
c.	Rehabilitation, revitalization, development, and improvement of functions of fishermen's residential areas and marine tourism													
d	Rehabilitation, revitalization, development, and improvement of functions of Fishery Development Areas													
e	Rehabilitation, revitalization, development, and improvement of functions of fishery harbors													
C SUPPORT ZONES														
1. Zone P1														
	Rehabilitation, revitalization, development, and improvement of Zone P1 which provides protection toward Zone L2 (Coastal Setback) in order to prevent pollution and damages to marine biota													
2. Zone P2														
	Rehabilitation, revitalization, development, and improvement of Zone P2 which provides protection toward Zone L2 (Coastal Setback) in order to control floods, pollution and damages to marine biota													
3. Zone P3														
	Rehabilitation, revitalization, development, and improvement of Zone P3 which provides protection toward Zone B1 as high environmental carrying capacity areas													
4. Zone P4														
	Rehabilitation, revitalization, development, and improvement of Zone P4 which provides protection toward Zones B4 and B5 as low environmental carrying capacity areas													
5. Zone P5														
	Rehabilitation, revitalization, development, and improvement of Zones L1 and B7 to prevent abrasion, water retention, seawater intrusion, and wetland conservation with low environmental carrying capacities													
D CONTROL OF MAMMINASATA URBAN AREAS WITH EMPHASIS ON DISASTER MITIGATION														
	Rehabilitation, revitalization, development, and improvement of disaster-prone areas' evacuation routes and sites													

Note: OLSOF = "other legitimate sources of funding"


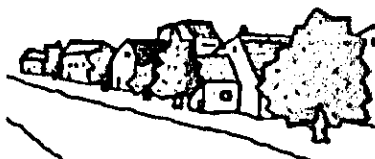
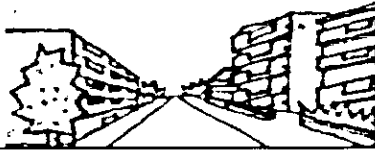

Part II. Control measures of spatial utilization


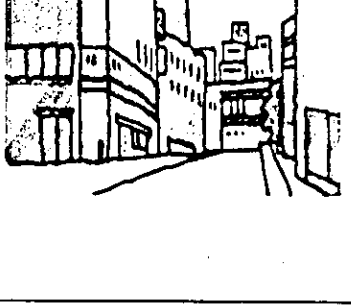
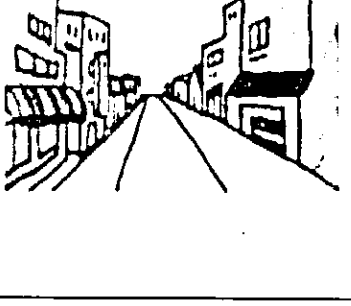
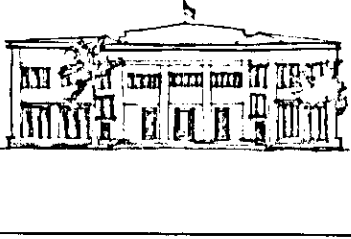
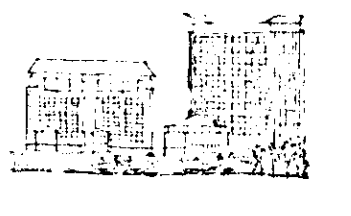
Appendix 2.1: Land use zoning categories


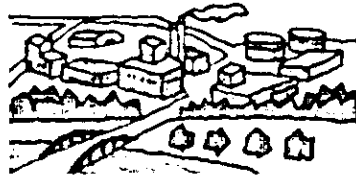
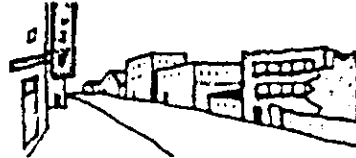

Land use zoning is an efficient method to realize land use plan. To designate land use zoning category, it is important to understand existing land use because once land use zoning is designated in accordance with land use zoning category as shown in Table 2, types of building/ facility use are controlled by matrix table of land use zoning categories and building use control (Table 3) in the Mamminasata Metropolitan Area.

Description of Land Use Zoning Category

No	Zone Category	Definition
Conservation Areas	1	Protected forest zone <u>Zone Functions:</u> Preserving and effecting maintenance of protected forests' functions and preventing forest damages Improvement of protected forests' functions toward soil, water, climate, flora & fauna.
	2	Conservation area supporting protected area <u>Zone Functions:</u> Recharge of water resource aquifer by rainwater
	3	Local protected zone <u>Zone Functions:</u> Conservation area for protection of coast, river, lake, dam and water spring
	4	Green open space zone <u>Zone Functions:</u> Green open spaces protected from various development activities, functioning as environmental conservation area
	5	Natural & cultural preserve zone <u>Zone Functions:</u> Conservation area for preserve of fauna/flora/ecosystem and cultural-historical diversities
	6	Natural disaster prone zone <u>Zone Functions:</u> Conservation area to prevent disaster of land slide, flood, eruption and earthquake

No	Zone category	Definition	Image	
Development Areas	Residential Areas	1	Very low density residential area <u>Zone Functions:</u> Zone with planning area of density between 0-10 housing units/hectare	
		2	Low density residential area <u>Zone Functions:</u> Zone with planning area of density between 10-40 housing units/hectare	
		3	Medium density residential area <u>Zone Functions:</u> Zone with planning area of density between 40-100 housing units/hectare	
		4	High density residential area <u>Zone Functions:</u> Zone with planning area of density between 100-1000 housing units/hectare	

No		Zone category	Definition	Image
Development Areas	Commercial/Service	5	Very high density residential area	<p><u>Zone Functions:</u> Zone with planning area of density equalling or exceeding 1000 housing units/hectare</p> 
		6	Commerce and service zone (single)	<p><u>Zone Functions:</u> development of cluster of commerce, and/or service activities, workplace activities, business activities entertainment and recreational activities of regional scale; in single form – horizontal or vertical configuration</p> <p><u>Notes:</u> Not adjacent to residential areas</p> 
		7	Commerce and service zone (row)	<p><u>Zone Functions:</u> development of cluster of commerce and/or service activities, workplace activities, business activities, entertainment and recreational activities of regional scale; in row form</p> <p><u>Notes:</u> Part of residential area; may be located adjacent to residential areas</p> 
	Office	8	Office zone (government)	<p><u>Zone Functions:</u> Governor's office, city hall, district offices, governmental agencies, military and police facilities</p> <p><u>Notes:</u> Minimum access road class: collector road Not adjacent to residential areas</p> 
		9	Office zone (private)	<p><u>Zone Functions:</u> development of private office activities, service activities, workplace activities and their attendant facilities; developed in detached/single building form in horizontal or vertical configuration</p> <p><u>Notes:</u> Located in neighborhood with high density, medium density, and low density population Minimum access road class: collector road Not adjacent to residential areas</p> 

No	Zone category	Definition	Image	
Development Areas Industrial	10	Basic chemical industries	<p>Zone Functions: Processing raw materials into basic materials, engaging in chemical processing that results in basic chemical products, such as sulfuric acid and ammonia, such as paper industry, cement industry, pharmaceuticals, fertilizers, glassworks industries, etc</p> <p>Notes: developed in low density areas not adjacent to residential zones.</p>	
	11	Basic machinery and metalwork industries	<p>Zone Functions: Processing metals and base products into basic materials and semi-processed materials; such as electricity equipments, machineries, rebar concrete, steel pipes, motor vehicles, aeroplanes, etc.</p> <p>Notes: Not located in or adjacent to residential areas Factors in proper industrial waste management;</p>	
	12	Small industries	<p>Zone Functions: small-scale capital, small amount of workers, utilizing basic and simple equipments. Typically individual or household-based industries, such as bakeries, kerosene stove manufacture/repair shops, snacks, cooking oil distribution, etc</p> <p>Notes: May be placed in residential zones, as long as neighborhood compatibility is not compromised Factors in proper industrial waste management; Located in rows/plots of buildings</p>	
	13	Mixed industries	<p>Zone Functions: Industries that produce a variety of consumer goods, classified into four types:</p> <ol style="list-style-type: none"> 1. Various food products 2. Various non-food primary needs 3. Various chemical and fibre goods: 4. Various building materials: <p>Notes: Located in low to medium density population neighborhoods</p>	

No	Zone Category	Definition
Development Areas Public Service	14	<p>Education</p> <p><u>Zone Functions:</u> educational facilities (elementary to higher education); whether formal or informal in nature. May be in horizontal or vertical configurations.</p> <p><u>Notes:</u> Higher educational facilities located in high-density population area must be serviced by at least a collector road; it is to be developed vertically, and placed not on or adjacent to residential areas</p>
	15	<p>Transportation</p> <p><u>Zone Functions:</u> transportation functions, supporting transportation system development policies manifested in spatial plan that encompasses land-based, aerial, and waterborn transportations.</p> <p><u>Notes:</u> Not adjacent to residential zones.</p>
	16	<p>Healthcare</p> <p><u>Zone Functions:</u> Development of healthcare facilities with the hierarchy and scale of service proportionate to its serviced population base; in vertical or horizontal configurations</p> <p><u>Notes:</u> Healthcare facilities developed in a separate zone are HC facilities servicing subdistrict-scale or above; such as maternity hospitals, laboratories, subdistrict-level public healthcare center, Type C Auxiliary Hospital, Type B Area Hospital, and Type A Healthcare facilities.</p>
	17	<p>Sports</p> <p><u>Zone Functions:</u> developed for the purpose of housing sports facilities (open air and indoor) in accordance with their service scope and service scale, proportionate to serviced population.</p> <p><u>Notes:</u> Sports facilities developed in a separate zone are sports facilities servicing subdistrict-scale or above; such as sports buildings, swimming pools, sports arenas, mini stadiums Sports facilities catering to scales below subdistrict levels are not developed in a separate zone, but rather an integral part of residential areas (as part of that residential area's facilities) and shall be regulated in detail under zoning regulation Sports facilities catering to subdistrict scale or higher require at least collector roads as their minimum access roads.</p>
	18	<p>Socio-cultural</p> <p><u>Zone Functions:</u> socio-cultural facilities in accordance with their service hierarchy and service scale, proportionate to an administrative area's serviced population; developed in horizontal or vertical configurations</p> <p><u>Notes:</u> socio-cultural facilities developed in a separate zone are the ones servicing subdistrict level or above; this includes community halls, multipurpose buildings, work training facilities, social agencies, meeting halls, etc regulated under zoning regulation socio-cultural facilities servicing levels lower than subdistrict level are not grouped in a separate zone, but rather are integral parts of residential areas, and are regulated under zoning regulation</p>

Development Management in Mamminasata Urban Area

No		Zone Category	Definition
	Miscellaneous	19	<p>Religious</p> <p><u>Zone Functions:</u> religious facilities in accordance with their service hierarchy and service scale, proportionate to an administrative area's serviced population</p> <p><u>Notes:</u> Religious facilities developed in a separate zone are the ones servicing subdistrict level or above religious facilities servicing levels lower than subdistrict level are not grouped in a separate zone, but rather are integral parts of residential areas, and are regulated under zoning regulation</p>
		20	<p>Agriculture</p> <p><u>Zone Functions:</u> activities related to cultivation of certain agroproduct, or the feeding, keeping, and and caring of animals for personal or commercial uses</p> <p><u>Notes:</u> Wet fields irrigated using water from technical irrigation ducts may not be converted into other land uses.</p>
		21	<p>Mining</p> <p><u>Zone Functions:</u> mining activities for areas with existing or planned mining activities; includes Type A, B, and C Minerals</p> <p><u>Notes:</u> Spaces technically utilized for concentration of mining activities and do not have deleterious effect on environmental functions</p>
	22	<p>Tourism</p> <p><u>Zone Functions:</u> natural, man-made, and cultural tourism activities</p>	
	Special	23	<p>Military</p> <p><u>Zone Functions:</u> defense and security-related activities and developments such as military offices and installations, including maneuvering and proving grounds of national level</p> <p><u>Notes:</u> not adjacent to residential and commercial zones</p>
		24	<p>Final Solid Waste Disposal Site (TPA)</p> <p><u>Zone Functions:</u> as final stage solid waste landfill</p> <p><u>Notes:</u> Not adjacent to residential zones, commercial zones, and other zones with the exception of industrial zones (additional conditions applicable)</p>
25		<p>Waste Water Processing Installation (IPAL)</p> <p><u>Zone Functions:</u> Collection site for treatment to avoid polluting residential and industrial milieus</p> <p><u>Notes:</u> Not adjacent to residential and industrial zones</p>	

Source: JICA Expert Team Proposal

Appendix 2.2 Guidance for building use control by land use category

Building / facility	CONSERVATION ZONES		DEVELOPMENT ZONES				
	Various conservation zones (HL, PB, PS, SC, RB)*	Green open space	I. Residential				
			Very high density	High density	Medium density	Low density	Very Low density
A Housing							
Detached/semidetached house	-	-					
Townhouse	-	-					
Med/High-rise apartment	-	-					
Shop-house	-	-				B/1 X	B/1 X
Office-houses	-	-				-	-
Other residential facility	-	-					
B Commercial							
Small shop, store	-	-				X	X
Traditional markets	-	-				-	-
Market	-	-				-	-
Wholesale market	-	-	-	-	-	-	-
Supermarket	-	-				-	-
Mall, plaza	-	-	B/5 X	B/5 X	-	-	-
Restaurant	-	-				X	-
Hotel	-	-	B/7	B/7	B/7	-	-
Other accommodation	-	-	B/7	B/7	B/7	-	-
Other commercial	-	-	B/8	B/8	B/8	-	-
C Service							
Financial Institution	-	-	B/10	B/10	-	-	-
Communication service	-	-	B/10	B/10	-	-	-
Vehicle repair (repair shop)	-	-	-	-	-	-	-
SPBU (Gasoline Station)	-	-	-	-	-	-	-
Small business office (house business)	-	-	-	-			
Travel service office	-	-	B/11	B/11	-	-	-
Other service office	-	-	B/11	B/11	-	-	-
D Entertainment/ Recreation							
Amusement park	-	-	-	-	-	-	-
Sport arena business	-	B/13 X	B/13	B/13	-	-	-
Theater, cinema	-	B/13 X	B/13	B/13	-	-	-
Museums, cultural centers	-	B/13 X	B/13	B/13	-	-	-
Other entertainment/recreation	-	B/13 X	B/13	B/13	-	-	-
E Education Facilities							
Childcare facilities	-	-					
Pre-school	-	-					
School (Primary, Secondary)	-	-					
University, college	B/14 X	B/14 X				-	-
Youth center	-	-					
Other school	-	-					
F Health Facility							
Clinic	-	-					
Hospital	-	-					
Health center	-	-					
Health post	-	-					
Other health facility	-	-					
G Worship and Supporting Facility							
Prayer house (smaller than mosque)	-	-					
Mosque	-	-					
Community center	-	-					
Multi-purpose center	-	-					
City sub-center	-	-	B/16	B/16	B/16	B/16	B/16
Social/communal center	-	-					
Other worship	-	-					
H Factory, etc.							
Factory	-	-	-	-	-	-	-
Warehouse	-	-	-	-	-	-	-
House workshop	-	-	B/19	B/19	B/19 X	B/19 X	B/19 X
Cargo distribution/logistic terminal	-	-	-	-	-	-	-
Animal breeding facility	-	-	-	-	-	-	-
Mining site	-	-	-	-	-	-	-
I Public service							
Park, square, green open space	-						
Water plant, solid waste disposal site	-	-	-	-	-	-	-
Government office	-	-					
Fire station, police station	-	-					
Bus terminal	-	-	-	-	-	-	-
Airport, Seaport	-	-	-	-	-	-	-
Cemetery	-	-	-	-	-	-	-
Security and defense facility	-	B/20 X	-	-	-	-	-
Prison	-	-	-	-	-	-	-
Other public service	-	-	-	-	-	-	-
J Agriculture							
Rice fields (technical irrigation)	-	-	-	-	-	-	-
Rice fields (rain-fed)	-	-	-	-	-	B/54	B/54
Plantation Estates	-	-	-	-	-	-	-
Gardens	-	-	-	-	-	B/54	B/54
Green Houses	-	-	-	-	-	B/54	B/54
Aquacultures	-	-	-	-	-	-	-
Irrigation Infrastructures	-	-	-	-	-	-	-
Other farm facilities	-	-	-	-	-	B/54	B/54

Legends

I	Permitted
B	Permitted with conditions
X	Permitted with quantitative control
-	Not Permitted

Notes

B/1 a limited number of small-scale shop houses serving as local bodega or corner stores for local residents may be allowed

B/5 malls built within residential buildings may be allowed

B/7 small scale hotels may be allowed

B/8 small-scale, miscellaneous commercial buildings may be allowed

B/10 bank, cooperative, credit union, postal office branches as well as ATM booths may be allowed

B/11 small scale facilities may be allowed

B/13 limited number of small-scale sports, cultural, amusement and recreational facilities serving residents and or integrated into residential parks may be allowed

B/14 Conservation area may accommodate academic research efforts as long as maintenance of zone functions are preserved

B/16 may be allowed if residents lack access to, or if land is not available at Public Service Facilities Zone

B/19 household, small and micro-enterprises may be allowed as long as residential functions and qualities are not compromised

B/20 armed forces training facilities and infantry maneuvering grounds may be allowed

B/54 rain-fed rice fields, gardens, green houses and other facilities are allowed if in small scale

* This column contains amalgamation of several conservation subzones: HL (Protected Forest), PB (Protection toward Derivative Areas), PS (Local Protection), SC (Natural and Cultural Preserves), RB (Disaster Risk)

Building / facility	DEVELOPMENT ZONES						
	II. Commerce & service		III. Office activities		IV. Industries		
	Single	Row	Government	Private entities	Basic chemical industries, basic machinery & metalworks industries	Small-scale industries	Mixed Industries
A Housing							
Detached/semidetached house	B/2	B/2	B/3	B/3	B/3	B/3	B/3
Townhouse			B/3	B/3	B/3	B/3	B/3
Med/High-rise apartment			-	-	-	-	-
Shop-house			-	-	-	-	-
Office-houses			-	B/4	-	-	-
Other residential facility			-	-	-	-	-
B Commercial							
Small shop, store			B/6	B/6	-		
Traditional markets			B/6	B/6	-		
Market			B/6	B/6	-		
Wholesale market			-	-	-		
Supermarket	-		-	-	-		
Mall, plaza	-		-	-	-		
Restaurant			-	-	-		
Hotel			-	-	-	B/9	B/9
Other accommodation			-	-	-	B/9	B/9
Other commercial			-	-	-	B/9	B/9
C Service							
Financial Institution					-		
Communication service					-		
Vehicle repair (repair shop)			-	-	-		
SPBU (Gasoline Station)	-		-	-	-		
Small business office (house business)					B/12		
Travel service office					-		
Other service office					-		
D Entertainment/ Recreation							
Amusement park			-	-	-		
Sport arena business			-	-	-		
Theater, cinema			-	-	-		
Museums, cultural centers			-	-	-		
Other entertainment/recreation			-	-	-		
E Education Facilities							
Childcare facilities					-		
Pre-school			-	-	-	-	-
School (Primary, Secondary)			-	-	-	-	-
University, college					-	-	-
Youth center					-	-	-
Other school					-	-	-
F Health Facility							
Clinic					B/15		
Hospital	-	-			-	B/15	B/15
Health center	-	-			-	B/15	B/15
Health post	-	-			-	B/15	B/15
Other health facility	-	-			B/15	B/15	B/15
G Worship and Supporting Facility							
Prayer house (smaller than mosque)					B/17	B/17	B/17
Mosque					B/17	B/17	B/17
Community center	-	-	-	-	-	-	-
Multi-purpose center	-	-	-	-	-	-	-
City sub-center	-	-	-	-	-	-	-
Social/communal center	-	-	-	-	-	-	-
Other worship	-	-	-	-	-	-	-
H Factory, etc.							
Factory	-	B/18	-	-	-		
Warehouse	-	-	-	-	-		
House workshop			-	-	-		
Cargo distribution/logistic terminal	-	-	-	-	-		
Animal breeding facility	-	-	-	-	-		
Mining site	-	-	-	-	-	-	-
I Public service							
Park, square, green open space							
Water plant, solid waste disposal site	-	-	-	-	-		
Government office							
Fire station, police station							
Bus terminal	-	-	-	-	-		
Airport, Seaport	-	-	-	-	-	B/21	B/21
Cemetery	-	-	-	-	-	-	-
Security and defense facility	-	-	-	-	-	-	-
Prison	-	-	-	-	-	-	-
Other public service	-	-	-	-	-	-	-
J Agriculture							
Rice fields (technical irrigation)	-	-	-	-	-	-	-
Rice fields (rain-fed)	-	-	-	-	-	B/54	B/54
Plantation Estates	-	-	-	-	-	-	-
Gardens	-	-	-	-	-	B/54	B/54
Green Houses	-	-	-	-	-	B/54	B/54
Aquacultures	-	-	-	-	-	-	-
Irrigation Infrastructures	-	-	-	-	-	-	-
Other farm facilities	-	-	-	-	-	B/54	B/54

Legends

I	Permitted
B	Permitted with conditions
X	Permitted with quantitative control
-	Not Permitted

B/2 reconstruction/renovation of houses that existed prior to establishment of area as Commerce & Service Zone may be allowed

B/3 houses/townhouses that function as company/industry/governmental mess/dormitory may be allowed

B/4 a limited number office-houses serving as accommodation or providing support services to other businesses may be allowed

B/6 shops and markets providing support products and services to other businesses may be allowed

B/9 medium-scale hotels may be allowed

B/12 small scale facilities providing support services to industrial activities may be allowed

B/15 small-scale, healthcare facilities specializing in treating work hazard injuries and industry-related traumas are allowed

B/17 may be allowed if sufficient number of workers lack access to off-site religious facilities

B/18 may be allowed for mixed industries, as long as residential functions and qualities are not compromised

B/21 cargo and service airports and seaports may be allowed to support industrial activities

B/54 rain-fed rice fields, gardens, green houses and other facilities are allowed if in small scale

Building / facility	DEVELOPMENT ZONES					
	V. Public Service Facilities					
	Education	Transportation	Healthcare	Sports	Socio-Cultural	Religious
A Housing						
Detached/semi-detached house	B/22	B/23	B/23	B/23	B/23	B/23
Townhouse	B/22	B/23	B/23	B/23	B/23	B/23
Med/High-rise apartment	-	-	-	-	-	-
Shop-house	-	-	-	-	-	-
Office-houses	-	-	-	-	-	-
Other residential facility	-	-	-	-	-	-
B Commercial						
Small shop, store	B/25	B/25	B/25	B/25	B/25	B/25
Traditional markets	-	-	-	-	-	-
Market	-	-	-	-	-	-
Wholesale market	-	-	-	-	-	-
Supermarket	-	-	-	-	-	-
Mall, plaza	-	-	-	-	-	-
Restaurant	-	-	-	-	-	-
Hotel	-	-	-	-	-	-
Other accommodation	-	-	-	-	-	-
Other commercial	-	-	-	-	-	-
C Service						
Financial institution	B/28	B/28	B/28	B/28	B/28	B/28
Communication service	B/29	B/29	B/29	B/29	B/29	B/29
Vehicle repair (repair shop)	-	-	-	-	-	-
SPBU (Gasoline Station)	-	-	-	-	-	-
Small business office (house business)	-	-	-	-	-	-
Travel service office	-	-	-	-	-	-
Other service office	-	-	-	-	-	-
D Entertainment/ Recreation						
Amusement park	-	-	-	-	-	-
Sport arena business	B/33	-	-	-	-	-
Theater, cinema	B/33	-	-	-	-	-
Museums, cultural centers	B/34	-	-	-	-	-
Other entertainment/recreation	-	-	-	-	-	-
E Education Facilities						
Childcare facilities	-	-	-	-	-	-
Pre-school	-	-	B/36	-	-	-
School (Primary, Secondary)	-	-	B/36	-	-	-
University, college	-	-	-	B/37	B/37	-
Youth center	-	-	-	B/40	-	-
Other school	-	-	-	-	-	-
F Health Facility						
Clinic	-	-	-	-	-	-
Hospital	B/41	B/41	-	B/42	-	-
Health center	-	-	-	B/42	-	-
Health post	-	-	-	B/42	-	-
Other health facility	-	-	-	B/42	-	-
G Worship and Supporting Facility						
Prayer house (smaller than mosque)	-	-	-	-	-	-
Mosque	-	-	-	-	-	-
Community center	-	-	-	-	-	-
Multi-purpose center	-	-	-	-	-	-
City sub-center	-	-	-	-	-	-
Social/communal center	-	-	-	-	-	-
Other worship	-	-	-	-	-	-
H Factory, etc.						
Factory	-	B/44	-	-	-	-
Warehouse	-	B/44	-	-	-	-
House workshop	-	B/44	-	-	-	-
Cargo distribution/logistic terminal	-	-	-	-	-	-
Animal breeding facility	-	-	-	-	-	-
Mining site	-	-	-	-	-	-
I Public service						
Park, square, green open space	-	-	-	-	-	-
Water plant, solid waste disposal site	-	-	-	-	-	-
Government office	-	-	-	-	-	-
Fire station, police station	-	-	-	-	-	-
Bus terminal	B/49	-	-	-	-	-
Airport, Seaport	-	-	-	-	-	-
Cemetery	-	-	-	-	-	-
Security and defense facility	B/53	-	-	-	-	-
Prison	-	-	-	-	-	-
Other public service	-	-	-	-	-	-
J Agriculture						
Rice fields (technical irrigation)	-	-	-	-	-	-
Rice fields (rain-fed)	B/55	B/56	B/55	B/55	B/55	B/55
Plantation Estates	-	B/56	-	-	-	-
Gardens	B/55	B/56	B/55	B/55	B/55	B/55
Green Houses	B/55	B/56	B/55	B/55	B/55	B/55
Aquacultures	-	B/56	-	-	-	-
Irrigation Infrastructures	B/55	B/56	B/55	B/55	B/55	B/55
Other farm facilities	B/55	B/56	B/55	B/55	B/55	B/55

Legends

I	Permitted
B	Permitted with conditions
X	Permitted with quantitative control
-	Not Permitted
B/23	sidewalk workers housing for transportation, healthcare, sports, socio-cultural, religious, agriculture, mining, tourism, and military-related activities may be allowed

B/25 shops and offices providing products and services that support agriculture, mining activities may be allowed

B/28 bank, cooperative, credit union, postal office branches as well as ATM booths may be allowed

B/29 telecom & internet cafes serving staff/workers/business needs may be allowed

B/33 school gymnasiums, track courses, sports fields, swimming pools etc; as well as small scale entertainment facilities for university students; may be allowed

B/34 museums and cultural centers may be utilized by multiple school and university students

B/36 small-scale facilities may be allowed

B/37 small-scale facilities, especially healthcare and socio-cultural studies may be allowed

B/40 youth centers with sports activities may be allowed

B/41 small hospitals serving school staff and students as well as travelers and commuters may be allowed

B/42 healthcare facilities serving athletes may be allowed

B/44 facilities supported by as well as supporting transportation activities may be allowed

B/49 bus termini are allowed for college towns or isolated campus grounds

B/53 military academies and training facilities are allowed

B/55 if education/healthcare/sports/socio-cultural/religious/tourism/military zones has developed undensely, small scale facilities are allowed

B/56 agricultural facilities are allowed in small scale if functioning as buffers around airports and seaports.

Building / facility	DEVELOPMENT ZONES				
	VI. Miscellaneous			VII. Special purposes	
	Agriculture	Mining	Tourism	Military	Solid waste management & waste water management**
A Housing					
Detached/semidetached house	B/23	B/23	B/23	B/23	-
Townhouse	B/23	B/23	B/23	B/23	-
Med/High-rise apartment	-	-	-	B/23	-
Shop-house	B/24	B/24	B/24	B/24	-
Office-houses	B/24	B/24	B/24	B/24	-
Other residential facility	-	-	-	-	-
B Commercial					
Small shop, store	B/25	B/25	-	B/27	-
Traditional markets	I	B/26	I	-	-
Market	-	-	I	-	-
Wholesale market	-	-	I	-	-
Supermarket	-	-	I	-	-
Mall, plaza	-	-	I	-	-
Restaurant	-	-	I	-	-
Hotel	-	-	I	-	-
Other accommodation	-	-	I	-	-
Other commercial	-	-	I	-	-
C Service					
Financial institution	B/28	B/28	B/28	B/28	-
Communication service	B/29	B/29	B/29	B/29	-
Vehicle repair (repair shop)	B/30	B/30	B/30	B/30	-
SPBU (Gasoline Station)	B/31	B/31	B/31	B/31	-
Small business office (house business)	B/32	B/32	B/32	B/32	-
Travel service office	-	-	I	-	-
Other service office	-	-	I	-	-
D Entertainment/ Recreation					
Amusement park	-	-	I	-	-
Sport arena business	-	-	I	B/35	-
Theater, cinema	-	-	I	-	-
Museums, cultural centers	-	-	I	-	-
Other entertainment/recreation	-	-	I	B/35	-
E Education Facilities					
Childcare facilities	-	-	B/38	B/39	-
Pre-school	-	-	B/38	B/39	-
School (Primary, Secondary)	-	-	B/38	B/39	-
University, college	-	-	-	B/39	-
Youth center	-	-	B/38	B/39	-
Other school	-	-	B/38	B/39	-
F Health Facility					
Clinic	I	I	I	I	-
Hospital	-	-	I	I	-
Health center	I	I	I	I	-
Health post	-	-	I	I	-
Other health facility	B/43	B/43	I	I	-
G Worship and Supporting Facility					
Prayer house (smaller than mosque)	I	I	I	I	I
Mosque	I	I	I	I	I
Community center	-	-	-	-	-
Multi-purpose center	-	-	-	-	-
City sub-center	-	-	-	-	-
Social/communal center	-	-	-	-	-
Other worship	-	-	-	-	-
H Factory, etc.					
Factory	B/45	B/45	-	-	B/47
Warehouse	B/45	B/45	-	-	B/47
House workshop	B/46	B/46	-	-	-
Cargo distribution/logistic terminal	I	I	-	-	-
Animal breeding facility	I	-	-	-	-
Mining site	-	I	-	-	-
I Public service					
Park, square, green open space	I	I	I	I	I
Water plant, solid waste disposal site	B/48	B/48	B/48	-	I
Government office	I	I	I	I	-
Fire station, police station	I	I	I	I	-
Bus terminal	-	-	B/50	B/51	-
Airport, Seaport	-	-	B/50	B/51	-
Cemetery	-	-	-	B/52	-
Security and defense facility	-	-	-	I	-
Prison	-	-	-	-	-
Other public service	-	-	-	I	-
J Agriculture					
Rice fields (technical irrigation)	I	-	-	-	-
Rice fields (rain-fed)	I	-	B/55	B/55	-
Plantation Estates	I	-	-	-	-
Gardens	I	-	B/55	B/55	-
Green Houses	I	-	B/55	B/55	-
Aquacultures	I	-	-	-	-
Irrigation Infrastructures	I	-	B/55	B/55	-
Other farm facilities	I	-	B/55	B/55	-

** This column contains amalgamation of two subzones: Solid Waste Management and Waste Water Management

Legends

I	Permitted
B	Permitted with conditions
x	Permitted with quantitative control
-	Not Permitted

r transportation, healthcare, sports, socio-cultural, religious, agriculture, mining, tourism, and military-related activities may be allowed

B/24	shops and offices providing products and services that support agriculture, mining, tourism, and military-related activities may be allowed
B/25	shops and offices providing products and services that support agriculture, mining activities may be allowed
B/26	small-scale traditional markets serving local residents and workers may be allowed
B/27	shops and offices providing products and services that support military-related activities may be allowed
B/28	bank, cooperative, credit union, postal office branches as well as ATM booths may be allowed
B/29	telecom & internet cafes serving staff/workers/business needs may be allowed
B/30	vehicle repair shops serving agriculture, mining, tourism, military, and waste management-related activities may be allowed
B/31	gas stations serving agriculture, mining, tourism, military, and waste management-related activities
B/32	various businesses supporting agro, mining, tourism, and military-related activities may be allowed
B/35	entertainment facilities for use by troops housed in barracks and military bases may be allowed
B/38	small-scale facilities serving residents of workers' and staff housing may be allowed
B/39	internal facilities serving residents of military bases may be allowed
B/43	healthcare facilities serving miners and farm workers may be allowed
B/45	relevant facilities may be allowed
B/46	relevant facilities may be allowed
B/47	relevant facilities may be allowed
B/48	internal or communal facilities may be needed to process solid waste and effluent generated by mining and farming activities
B/50	bus termini and airports and seaports are allowed if needed to support tourism
B/51	bus termini and airports and seaports are allowed if needed to support military needs
B/52	servicemen's cemeteries are allowed
B/55	if education/healthcare/sports/socio-cultural/religious/tourism/military zones has developed undensely, small scale facilities are allowed

Appendix 2.3. Menu of spatial utilization envelop by land use category

Zone category	Menu for building code		
	BCR max (%)	No. of floor max	FAR max (%)
Very High Density Residential Zone	30, 40, 50, 80	10, 20, 30, 40	300, 400, 500, 600, 800, 1000, 1200, 1600, 2000, 3000
High Density Residential Zone	30, 40, 50	10, 20, 30, 40	300, 400, 500, 600, 800, 1000, 1200, 1600, 2000
Medium Density Residential Zone	30, 40, 50, 60, 70	4, 5, 6, 8	100, 200, 300, 400, 500
Low Density Residential Zone	30, 40, 50, 60, 70	2, 3	60, 80, 100, 150, 200
Very Low Density Residential Zone	30, 40, 50, 60, 70	1, 2	60, 80, 100, 150
Commerce & Service (Single)	60, 80	2, 3, 4, 6, 8	80, 100, 150, 200, 300, 400, 500, 600
Commerce & Service (Row)	80	4, 6, 8, 10, 20, 30, 40	300, 500, 600, 800, 1000, 1200, 1600, 2000, 3000
Offices (Government)	80	4, 6, 8, 10, 20, 30, 40	300, 500, 600, 800, 1000, 1200, 1600, 2000, 3000
Offices (Private)	80	4, 6, 8, 10, 20, 30, 40	300, 500, 600, 800, 1000, 1200, 1600, 2000, 3000
Basic Chemical Industries	30, 40, 50, 60	2, 3, 4, 5	60, 100, 200, 400
Basic Machinery & Metalwork Industries Industries	30, 40, 50, 60	2, 3, 4, 5	60, 100, 200, 400
Small-scale Industries	50, 60, 70, 80	2, 3, 4	100, 150, 200, 300, 400
Mixed Industries	50, 60, 70, 80	2, 3, 4	100, 150, 200, 300, 400
Education	30, 40	2, 3, 5, 10, 20	60, 100, 200, 400, 800
Transportation	30, 40	2, 3, 5, 10	60, 100, 200, 400
Healthcare	30, 40	2, 3, 5, 10, 20	60, 100, 200, 400, 800
Sports	30, 40	2, 3, 5, 10	60, 100, 200, 400
Socio-Cultural	30, 40	2, 3, 5, 10	60, 100, 200, 400
Religious	30, 40	2, 3, 5, 10	60, 100, 200, 400
Agriculture	30, 40, 50, 60, 70	1, 2	60, 80, 100, 150
Mining	30, 40, 50, 60	2, 3, 4, 5	60, 100, 200, 300
Tourism	30, 40	2, 3, 5, 10	60, 100, 200, 400
Military	30, 40, 50, 60	2, 3, 4, 5	60, 100, 200, 300
Solid Waste Management	30, 40, 50, 60	2, 3, 4, 5	60, 100, 200, 300
Waste Water Management	30, 40, 50, 60	2, 3, 4, 5	60, 100, 200, 300
Green Open Space Zone	-	-	-

Source: DSP Guideline (Draft)

green ration = 100% - (BCR + 20%BCR)

BCR (%)	Green (%)
30	65
40	50
50	40
60	30
70	20
80	10

Note:

FAR upper limit should be checked to control traffic generation volume from the building plots.

Following theoretical restriction is recommendable to be applied.

FAR theo-maximum = width of front road (m) x 40% (residential zone) or 60% (other area) in case of 12m less width road.

Prepared through cooperation between



Mamminasata Metropolitan Development Cooperation Board (MMDCB)



Dinas of Spatial Planning and Settlement of South Sulawesi Province

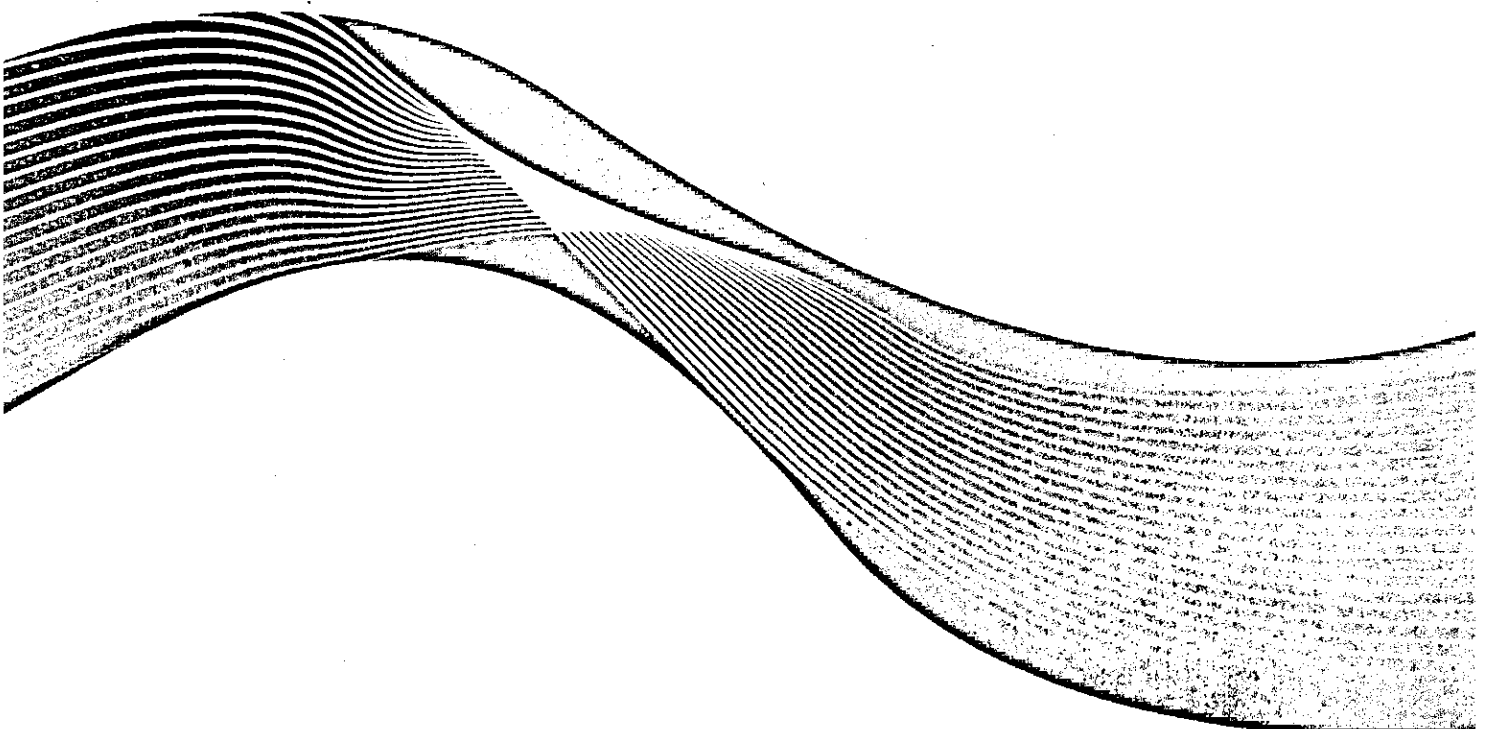
through Technical Support by



Directorate General of Spatial Planning, Ministry of Public Works



**JICA Project on Enhancement of Urban Development Management in
the Mamminasata Metropolitan**



MMDCB

**MANUAL ON DISTRICT AND CITY
GENERAL SPATIAL PLAN
FORMULATION IN MAMMINASATA
URBAN AREA**

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PART I: INTRODUCTION

1. Background

Mamminasata Urban Area or Mamminasata Metropolitan Area¹ (hereinafter referred to as Mamminasata Area), composed of the entire Makassar City, a part of Maros District, a part of Gowa District (Sungguminasa), and of the entire Takalar District, is the only and the largest Urban Area in Eastern Indonesia with population of over 2 million (Area: 2,476 km²). Due to urbanization of Makassar City and surrounding areas and as an answer to assist the urban development and controlling, it is necessary to establish Mamminasata Urban Area in order to strengthen efficient infrastructure, public service and land use control to secure urban environment and promote economic growth.

Government of Indonesia has enacted new spatial management law (Number 26 of 2007) in 2007, which becomes the legal umbrella for spatial management in Indonesia. The Law mandated the "Spatial Management" as "a system for process of spatial planning, spatial utilization, and spatial utilization control." Consequently, regional governments (province and district/city) are required immediately to formulate/revise and synchronize their general spatial plan along with specific spatial plans.

As one of the instructions of the Law and to set up the nation-wide spatial management, Government has enacted Government Regulation Number 26 of 2008 concerning National General Spatial Plan as the base for the spatial planning in Indonesia, by which Mamminasata Urban Area is designated as one of national strategic areas, which requires Presidential Regulation to stipulate spatial management of Mamminasata Urban Area.

In addition, Government Regulation No. 15 of 2010 concerning Implementation of Spatial Management has been enacted in 2010 as the implementing procedure of spatial management, which aims to realize the order of spatial management implementation, provide legal certainty to all stakeholders in regards to carry out the tasks and responsibilities as well as its rights and obligation in the implementation of spatial management, and realize a justice for all stakeholders in the whole aspects of spatial management implementation.

And finally, Presidential Regulation No. 55 of 2011 concerning Spatial Plan of Makassar, Maros, Sungguminasa, and Takalar (Mamminasata) Urban Area has been enacted in September 2011 as the legal umbrella for Spatial Management,

¹ According to Presidential Regulation No. 55 of 2011, Mamminasata is clarified as "Urban Area". Since "Metropolitan Area" had been used widely by stakeholders to describe Mamminasata prior to stipulation of the Presidential Regulation, Metropolitan Area is used for some legal bases issued before the Presidential Regulation is enacted.

which serves as operational tool of National General Spatial Plan and as coordination tools of development implementation in Mamminasata Area and has function as guidance for:

- a. Formulation of development plan in Mamminasata Urban Area;
- b. Spatial utilization and control over spatial utilization in Mamminasata Urban Area;
- c. Realization of and integration, synchronization and balance of development among district/city, as well as harmony among sectors in Mamminasata Area
- d. Stipulation of location and spatial function for investment in Mamminasata Area;
- e. Provincial and district/city spatial management in Mamminasata Area;
- f. Management of Mamminasata Area;
- g. Realization of integration of Mamminasata Area development and its surroundings.

2. Purpose of manual

This Manual is an attempt to provide a hand-note for city and district government officials in charge of the formulation of general spatial plan, and it is aimed at improving effectiveness and efficiency in the GSP formulation procedure.

This manual contains plan formulation process, legalization procedure, checklist of obligatory contents of GSP, role-sharing among stakeholders (district and city government, UPTD Mamminasata, MMDCB, and central government) in the formulation of GSP. By applying these measures, government staffs can effectively manage the GSP formulation process.

Provincial Government will refer the Manual in evaluating GSP proposals from district and city in terms of their compatibility with provincial GSP and spatial plan of Mamminasata urban area. In turn, the district and city governments can use the manual to evaluate GSP drafts, the compilation of which is traditionally contracted to private consultants, in terms of their compliance with existing laws and regulations.

This manual is formulated based on references from Regulation of Minister of Public Works No. 16/PRT/M/2009 concerning Guideline for District General Spatial Plan Formulation and Regulation of Minister of Public Works No. 17/PRT/M/2009 concerning Guideline for City General Spatial Plan Formulation. This manual is a summary and affirmation of essential aspects of the two MPW guidelines issued on July 26, 2009, therefore details of plan formulating method can be referred in the guidelines.

Note:

1. In case of contradiction between this manual and the guideline issued by Ministry of PU or other higher/more up-to-date laws and regulations and documents, then the higher/more up-to-date laws, regulations, and documents should be considered as predominant and overriding.
2. This manual is prepared mainly for Makassar City and three districts relating to Mamminasata Urban Area development.
3. This manual is formulated based on stipulations of laws and regulations.

3. Functions and benefits of district and city general spatial plans²

General spatial plans serve the following functions and benefits:

A) Functions of district and city GSP:

- a. As reference material in city and district spatial utilization;
- b. As reference material in realizing a well-balanced development in district and city;
- c. As reference for local investments by governments, citizens, and private enterprises;
- d. As reference in land administration
- e. As reference for the formulation of district and city detailed spatial plan and zoning regulation;
- f. As foundation for spatial utilization control in district and city, including establishment of zoning regulations, permits, incentives and disincentives, sanctions (penalties) ; and
- g. As reference in formulating the Regional Long-Term Development Plan (RPJPD) and Regional Medium-Term Development Plan (RPJMD).

B) Benefits of district and city GSP:

- a. To effect realization of compatibility among District and City developments;
- b. To effect realization of compatibility between District and City developments and surrounding areas; and
- c. To ensure qualified spatial development in District and City areas.

² Regulation of Minister of Public Works No. 16/PRT/M/2009 concerning Guideline on Formulation of District General Spatial Plan and Regulation of Minister of Public Works No. 17/PRT/M/2009 concerning Guideline on Formulation of City General Spatial Plan

PART II: PROCESS AND PROCEDURE OF DISTRICT AND CITY GENERAL SPATIAL PLAN FORMULATION

1. Presentation structure of district and city general spatial plans³

The end format of the completed general spatial plan is described in the following table:

Table 1: Presentation structure of district and city general spatial plan

Chapter	Title	Contents (minimum requirements)
Introduction book		
	Data & Information analysis	<ol style="list-style-type: none"> 1. Legal foundations of GSP formulation (Notes: this is a list of laws and regulations from which the GSP derives its legitimacy) 2. Area profiles: <ol style="list-style-type: none"> a) General drawings of area, with orientation map and administrative area division map attached b) Demographics and human resources (trend analysis & future projection by 5 years interval for up to 20 years) c) Natural disaster risk assessment d) Natural resources potentials e) Eco-system assessment⁴ f) Economic potentials (trend analysis & future projection by 5 years interval till final target years after 20 years) g) Present situation of infrastructure development⁵ h) Present situation of social service⁶ i) Present situation of open green space by public and private ownership category. (parks, city gardens, cemeteries, green lanes along roads)⁷ 3. Integration with Other Spatial Plans <ol style="list-style-type: none"> a) Previous GSP b) GSP of adjacent city/district c) Provincial SP d) Mamminasata SP 4. Strategic Issues (Notes: "Strategic Issues" are a broad range of topical, timely, and sufficiently important considered to be of strategic significance to a certain province, district, or city. Strategic Issues range from natural disaster risk, potentiality of a mainstay economic sector, dangers of illegal logging, etc.) 5. Maps with scale of 1:25,000 for city and 1:50,000 for district, including, at least: <ol style="list-style-type: none"> a) Orientation map with administration area b) Present land use map c) Natural ecosystem problem map ("ecosystem problems" is defined as an ecosystem facing degradation or extinction due human acts or natural events)⁸

³ Regulation of Minister of Public Works No. 16/PRT/M/2009 concerning Guideline on Formulation of District General Spatial Plan and Regulation of Minister of Public Works No. 17/PRT/M/2009 concerning Guideline on Formulation of City General Spatial Plan

⁴ Suggestion by JICA Mamminasata Expert Team

⁵ Suggested by UPTDMM & MMDCB

⁶ Suggested by UPTDMM & MMDCB

⁷ Suggestion by JICA Mamminasata Expert Team

Chapter	Title	Contents (minimum requirements)
		d) Natural disaster risk map ("Natural Disaster" is defined as natural events that threaten human lives and properties) e) Existing population density map f) Existing infrastructure map g) Existing social facility map h) Present green open space map 6. Results of public announcement, summary of opinion
Data & analysis book		
	Data collection	Primary data: Public interviews, questionnaires, field studies. Secondary data:⁹ <ul style="list-style-type: none"> • Maps: <ul style="list-style-type: none"> • Landscape Map of Indonesia or topographical map (scale 1:250000) as base map • Satellite images to update base map and create land coverage map (not more than 1 year old, on 10m-15m resolution map for district GSP, and 60 cm – 1 m for city GSP) • Administrative border map • Forest designation map • Input maps for the purpose of disaster analysis • Input maps for the purpose of natural potential analysis • Data & information <ul style="list-style-type: none"> • Demographic data • Area facilities and infrastructures data • Area economic growth data • Area financial capacity data • Area developmental & institutional data • Other data & information related to spatial planning (Previous District & City GSP, Provincial GSP, National GSP, and Island SP (if applicable)) • Sectoral developmental policies • Related laws and regulations
	Data analysis & processing	Area physical characteristics <ol style="list-style-type: none"> a) Area general characteristics (geographical location, area morphology, etc) b) Natural disaster risk (landslides, floods, tsunami, and geological disasters) c) Natural resources potential (mineral, coal, oil & gas, geothermal, and water) d) Agricultural soil compatibility (food-producing plants, estate plantations, etc). Socio-demographic characteristics, including, at least: <ol style="list-style-type: none"> a) population density distribution, present and future (coming 20 years); b) urban-rural population proportions, present and future (20 years); and c) human resources quality in relation with employment opportunities. Area economic characteristics, including, at least: <ol style="list-style-type: none"> a) area economic base; b) prospects for future economic growth; and c) Infrastructures and facilities sustaining economic growth. Data on regional financial capability for development, including, at least:

⁹ Suggestion by JICA Expert Team

⁹ Regulation of Minister of Public Works no 16/2009, Chapter 3.1.2

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Chapter	Title	Contents (minimum requirements)
		<ul style="list-style-type: none"> a) regional revenue sources and development financing allocation; and b) prediction of growth of regional financial capability for development. <p>Position of province within area hierarchy</p> <ul style="list-style-type: none"> a) position of province within national spatial structure b) position of province within regional economic system
Plan book		
I	Introduction	<ol style="list-style-type: none"> 1. Legal foundations of GSP formulation (Notes: this is a list of laws and regulations from which the GSP derives its legitimacy) 2. Area profiles: <ul style="list-style-type: none"> a) General drawings of area, with orientation map and administrative area division map attached b) Demographics and human resources (trend analysis & future projection by 5 years interval for up to 20 years) c) Natural disaster risk assessment d) Natural resources potentials e) Eco-system assessment¹⁰ f) Economic potentials (trend analysis & future projection by 5 years interval for up to 20 years) g) Present situation of infrastructure development¹¹ h) Present situation of social service¹² i) Present situation of open green space by public and private ownership category. (parks, city gardens, cemeteries, green lanes along roads)¹³ 3. Integration with other spatial plans <ul style="list-style-type: none"> a) Previous GSP b) GSP of adjacent city/district c) Provincial SP d) Mamminasata SP 4. Strategic issues (Notes: Strategic Issues are a broad range of topical, timely, and sufficiently important considered to be of strategic significance to a certain province, district, or city. Strategic Issues range from natural disaster risk, potentiality of a mainstay economic sector, dangers of illegal logging, etc.)
II	Objectives, policies, strategies of district and city spatial management	<ol style="list-style-type: none"> 1. Objectives of spatial management of district and city 2. Policies of spatial management of district and city 3. Strategies of spatial management of district and city
III	Spatial structure plan	<ol style="list-style-type: none"> 1. Plan of activity service centers system <i>For district</i> <ul style="list-style-type: none"> a) PKN (National activity center) located in district region b) PKW (Regional activity center) c) PKL (Local activity center)

¹⁰ JICA Expert Team Proposal

¹¹ Suggested by UPTDMM & MMDCB

¹² Suggested by UPTDMM & MMDCB

¹³ Suggestion by JICA Mamminasata Expert Team

Chapter	Title	Contents (minimum requirements)
		<p>d) PKSN (National strategic activity center) e) Other centers within districts, the creation of which falls under the authority of district government: 1) PPK (Area service center) 2) PPL (Neighborhood service center)</p> <p><u>For city</u> a) City service center, serving whole city and/or regional region b) City service sub-center, serving sub-region of the city c) Neighborhood center, serving neighborhood-scale city region</p> <p>2. Plan of infrastructure network systems of district and city, including:</p> <p><u>For both district and city:</u> Plan of main infrastructure system 1) Land transportation network system: i) road network, ii) railway network, iii) river, lake and crossing transportation network; 2) Sea transportation network system: i) seaport, ii) sea lanes; 3) Air transportation network system: i) airport, ii) air corridors.</p> <p>Plan of other infrastructure systems 1) Plan of Energy/Power Supply Network System; • Gas and petroleum piping network • Ultra high voltage, extra high voltage, high voltage, and medium voltage power lines • Power generation centers • Electricity relay station for both power generation and distribution 2) Plan of telecommunication network system; • Telephone cable network • Wireless telephone network • Satellite telecommunication network 3) Plan of water resources network system • Raw water sources for urban settlement activities • Irrigation network • Raw water network for water supply • Water supply network for Water User Groups • Flood control system</p> <p><u>For district only</u> 4) Plan of other infrastructure network system • Solid waste network • Water supply sources • Disaster evacuation routes • Others, depending on local conditions</p> <p><u>For city only</u> 4) Plan of urban infrastructure • Infrastructure for urban water supply • Wastewater management • Solid waste system • Urban drainage system • Pedestrian network facility and infrastructure • Disaster evacuation lanes • Etc.</p>

Chapter	Title	Contents (minimum requirements)
		<p>In this chapter, attach spatial structure plan maps of scale 1: 50,000 for districts, scale: 1:25,000 for cities, which depict activity service central systems and regional infrastructure networks.</p>
IV	Spatial pattern plan	<p>Spatial pattern plan includes:</p> <p>a) Conservation area spatial pattern plans:</p> <ol style="list-style-type: none"> 1. Protected forest area 2. Areas with conservation qualities toward its derivative subareas 3. Local conservation areas 4. Green open space of city, among others covering neighborhood parks, town parks and cemetery (<i>particularly for city</i>) <ul style="list-style-type: none"> o Area ratio of urban RTH (minimum 30%) divided into two categories: <ul style="list-style-type: none"> o Area ratio of public urban RTH (min. 20%) o Area ratio of private urban RTH (min. 10%) 5. Nature preserves, natural conservation areas, cultural preserves 6. Disaster-prone areas 7. Geological conservation areas 8. Other conservation areas <p>b) Development area spatial pattern plan</p> <p><u>For district</u></p> <ol style="list-style-type: none"> 1. Production forests 2. Community forests 3. Agriculture areas 4. Fishery areas 5. Mining areas 6. Industrial areas 7. Tourism areas 8. Residential areas 9. Other development areas <p><u>For city</u></p> <ol style="list-style-type: none"> 1. Housing area 2. Commerce and service area 3. Office area 4. Industrial area 5. Tourism area 6. Non-green open space area 7. Disaster evacuation space area 8. Areas allocated for informal sector activities 9. Other allotted areas <p>In this chapter, spatial pattern plan maps of scale 1:50,000 for district and scale 1:25,000 for city that depict all delineations of conservation and development areas are attached.</p> <p>For additional and detailed information, please refer to</p> <ol style="list-style-type: none"> 1) Regulation of Minister of Public Works No. 41/PRT/M/2007 concerning Guideline of Technical Criteria of Development Area 2) Regulation of Minister of Public Works No. 16/PRT/M/2009 concerning Guideline on Formulation of District General Spatial Plan 2) Regulation of Minister of Public Works No. 17/PRT/M/2009 concerning Guideline on Formulation of City General Spatial Plan
V	Establishment of strategic areas	<ol style="list-style-type: none"> 1. Locations and types of strategic areas <ol style="list-style-type: none"> a) Strategic area from economic perspective b) Strategic area from social cultural perspective c) Strategic area from effective use of natural resources and/or high-technology perspective d) Strategic area from function and environment carrying capacity

Chapter	Title	Contents (minimum requirements)
		<p>perspective</p> <p>e) Other strategic areas</p> <p>2. Map of strategic areas that indicated delineations of provincial strategic areas, and national strategic areas, district and city strategic areas within the planning area</p> <p>In this chapter, maps of strategic areas with scale of 1:50,000 for district and scale of 1:25,000 for city are attached.</p>
VI	Spatial utilization directives	<p>1. Program Indications of structure plan realization:</p> <ul style="list-style-type: none"> • Main program indications – a matrix of planned development projects, containing location, size, source of funding, agency in charge of development, and timeframe. <p>2. Program indications of spatial pattern realization:</p> <ul style="list-style-type: none"> • Program indications of conservation area realizations (a matrix of planned development projects situated in conservation areas, containing location, size, source of funding, agency in charge of development, and timeframe) • Program indications of development area realization (a matrix of planned development projects situated in development areas, containing location, size, source of funding, agency in charge of development, and timeframe) <p>3. Program indications of strategic area realization (a matrix of planned development projects situated in strategic areas, containing location, size, source of funding, agency in charge of development, and timeframe)</p> <p>For additional and detailed information, please refer to Regulation of Minister of Public Works No. 16/PRT/M/2009 concerning Guideline on Formulation of District General Spatial Plan and Regulation of Minister of Public Works No. 17/PRT/M/2009 concerning Guideline on Formulation of City General Spatial Plan. Preferably, in the future, Program Indications are to be compiled by using system-base instead of sector-base.</p>
VII	Spatial utilization control directives¹⁴	<p>1. General stipulations on zoning regulation:</p> <ul style="list-style-type: none"> • General stipulations and general plan stipulation (design plan), i.e. in form of matrix and map of spatial patterns which attach types of zones established in spatial pattern, types of activities permitted, conditional or prohibited. Stipulation on spatial utilization intensity, stipulation on minimum infrastructure, and other stipulations) Note: Coordination by provincial government should fundamentally be done. • Stipulation on spatial utilization for zones adjacent to regional infrastructure network systems • Specific stipulations which are suited to the needs of district and city development requirements in order to control spatial utilization. <p>2. Permit stipulations: (directives used as the base of consideration by the provincial, district, and city government in formulating their permit policies)</p> <ul style="list-style-type: none"> • Types of spatial utilization permits within district and city regions. • Permit mechanism related to spatial utilization under the authority district and city government • Procedural technical stipulations in proposing spatial utilization permit or in forum of decision making upon the permit to be issued • Stipulation on Decision-making relevant to permits awaiting issuance <p>3. Stipulations on incentive-disincentive:</p> <ul style="list-style-type: none"> • Incentive-disincentives for other heads of regional governments (to

¹⁴ For details on Spatial Utilization Control Directives, see Regulation of MPW no 16/2009, Chapter 2, Section 2.1.6; and Regulation of MPW no. 17/2009, Chapter 2, Section 2.1.6

Chapter	Title	Contents (minimum requirements)
		<p>encourage inter-regional spatial plan compatibility and investments) see UUPR 26/2007 Article 38</p> <ul style="list-style-type: none"> • Incentive-disincentive from District and City Governments to village governments within district and city region and to other regional government. • Stipulation on Incentive-disincentive from district and city government to the public community investors, commercial institution, individuals, etc. <p>4. Administrative sanction penalty directives</p> <ul style="list-style-type: none"> • Written warning • Temporary stoppage of activity • Temporary stoppage of public service • Closure of location • Permit revocation • Permit cancellation • Building demolition • Recovery of spatial function • Administrative fine

2. Formulation process of district and city general spatial plans¹⁵

The following table describes the process of district and city general spatial plan formulation:

Table 2: Formulation process of district and city general spatial plans

Steps	Item	Time frame	Key activities	Plan contents
Plan formulation process	I Preparation of formulation	1 month	<ul style="list-style-type: none"> • Formulation of TOR and Cost Budget Plan, collection and study of secondary data, technical preparation, public announcement. • A public opinion gathering is held at the end of this stage. • Consultation to UPTD Mamminasata (1)¹⁶ • Consultation to BKPRD of provincial government (1) 	<ul style="list-style-type: none"> • General description of region • Conformity of previous GSP product and present condition and policies • Results of preliminary analysis (policy, strategic issue, potentials, problems, initial ideas of development) • Work plan • Tool of primary and secondary data survey
	II Required data collection	2-3 Months	<ul style="list-style-type: none"> I. Primary data collection <ul style="list-style-type: none"> • Distribution of questionnaire, discussion, individual interview, etc. • Field visit II. Secondary data collection <ul style="list-style-type: none"> • Maps <ul style="list-style-type: none"> - Topographic Map of Indonesia scale 1: 50,000 and or scale 1: 25,000 - Satellite images - Map of regional boundaries - Map of forest area boundaries - Map of disaster information analysis (earthquake, eruption, etc.) and - Map of natural resources identification • Data and information <ul style="list-style-type: none"> - Previous provincial GSP, SP of national strategic area, district and city GSP - District and city Long-Term Development Plan and District and city Medium-Term Development Plan 	<ul style="list-style-type: none"> • Result of data & information analysis (to be a part of documentation of Ledger and Analysis)

¹⁵ Regulation of Minister of Public Works No. 16/PRT/M/2009 concerning Guideline on Formulation of District General Spatial Plan and Regulation of Minister of Public Works No. 17/PRT/M/2009 concerning Guideline on Formulation of City General Spatial Plan

¹⁶ Public, UPTD Mamminasata, and BKPRD consultations are Inputted in accordance with suggestions from past field practices by MMDCB or UPTDMM counterpart

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Steps	Item	Time frame	Key activities	Plan contents
			<ul style="list-style-type: none"> - Data on demography - Data on regional infrastructure, facilities and utility - Data on regional economy - Data on regional development finance capacity - Data on physical/environmental condition - Data and information on institution - Data and information on sectoral policies especially central government - Relevant laws and regulations 	
	III Data processing and analysis	2-6 Months	<ul style="list-style-type: none"> • Dissemination of information to the public (1), by involving community members, NGOs, local agencies for the purpose of consent and feedback. • Study on district and city characteristics (physical, social demographic, economic, and financial of the region, status of district and city in wider region). • Analyses <u>For district</u> <ul style="list-style-type: none"> - Identification of urban functional region - Analysis on center system - Analysis on environment carrying capacity of the region and optimum spatial utilization based on analysis on strategic environment • <u>For city</u> <ul style="list-style-type: none"> - Analysis on carrying capacity of the region and optimization of spatial utilization based on analysis on strategic environment - Analysis on service centers - Analysis on spatial needs, and - Analysis on development financing • Consultation to UPTD Mamminasata (2) • Consultation to BKPRD of provincial government (2) 	
	IV Formulation of draft district/city GSP	2-7 Months	<ul style="list-style-type: none"> • Dissemination of information to the community (2) • Formulation of area development concepts <ul style="list-style-type: none"> - Formulation of aims, policies, and strategies of regional spatial management - Concept of district and city development • Formulation of city/district spatial plans. <ul style="list-style-type: none"> - Aims, policies, and strategies of 	<p>Technical materials of district and city GSP</p> <ul style="list-style-type: none"> • Formulation of aims, policies and strategies of regional spatial management • Spatial structure plan • Spatial pattern plan • Establishment of strategic areas

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Steps	Item	Time frame	Key activities	Plan contents
			<ul style="list-style-type: none"> spatial management - Spatial structure plan - Spatial pattern plan - Establishment of strategic areas - Directives of spatial utilization - Directives of spatial utilization control • Concepts and plans are then presented to the public, NGOs, local agencies. • Formulation of concepts of area development and GSPs of district and city (based on results of public consultation) • Adjustment to neighboring city/district's GSP and higher spatial plans • Consultation to UPTD Mamminasata (3) • Consultation to BKPRD of provincial government (3) 	<ul style="list-style-type: none"> • Spatial utilization direction • Stipulation on spatial utilization control
	V Draft of regional regulation concerning district and city GSP	1 Month	<ul style="list-style-type: none"> • Translating district and city general spatial plan technical materials into legal articles in accordance with lawmaking protocols (<i>legal drafting</i>) found in Law No. 10/2004 on Laws and Regulations. • Consultation to UPTD Mamminasata (4) • Consultation to BKPRD Province (4) 	<ul style="list-style-type: none"> • Draft regional regulation on district and city GSP
Legalization	VI Legalization of regional regulation	6 Months	<ul style="list-style-type: none"> • Proposition of draft perda by regent/mayor to district and city DPRD (Parliament) or vice versa • Discussion jointly by DPRD and district and city government • Recommendation from Governor • Presentation of draft regional regulation (attach governor's recommendation) to Minister of Public Works requesting for substance approval • Joint approval between district and city government and district and city DPRD • Presentation of draft regional regulation to governor for evaluation • Establishment/legalization of draft perda by regional secretariat of district and city 	<ul style="list-style-type: none"> • Regional regulation on district and city GSP
	VII Socialization of draft regional regulation (perda) on GSP	12 Months	Distribution of information on district and city regional regulation on GSP	Improving understanding of the community concerning spatial management in district/city

Note: Detailed activities are shown in Appendix 2.

3. Role of stakeholders in district and city GSP formulation processes

Each stakeholders' roles in the district and city GSP formulation processes are described as the following:

Table 3: Role of stakeholders in district and city GSP formulation processes

Steps	Item	Time frame	Key activities	District/City	UPTDMM/ BKSPMM	BKPRD ¹⁷	Central Government
Plan formulation process	I Preparation of formulation	1 month	Formulation of TOR and Cost Budget Plan, collection and study of secondary data, technical preparation, public announcement.	●			
			A public opinion gathering is held at the end of this stage.	●			
			Consultation to UPTD Mamminasata (1)	●	●		
			Consultation to BKPRD provinsi (1)	●	○	●	
	II Required data collection	2-3 months	Collecting primary and secondary data	●	○	○	
	III Data processing and analysis	2-6 months	Distribution of information to the community (1) involving community members, NGOs, local agencies for the purpose of consent and feedback.	●	○	○	
			Study on city and district characteristics (physical, social demographic, economic, and financial of the region, status of district and city in wider region).	●			
			Analysis	●			
			Consultation to UPTD Mamminasata (2)	●	●		
			Consultation to BKPRD provinsi (2)	●	○	●	
	IV Formulation of district/ city GSP conception	2-7 months	Dissemination of information to the community (2)	●	○	○	
			Formulation of area development concepts	●			
			Formulation of district and city general spatial plan	●			
			Concepts and plans are then presented to the public, NGOs, local agencies.	●		●	
			Formulation of concepts of area development and GSPs (based on results of public consultation)	●			

¹⁷ UPTD Mamminasata and BKSPMM involvements are suggested by JICA Expert Team, while District, City, and Central Government involvements are stipulated under Regulation of Minister of Public Works No. 16/PRT/M/2009 concerning Guideline on Formulation of District General Spatial Plan and Regulation of Minister of Public Works No. 17/PRT/M/2009 concerning Guideline on Formulation of City General Spatial Plan

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Steps	Item	Time frame	Key activities	District/City	UPTDMMW/ BKSPMM	BKPRD ¹⁷	Central Government
Legalization			Consultation to UPTD Mamminasata (3)	●	●		
			Consultation to BKPRD provinsi (3)	●	○	●	
	V Draft of regional regulation on district and city GSP	1 month	Translating district / city GSP technical materials into legal articles in accordance with lawmaking protocols (<i>legal drafting</i>) found in Law No. 10/2004 on Laws and Regulations.	●			
			Consultation to UPTD Mamminasata (4)	●	●		●
			Consultation to BKPRD provinsi (4)	●	○	●	
	VI Legalization of regional regulation	6 months	Proposition of draft perda by regent/mayor to district and city DPRD (parliament) or vice versa	●	○		
			Discussion jointly by DPRD and district and city government	●	○		
			Discussion of draft perda on district/ city GSP with provincial government	●		●	
			Recommendation from governor	●	○	○	
			Presentation of draft regional regulation (attachment to governor's recommendation) to Minister of Public Works requesting for substance approval	●		●	●
Joint approval between district and city government and district and city DPRD			●				
Presentation of draft regional regulation to governor for evaluation			●	○	○		
Establishment/legalization of draft perda by regional secretariat of district and city			●				
VII Socialization of draft regional regulation on GSP	Approx. 12 months	Dissemination of information on draft regional regulation on GSP	●	○			

● Main implementer

○ Supporting Role

4. Timeframe and necessary consultations for plan formulation

Technical consultation in plan formulation and legalization process of district and city GSP is carried out as follows;

- 1) Consultation to the public/community in the public consultation forum
- 2) Consultation with provincial government in BKPRD consultation forum
- 3) Consultation with UPTD Mamminasata (especially for GSPs of city/districts located within Mamminasata Urban Area)

The consultation as mentioned above will be made in accordance with the steps as shown below.

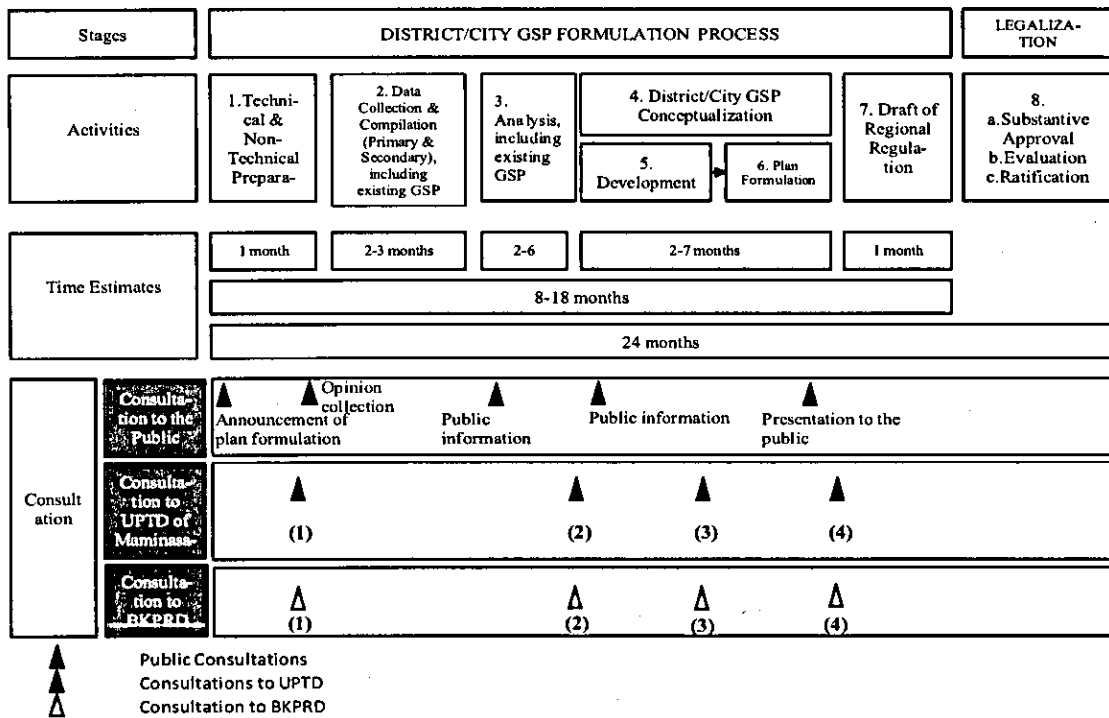


Figure 1: Schedule of consultation work with the community and UPTD Mamminasata

The schedule stipulates five public consultations¹⁸ during the course of the GSP formulation. See corresponding green arrows in the chart in previous page.

- **Consultation 1:** City/district announces the study commencement of GSP formulation (objectives, contents, schedule, etc)
- **Consultation 2:** City/district collects the opinion of community (issues, needs, participation into plan formulation, etc.)
- **Consultation 3:** City/district informs the analysis results to the community through road-show
- **Consultation 4:** City/district presents the GSP concept to the community through road-show
- **Consultation 5:** City/district presents the draft GSP to the community

In addition to the public consultations, there are also four consultation sessions with UPTD Mamminasata and BKPRD.

- **Consultation (1)**
 - Provide information regarding spatial plan (national, province, Mamminasata)
 - Provide related information (update on regulation, etc)
- **Consultation (2)**
 - Review and comments on draft spatial plan
 - Assist arranging inter-district/ city coordination meeting
 - Arrange MMDCB meeting
- **Consultation (3)**
 - Assists in checking for compatibility with national, provincial, and Mamminasata SP
- **Consultation (4)**
 - Assist process of recommendation by governor
 - Assist coordination with central government

BKPRD province consultation schedule is identical to MMDCB consultation schedule; BKPRD province is specific-purpose body formed to assist the governor in evaluating spatial plan drafts.

¹⁸ Schedule for Public, UPTD Mamminasata, and BKPRN Consultations are compiled based in inputs from UPTD Mamminasata and MMDCB.

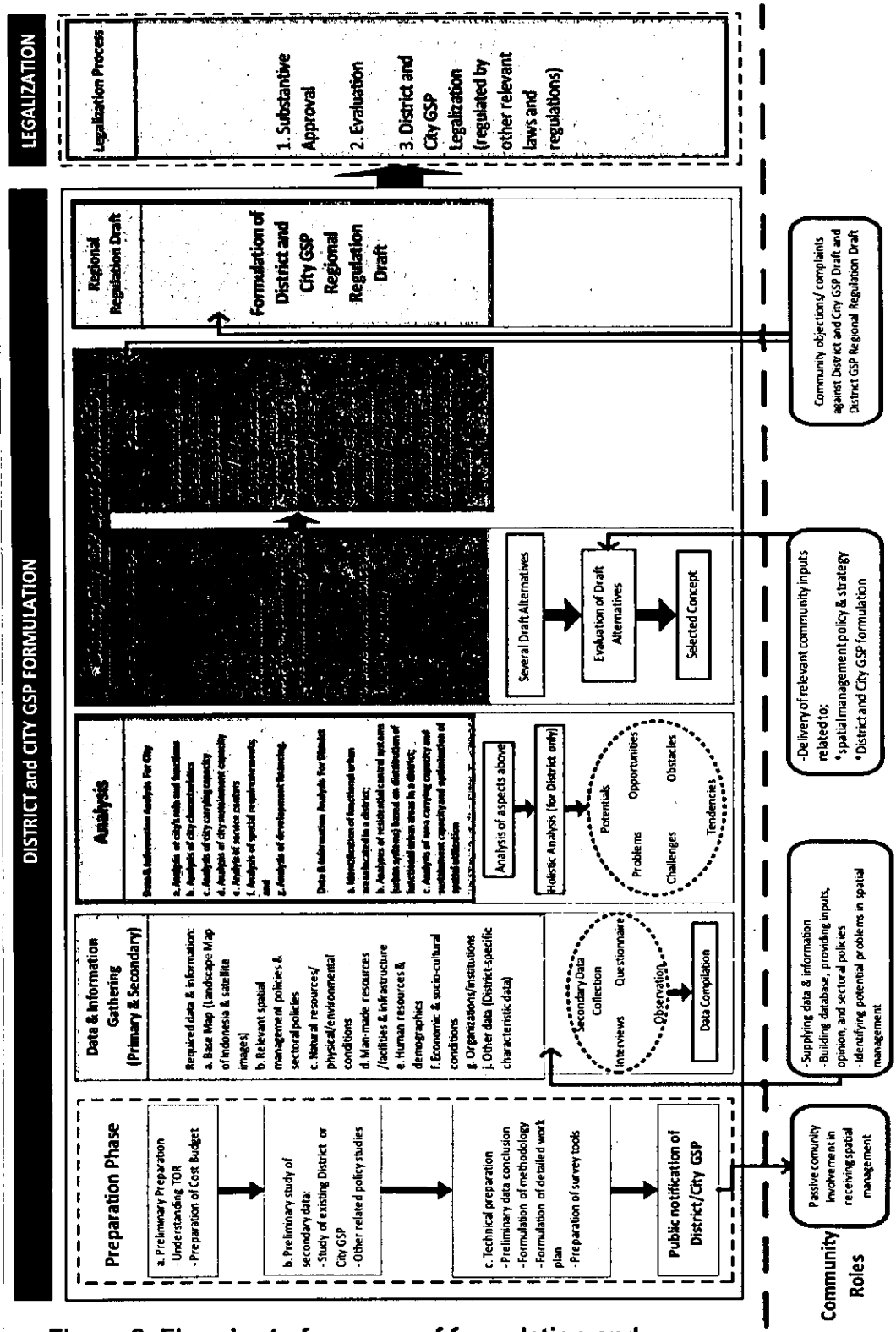


Figure 2: Flowchart of process of formulation and legalization of district and city general spatial plans

(Source: Figure 3.1 Regulation of MPW no 16/2009; Figure 3.1 Regulation of MPW no 17/2009)

5. Legalization of regional regulation on district and city general spatial plans

Based on Regulation of Minister of Home Affairs (MoHA) No.28/2008, Regulation of Minister of Public Works No. 16/2009 and No. 17/2009 concerning Guideline on Formulation of District and City General Spatial Plans; Regulation of Minister of Forestry (MoF) No. 28/2009 concerning Evaluation Protocols of Draft of Regional Regulation on Regional Spatial Plan; and Regulation of Minister of Public Works No.11/2009 on Guidelines for Substantive Approval of Draft Regional Regulation on Provincial, City, and District General Spatial Plans that legalization process of draft Regional Regulation concerning District and City GSP is required through several steps as follows:

1. The flowchart begins from formulation of document of draft regional regulation at district and city level.
2. The document of draft is then submitted to the UPTD Mamminasata and MMDCB for "pre-review",
3. District/City Government then submits result of UPTD Mamminasata/MMDCB pre-review to provincial government (BKPRD for Provincial Governor's recommendation) for adjustment with provincial GSP and Mamminasata SP.
4. Ministry of Public Works is involved for synchronization, compatibility and complementarity with National GSP and national policies. (Regulation of Ministry of Home Affairs no. 28/2008, Articles 10-13)
5. Ministry of Forestry is involved to maintain conformity in regards to forestry aspects (Regulation of Ministry of Forestry, no 28/2009, Articles 12-13)
6. Draft of regional regulation requires DPRD (regional parliament) consent. DPRD has 3 (three) days to review the draft before submitting their opinions to the provincial governor (Regulation of Ministry of Home Affairs no. 28/2008, Article 20(1)).
7. Draft of regional regulation is then evaluated by provincial government for conformity with provincial GSP, for district and city under the scope of Mamminasata Urban Area, is assisted by UPTD Mamminasata) and the results are codified into a governor's decree. The governor has 15 (fifteen) working days to issue the decree (Regulation of Ministry of Home Affairs no. 28/2008, Article 20 (3)).
8. Heads of districts and mayor follow-up on the governor's evaluation results, which should not take longer than 7 (seven) working days (Regulation of Ministry of Home Affairs no. 28/2008, Article 20(4)).
9. (a) Governor approves the results of follow-up and signs evaluation result.
(b) Results of follow-up is forwarded to central government (for substance approval, results of follow-up are forwarded to Minister of Public Works and Ministry of Home Affairs,).
10. Draft Regional Regulation is then established/legalized as regional regulation by district and city government jointly with district and city DPRD.

Note: UPTD Mamminasata will be involved in the consultation with Ministry of Public Works and Ministry of Forestry to assist district and city authority.

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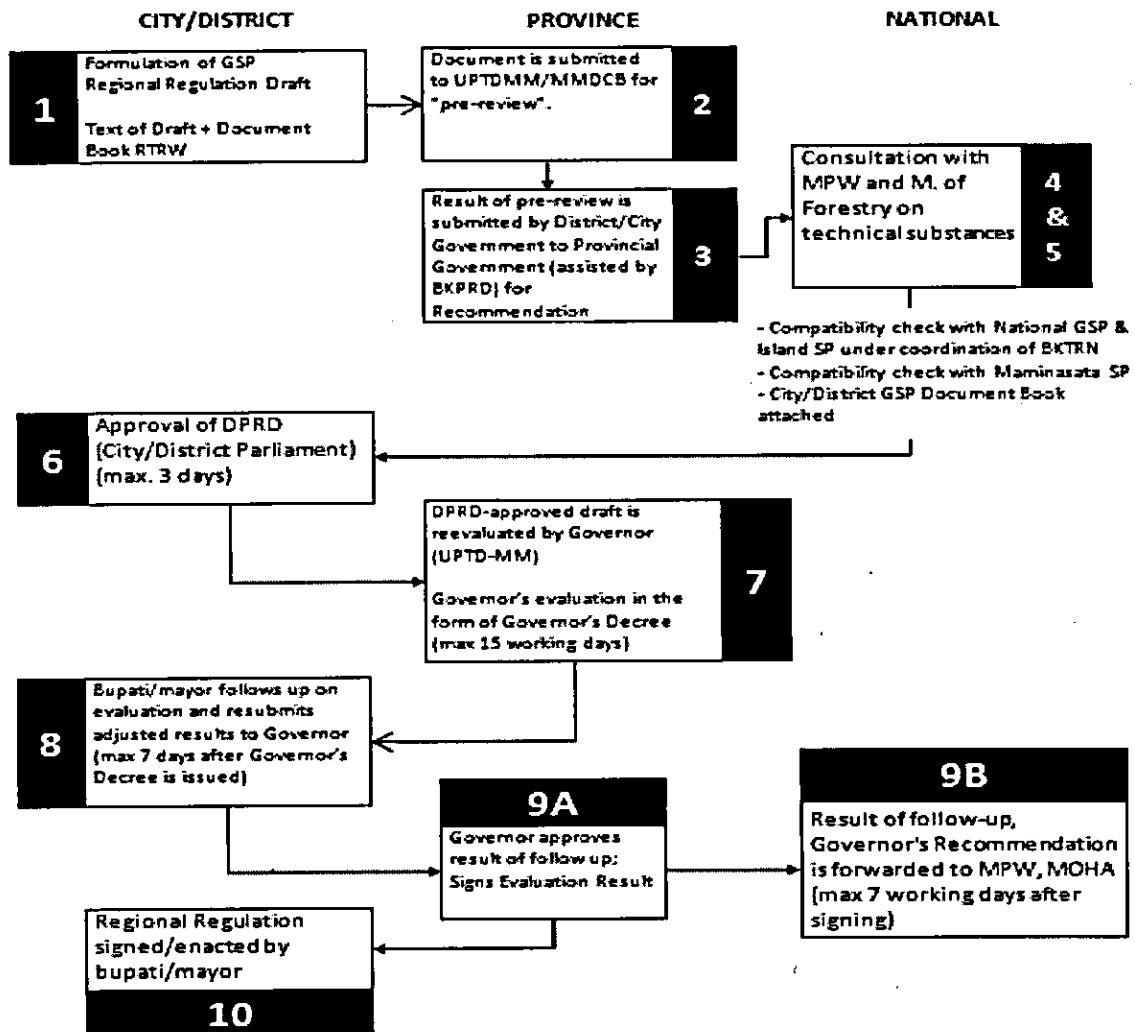


Figure 3: Flowchart of city /district GSP enactment process¹⁹

¹⁹ UPTD Mamminasata is involved in advising the governor during the procedure. UPTD Mamminasata involvements are clarified after suggestion by UPTD Mamminasata members.

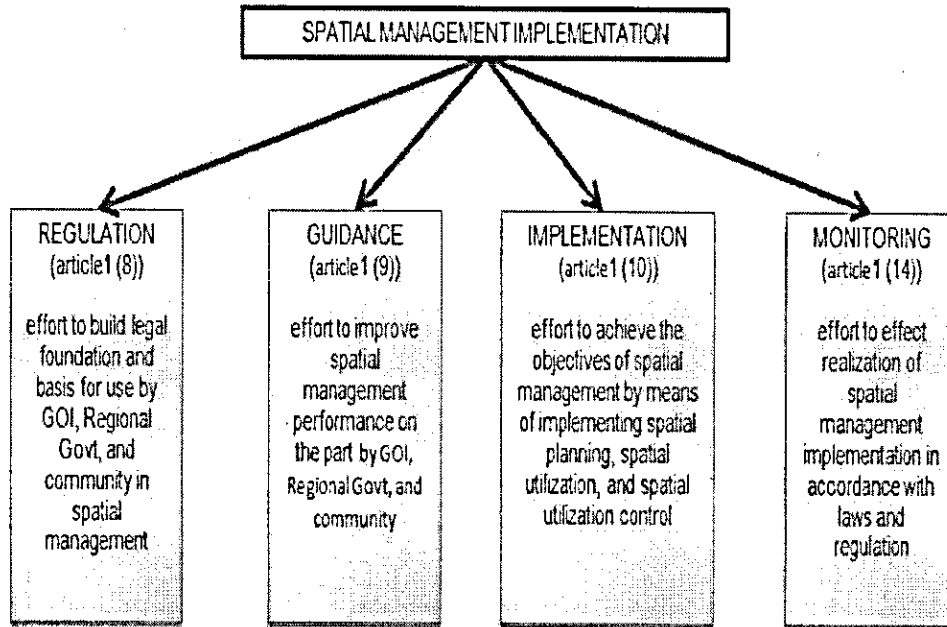
6. District and city general spatial plan presentation format

The following are required technical materials to be included in final general spatial plan:

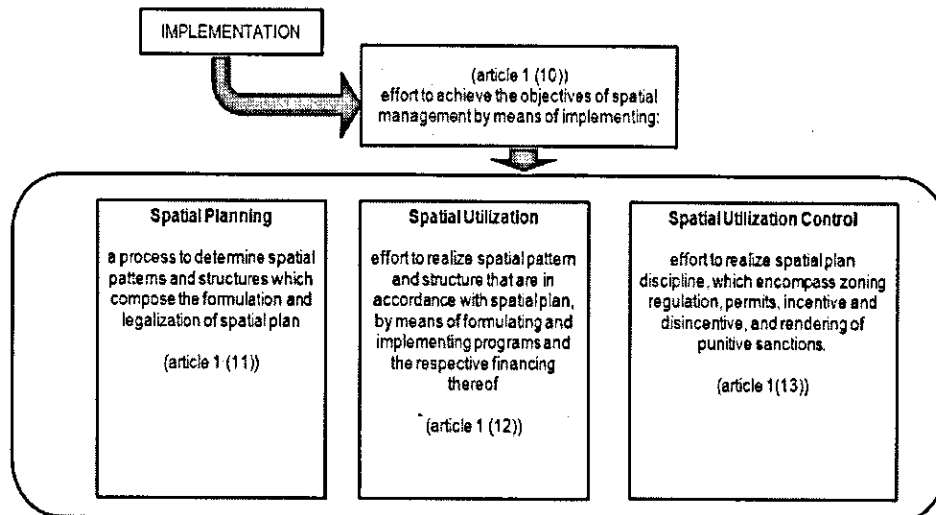
1. GSP technical materials:
 - a. Introduction book;
 - b. Data & analysis book, equipped with maps
 - c. Plan book, presented in A4 format
 - d. Map album, presented in scale of 1:50,000 (district) and Scale 1 : 25,000 (City), in A1 format equipped with digital maps prepared in accordance with GIS stipulations issued by authorized agency
2. Document of draft regional regulation concerning GSP
 - a. Draft regional regulation, which constitutes presentation article by article of the Plan Book (see point 1 above) and presented in A4 format.
 - b. Attachment consists of:
 - i. Map of spatial structure plan (in A3 format)
 - ii. Map of spatial pattern plan (in A3 format)
 - iii. Map of establishments of strategic areas (in A3 format)
 - iv. Table of program indications

APPENDICES

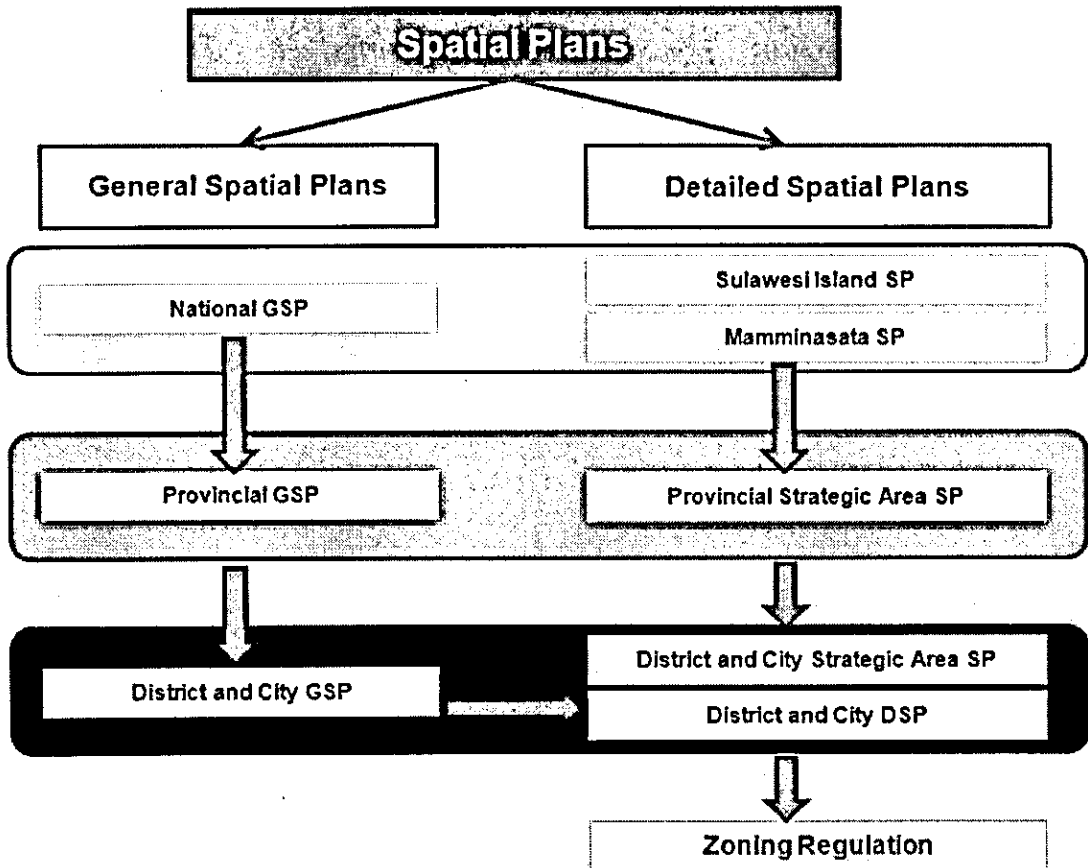
APPENDIX (1)
Charts of hierarchy of spatial implementation and spatial planning



Aspects of spatial management



Components of implementation aspect of spatial management according to PP 15/2010



Hierarchy of spatial plans according to PP 15/2010

APPENDIX (2)

Detailed process of general spatial plan formulation

Phase I Preparation

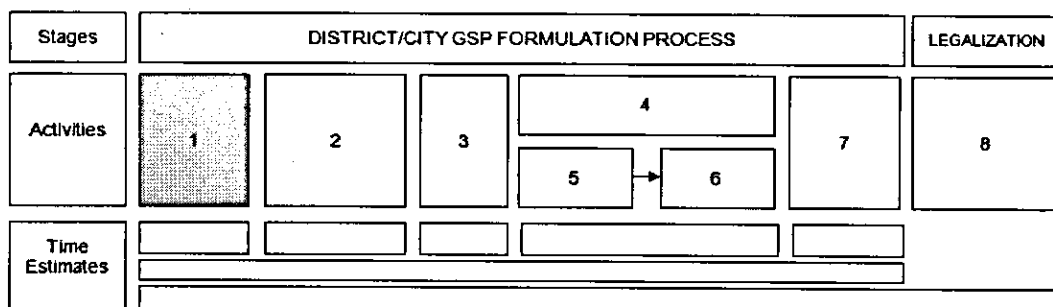
Activities:

- a. Understanding of Terms of Reference (TOR) and preparation of Cost Budget Plan (RAB);
- b. Preliminary study of secondary data, including review of previous City/District GSP and other related policy studies;
- c. Technical preparation, including:
 - 1) Preliminary conclusion of data;
 - 2) Preparation of work implementation approach methodology;
 - 3) Preparation of detailed work plan;
 - 4) Preparation of survey tools
 - checklist of required data,
 - interview guidelines,
 - questionnaires,
 - observation and documentation guidelines, etc,
 - mobilization of necessary equipments and manpower; and
- d. Note: Public announcement regarding upcoming city/district GSP formulation and public opinion collection is held at the end of this stage. The first of four consultations to UPTD MM and BKPRD Province is also held in this stage.

End Products:

- a. General drawing of planning area;
- b. Compatibility between previous GSP products and current conditions and policies.
- c. Preliminary studies:
 - Policies relevant to planning area,
 - Strategic issues,
 - Preliminary study of potentials and problems of the planning area, and
 - Pilot development concepts of planning area;
- d. Work approach methodology;
- e. City/district GSP formulation work plan; and
- f. Primary and secondary data survey tools.

Timeframe of Activities: 1 (one) month



**Phase II
Data collection**

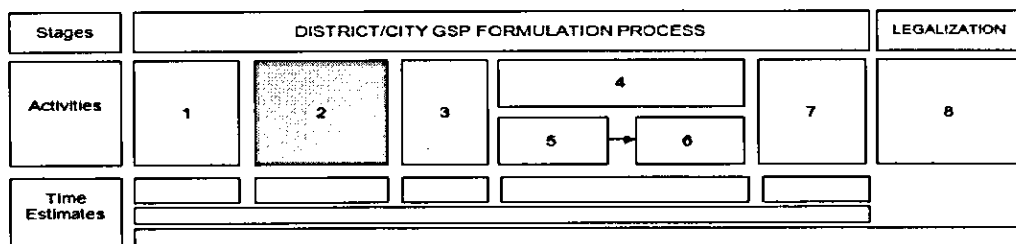
Activities:

- a. Collection of feedback/inputs from the community by means of questionnaires, group/individual interviews, etc.
- b. Field observations of area's physical and socio-economic conditions,
- c. Gathering of secondary data:
 - a. Maps
 - 1) Earth feature maps or topographic map on 1:100,000 scale as base map,
 - 2) Satellite images, for up-to-date complement to base map to create Land coverage map,
 - 3) administrative boundaries map,
 - 4) Forest area boundaries map,
 - 5) Input maps (disaster analysis), and
 - 6) Input maps (natural resources potentiality identification)
 - 7) Map of Ecosystem Problem²⁰
 - b. Data and information
 - 1) Demographic data
 - 2) Area facilities and infrastructures data
 - 3) Economic growth data
 - 4) Regional financial capability for development data
 - 5) Regional development organizational data and information
 - 6) Relevant spatial management policy data (prior Provincial GSP, National GSP, and relevant Island GSP)
 - 7) Data and information on sectoral development policies, primarily national policies.
 - 8) Relevant laws and regulations

Data accuracy:
Annual data (recent 5 years) on village/*kelurahan* level.

End Products:
Part of the Data and Analysis Book.

Timeframe of Activities: 2-3 months



²⁰ JICA Expert Team Suggestion

Phase III
Analysis

Activities:

- a. Area physical characteristics, including, at least:
 - 1) general physical characteristics of area (geographical disposition, area morphology, etc);
 - 2) natural disaster risk (landslides, floods, tsunami, and geological disasters);
 - 3) natural resources potentials (mineral, coal, oil & gas, geothermal and ground water); and
 - 4) farmland compatibilities (food-producing plants, estate plantations, etc).
- b. Socio-demographic characteristics, including, at least:
 - 1) population density distribution, present and future (coming 20 years);
 - 2) urban-rural population proportions, present and future (20 years); and
 - 3) human resources quality in relation with employment opportunities.
- c. Area economic characteristics, including, at least:
 - 1) area economic base;
 - 2) prospects for future economic growth; and
 - 3) infrastructures and facilities sustaining economic growth.
- d. Data on regional financial capability for development, including, at least:
 - 1) regional revenue sources and development financing allocation; and
 - 2) prediction of growth of regional financial capability for development.
- e. Position of province within area hierarchy
 - 1) position of city/district within national spatial structure
 - 2) position of city/district within regional economic system

In order to refine spatial structure plan formulation and spatial pattern plan formulation, at the very least, the following analyses are required:

- a. Identification of district's functional urban areas;
 - b. Analysis of settlement centers (urban systems) based on urban functional area distributions that exist within the district; and
 - c. Analysis of area support capacity and optimization of spatial utilization.
- A public information event is held, involving community members, NGOs, local agencies for the purpose of consent and feedback.
 - Second consultation with UPTD MM and BKPRD Province is held.

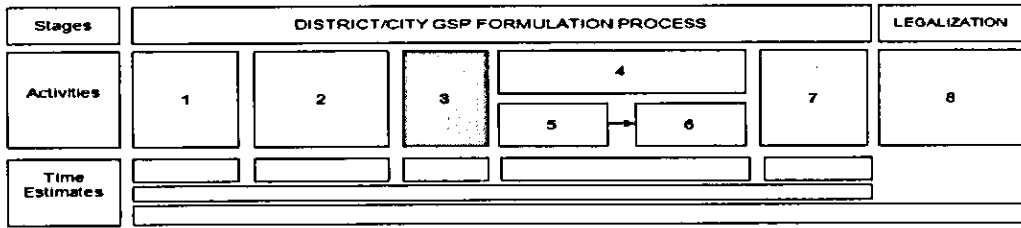
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End Products:

- Part of the Data and Analysis Book.
- Preliminary part of the City/District General Spatial Plan Book.

Timeframe of Activities: 2 (two) - 6 (six) months



**Phase IV
Plan formulation**

Activities:

- To generate multiple, alternative development concepts, consisting:
- a. Formulation of objectives, policies, and strategies for urban development;
 - b. Urban area development concepts;

Results are as follows:

- a. Objectives, policies, and strategies for city/district spatial management are formulated based on spatial characteristics reinforced by stakeholder's interests
 - b. Spatial structure plan
Formulated based on results of analysis of service center systems distilled from spatial management strategies.
 - c. Spatial pattern plan
Formulated based on analysis of optimization of spatial utilization distilled from spatial management strategies.
 - d. Strategic area
Utilization and control of special areas not fully accommodated within spatial structure plan or spatial pattern plan.
 - e. Spatial utilization directives
Formulated based on spatial structure plan, spatial pattern plan, and establishments of strategic areas in relation with financial capability for development.
 - f. Spatial utilization control directives
Formulated based on spatial structure plan, spatial pattern plan, and establishments of strategic areas in relation with spatial utilization control directives of the province, relevant laws and regulations, including various spatial plan planning technical standards. Spatial utilization control is achieved by means of:
 - Permits
 - Zoning regulation
 - Sanctions
 - Incentives and disincentives
- Another public information event is held at the beginning of the phase
 - Concepts and plans are then presented to the public, NGO, local agencies.
 - Third consultation with UPTD MM and BKPRD Province is held

End Products:

City/District GSP technical materials

Timeframe of Activities: 2 - 7 months

Stages	DISTRICT/CITY GSP FORMULATION PROCESS					LEGALIZATION
Activities	1	2	3	4 5 → 6	7	8
Time Estimates						

**Phase V
Drafting of the regional regulation**

Activities:

Translating the GSP technical materials into legal articles in accordance with legal formulation protocols, particularly Law No. 10/2004 on Laws and Regulations.

- Fourth and final consultation with UPTD MM is held. Consultation with BKPRD Province is held.

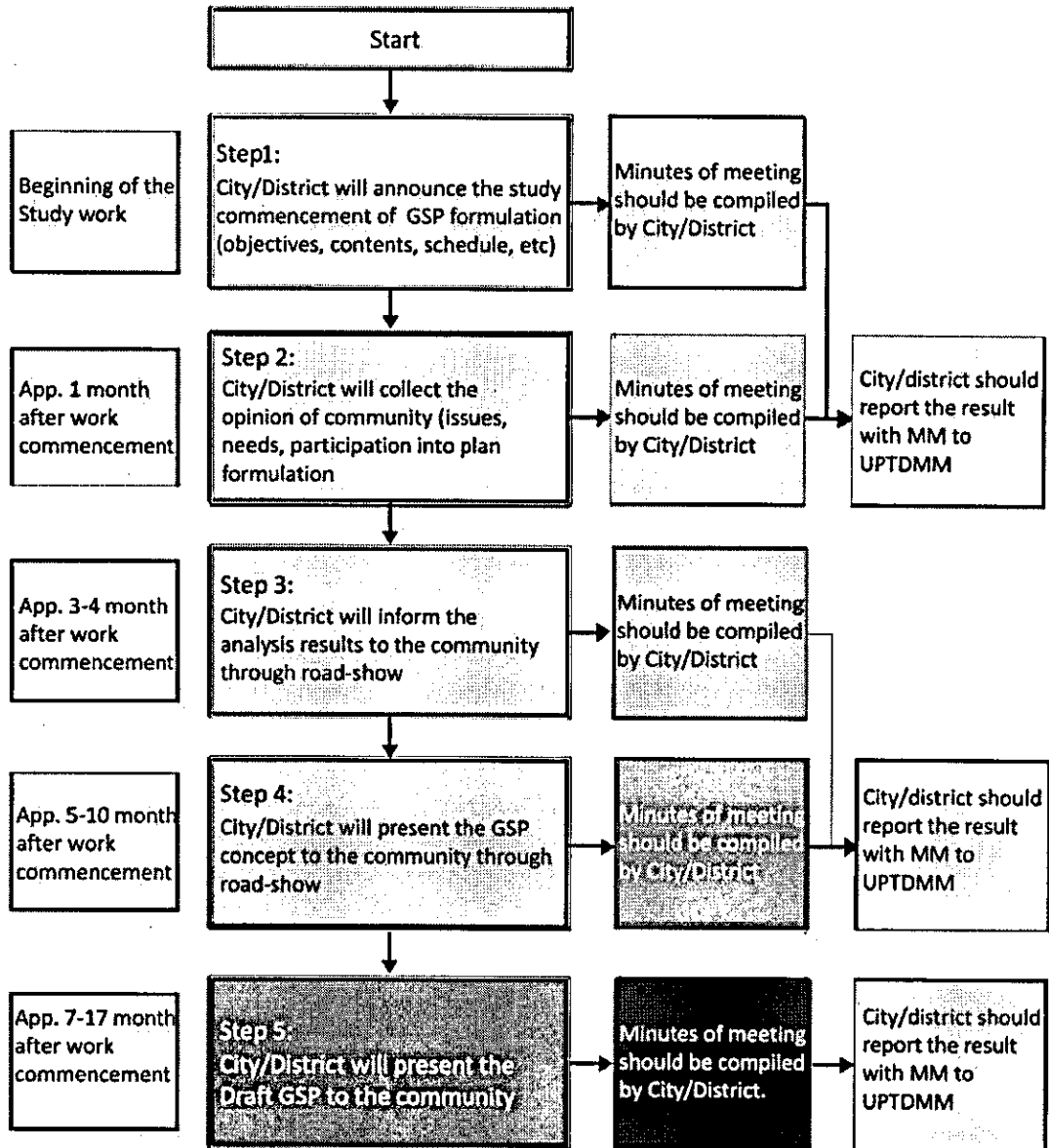
End Products:

Draft of Regional Regulation on City/District General Spatial Plan.

Timeframe of Activities: 1 (one) month

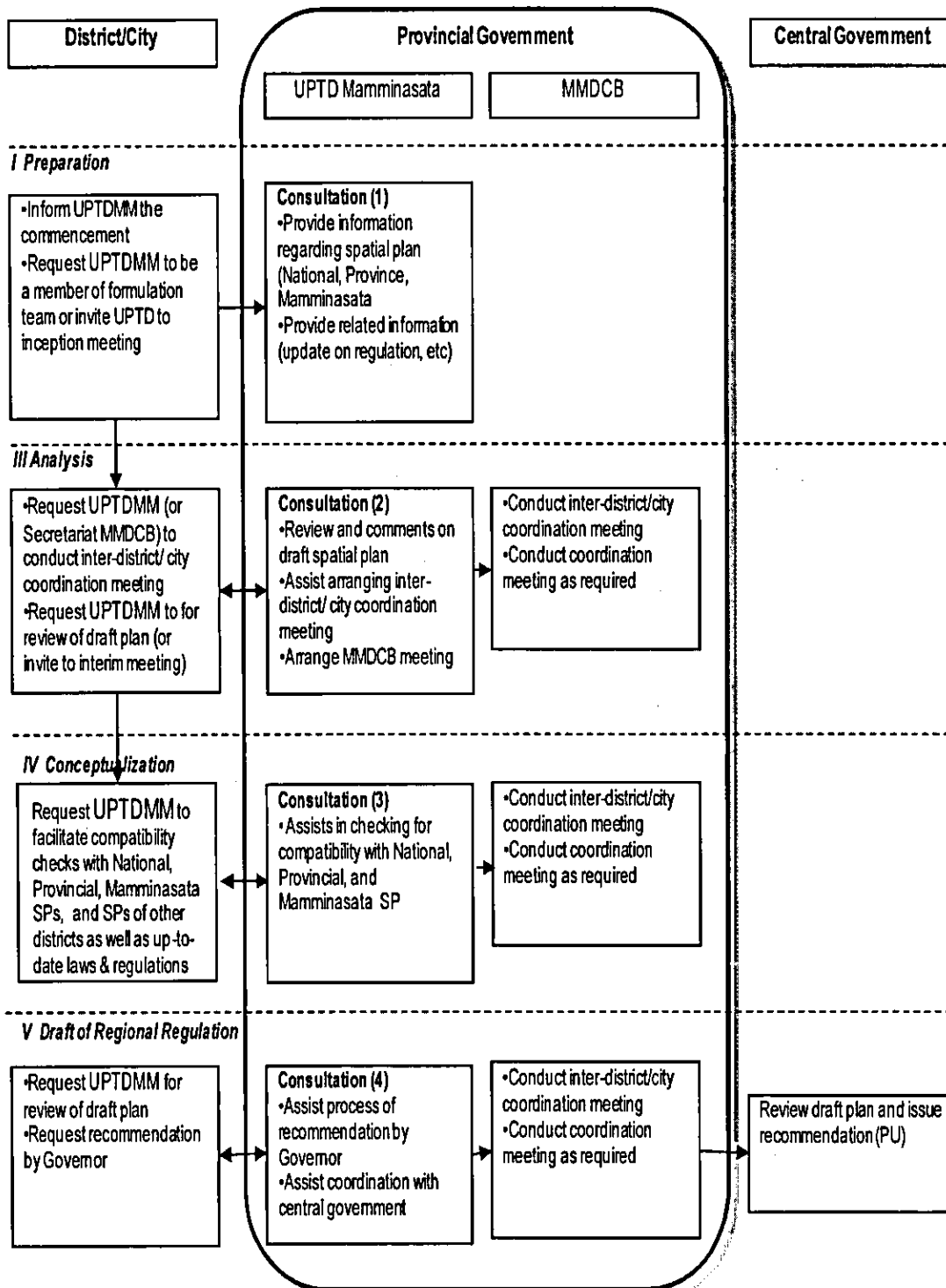
Stages	DISTRICT/CITY GSP FORMULATION PROCESS					LEGALIZATION	
Activities	1	2	3	4	5 → 6	7	8
Time Estimates							

APPENDIX (3)
Community consultation process²¹



²¹ JICA Mamminasata & MMDCB/UPTD Mamminasata expert opinions

APPENDIX (4)
Process of consultation to UPTD Mamminasata²²



UPTD Mamminasata consultation process

²² JICA Expert Opinion

APPENDIX (5)

Check list of contents of district & city general spatial plans²³

Check list of contents of district & city general spatial plans

Chap-ter	Title	Contents (minimum requirements)	Check	Synchro-nizations ²⁴	Improve-ment notes
Introduction book					
	Data & information collection	Legal foundations of GSP formulation			
		Area Profiles: <ul style="list-style-type: none"> • General drawings of area, with orientation map and administrative area division map attached • Demographics and human resources (trend analysis & future projection by 5-year interval for up to 20 years) • Natural disaster risk assessment • Natural resources potentials • Ecosystem assessment²⁵ • Economic potentials (trend analysis & future projection by 5 years interval till final target years after 20 years) • Present situation of infrastructure development²⁶ • Present situation of social service²⁷ • Present situation of open green space by public and private ownership category. (parks, city gardens, cemeteries, green lanes along roads)²⁸ 			
		Integration with Other Spatial Plans <ul style="list-style-type: none"> ○ Previous GSP ○ GSPs of adjacent city/districts ○ Provincial GSP ○ Mamminasata SP 			
		Strategic Issues			
		Maps with scale of 1:25,000 for city and 1:50,000 for district, including, at least: <ul style="list-style-type: none"> ○ Orientation map with administration area ○ Present land use map ○ Natural ecosystem problem map ("Ecosystem Problems is defined as an ecosystem facing degradation or extinction due human acts or natural events")²⁹ ○ Natural disaster risk map ("Natural Disaster" is defined as natural events that threaten human lives and properties) ○ Existing population density map 			

²³ Checklist compiled by JICA Expert Team, using sources from Guideline on District GSP Formulation and Guideline on City GSP Formulation (Regulations of Minister of Public Works no. Appendix VI of 16/PRT/M/2009 and Appendix VI of 17/PRT/M/2009) and inputs from UPTD members

²⁴ Sync of Regional Regulation Draft contents with SP Law, National GSP, National SP Policies, Prov. GSP, NSPK, technical contents consistency

²⁵ Suggestion by JICA Expert Team

²⁶ Suggestion by UPTDMM, MMDCB

²⁷ Suggestion by UPTDMM, MMDCB

²⁸ Suggestion by JICA Expert Team

²⁹ Suggestion by JICA Expert Team

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Chap-ter	Title	Contents (minimum requirements)	Check	Synchro-nizations ²⁴	Improve-ment notes
		<ul style="list-style-type: none"> o Existing infrastructure map o Existing social facility map o Present green open space map 			
		Results of public announcement, summary of opinion			
Data & analysis book					
	Data collection	<p>Primary data: Public interviews, questionnaires, field studies.</p> <p>Secondary data 1:³⁰</p> <ul style="list-style-type: none"> • Maps: <ul style="list-style-type: none"> • Landscape Map of Indonesia or Topographical Map (scale 1:250000) as base map • Satellite images to update base map and create land coverage map (not older than 1 year old, on 10m-15m resolution map for District GSP, and 60 cm – 1 m for City GSP) • Administrative border map • Forest designation map • Input maps for the purpose of disaster analysis • Input maps for the purpose of natural resources potential analysis 			
		<p>Secondary data 2:</p> <ul style="list-style-type: none"> • Data & Information <ul style="list-style-type: none"> • Demographic data • Area facilities and infrastructures data • Area economic growth data • Area financial capacity data • Area developmental & institutional data • Other data & information related to spatial planning (Previous District & City GSP, Provincial GSP, National GSP, and Island SP (if applicable)) • Sectoral developmental policies 			
		Relevant laws and regulations			
	Data analysis & processing	<p>Area physical characteristics</p> <ul style="list-style-type: none"> • Area general characteristics (geographical location, area morphology, etc) • Natural disaster risk (landslides, floods, tsunami, and geological disasters) • Natural resources potential (mineral, coal, oil & gas, geothermal, and water) • Agricultural soil compatibility (food-producing plants, estate plantations, etc). 			
		Socio-demographic characteristics,			

³⁰ Regulation of Minister of Public Works no 16/2009, Chapter 3.1.2; Regulation of Minister of Public Works no 17/2009,

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Chap-ter	Title	Contents (minimum requirements)	Check	Synchro-nizations ²⁴	Improve-ment notes
		including, at least: <ul style="list-style-type: none"> • population density distribution, present and future (coming 20 years); • urban-rural population proportions, present and future (coming 20 years); and • human resources quality in relation with employment opportunities. 			
		Area economic characteristics, including, at least: <ul style="list-style-type: none"> • area economic base; • prospects for future economic growth; and • infrastructures and facilities sustaining economic growth. 			
		Data on regional financial capability for development, including, at least: <ul style="list-style-type: none"> • regional revenue sources and development financing allocation; and • prediction of growth of regional financial capability for development. 			
		Position of province within area hierarchy <ul style="list-style-type: none"> • position of province within national spatial structure • position of province within regional economic system 			
Plan book					
I	Introduc-tion	<ul style="list-style-type: none"> • Legal foundations of GSP formulation • Area profiles: <ul style="list-style-type: none"> ○ General drawings of area, with orientation map and administrative area division map attached ○ Demographics and human resources (trend analysis & future projection by 5 years interval for up to 20 years) ○ Natural disaster risk assessment ○ Natural resources potentials ○ Eco-system assessment³¹ ○ Economic potentials (trend analysis & future projection by 5 years interval till final target years after 20years) ○ Present situation of infrastructure development³² ○ Present situation of social services³³ ○ Present situation of open green space by public and private ownership category. (parks, city 			

³¹ JICA Mamminasata Expert Team Proposal

³² Proposal by UPTDMM and MMDCB

³³ Proposal by UPTDMM and MMDCB

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Chap-ter	Title	Contents (minimum requirements)	Check	Synchro-nizations ²⁴	Improve-ment notes
		gardens, cemeteries, green lanes along roads) ³⁴			
		<ul style="list-style-type: none"> • Integration with Other Spatial Plans <ol style="list-style-type: none"> a. Previous GSP b. GSP of adjacent city/district c. Provincial SP d. Mamminasata SP • Strategic Issues 			
II	Objectives, policies, strategies of district and city spatial management	<ul style="list-style-type: none"> • Objectives of spatial management of district and city • Policies of spatial management of district and city • Strategies of spatial management of district and city 			
III	Spatial structure plan	<ul style="list-style-type: none"> • Plan of Activity Service Centers system <p><u>For district</u></p> <ol style="list-style-type: none"> a. PKN (National Activity Center) located in district region b. PKW (Regional Activity Center) c. PKL (Local Activity Center) d. PKSN (National Strategic Activity Center) e. Other centers within districts, the creation of which falls under authority of District Government: <ol style="list-style-type: none"> 1) PPK (Area Service Center) 2) PPL (Neighborhood Service Center) <p><u>For city</u></p> <ol style="list-style-type: none"> a. City service center, serving whole city and/or regional region b. City service sub-center, serving sub-region of the city c. Neighborhood Center, serving neighborhood-scale city region 			
		<p>Plan of infrastructure network systems of district and city, including:</p> <p>Plan of Main Infrastructure System</p> <ol style="list-style-type: none"> 1) Land transportation network system: i) road network, ii) railway network, iii) river, lake and crossing transportation network; 2) Sea transportation network system: i) seaport, ii) sailing lane; 3) Air transportation network system: i) airport, ii) air space for flight. 			
		<p>Plan of other infrastructure systems (no. 1-3 for both district and city)</p>			

³⁴ JICA Mamminasata Expert Team proposal

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Chap-ter	Title	Contents (minimum requirements)	Check	Synchro-nizations²⁴	Improve-ment notes
		<p>1) Plan of Energy/Power Supply Network System;</p> <ul style="list-style-type: none"> • Gas and petroleum piping network • Ultra High Voltage, Extra High Voltage, High Voltage, and Medium Voltage Power lines • Power generation centers • Electricity relay station both for distribution and power generation <p>2) Plan of Telecommunication Network System;</p> <ul style="list-style-type: none"> • Telephone cable network • Wireless telephone network • Satellite telecommunication network <p>3) Plan of Water Resources Network System</p> <ul style="list-style-type: none"> • Raw water sources for urban settlement activities • Irrigation network • Raw water network for water supply • Water supply network for Water User Groups • Flood control system <p><u>For district</u></p> <p>4) Plan of other infrastructure network system</p> <ul style="list-style-type: none"> • Solid waste network • Water supply sources • Disaster evacuation routes • Others, depending on local conditions 			
		<p><u>For city only</u></p> <p>4) Plan of urban infrastructure</p> <ul style="list-style-type: none"> • Infrastructure for urban water supply • Wastewater management • Solid waste system • Urban drainage system • Pedestrian network facility and infrastructure • Disaster evacuation lanes • Etc. 			
		<ul style="list-style-type: none"> • spatial structure plan maps of scale 1:50,000 for districts, scale: 1:25,000 for cities, which depict activity service central systems and regional infrastructure networks are attached. 			
IV	Spatial pattern plan	Spatial pattern plan includes:			

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Chap-ter	Title	Contents (minimum requirements)	Check	Synchro-nizations ²⁴	Improve-ment notes
		<ul style="list-style-type: none"> • Conservation area spatial pattern plans: <ul style="list-style-type: none"> • Protected forest area • Areas with conservation qualities toward its derivative subareas • Local conservation areas • Green Open Space of City, among others covering neighborhood parks, town parks and cemetery (<i>particularly for city</i>) <ul style="list-style-type: none"> ○ Area ratio of urban RTH (minimum 30%) divided into two categories: <ul style="list-style-type: none"> ○ Area ratio of public urban RTH (min. 20%) ○ Area ratio of private urban RTH (min. 10%) • Nature preserves, natural conservation areas, cultural preserves • Disaster-prone areas • Geological conservation areas • Other conservation areas 			
		<ul style="list-style-type: none"> • Development area spatial pattern plan <u>For district</u> <ul style="list-style-type: none"> • Production forests • Community forests • Agriculture areas • Fishery areas • Mining areas • Industrial areas • Tourism areas • Residential areas • Other development areas 			
		<ul style="list-style-type: none"> • Development area spatial pattern plan <u>For city</u> <ul style="list-style-type: none"> • Housing area • Commerce and service area • Office area • Industrial area • Tourism area • Non-green open space area • Disaster evacuation space area • Areas allocated for informal sector activities • Other allotted areas 			
		spatial pattern plan maps of scale 1:50,000 for district and scale 1:25,000 for city that depict all delineations of conservation and development areas			
V	Establishment of strategic areas	<ul style="list-style-type: none"> • Locations and types of strategic areas <ul style="list-style-type: none"> ○ Strategic area from economic perspective ○ Strategic area from social cultural perspective ○ Strategic area from effective use of 			

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Chap-ter	Title	Contents (minimum requirements)	Check	Synchro-nizations²⁴	Improve-ment notes
		<ul style="list-style-type: none"> natural resources and/or high-technology perspective o Strategic area from function and environment carrying capacity perspective o Other strategic areas 			
		<ul style="list-style-type: none"> • Map of strategic areas that indicated delineations of provincial strategic areas, and national strategic areas, district and city strategic areas within the planning area 			
		<ul style="list-style-type: none"> • In this chapter, maps of strategic areas with scale of 1:50,000 for district and scale of 1:25,000 for city are attached. 			
VI	Spatial utilization directives	<ul style="list-style-type: none"> • Program indications of structure plan realization: <ul style="list-style-type: none"> • Main program indications – a matrix of planned development projects, containing location, size, source of funding, agency in charge of development, and timeframe. 			
		<ul style="list-style-type: none"> • Program indications of spatial pattern realization: <ul style="list-style-type: none"> • Program indications of conservation area realizations (a matrix of planned development projects situated in conservation areas, containing location, size, source of funding, agency in charge of development, and timeframe) 			
		<ul style="list-style-type: none"> • Program indications of development area realization (a matrix of planned development projects situated in development areas, containing location, size, source of funding, agency in charge of development, and timeframe) 			
		<ul style="list-style-type: none"> • Program indications of strategic area realization (a matrix of planned development projects situated in strategic areas, containing location, size, source of funding, agency in charge of development, and timeframe) 			
VII	Spatial utilization control directives³⁵	<ul style="list-style-type: none"> • General stipulations on zoning regulation: <ul style="list-style-type: none"> • General stipulations and General Plan Stipulation (Design Plan), i.e. in form of matrix and map of spatial patterns which attach types of zones established in spatial pattern, types of activities permitted, conditional or prohibited. Stipulation on spatial utilization intensity, stipulation on minimum infrastructure, and other stipulations) • Stipulation on spatial utilization for zones adjacent to regional infrastructure network systems • Specific stipulations which are suited to 			

³⁵ Regulation of Ministry of PW no 16/2009 Chapter 2.1.6; Regulation of Ministry of PW no 17/2009 Chapter 2.1.6

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Chap-ter	Title	Contents (minimum requirements)	Check	Synchro-nizations²⁴	Improve-ment notes
		the needs of district and city development requirements in order to control spatial utilization.			
		<ul style="list-style-type: none"> • Permit Stipulations: (directives used as the basis of consideration by the provincial, district, and city government in formulating their permit policies) <ul style="list-style-type: none"> • Types of spatial utilization permits within district and city regions. • Permit mechanism related to spatial utilization under the authority district and city government • Procedural technical stipulations in proposing spatial utilization permit or in forum of decision making upon the permit to be issued • Stipulation on Decision-making relevant to permits awaiting issuance 			
		<ul style="list-style-type: none"> • Stipulation on Incentive-disincentive: <ul style="list-style-type: none"> • Incentive-disincentive for other heads of regional governments (to encourage inter-regional spatial plan compatibility and investments) see UUPR 26/2007 Article 38 • Incentive-disincentive from District and City Governments to village government within district and city region and to other regional government. • Stipulation on Incentive-disincentive from district and city government to the public community investors, commercial institution, individuals, etc. 			
		<ul style="list-style-type: none"> • Administrative sanction penalty directives 			
<p>Fill "A" for "Available" in check column, or "NA" for "Not Available". Synchronization column contains deviations against the contents of Spatial Planning Law, National GSP, National Spatial Management Policies, Provincial GSP, NSPK (Norms, Standards, Guidelines, and Criteria), and consistency between Draft Regional Regulation on Regional SP and the Technical Materials</p>					

(Map Albums)

Table 5: District GSP maps check list

No	Map	District GSP map contents	Check	Syn-chronizations ³⁶	Improve-ment notes
A. District GSP profile maps					
1	Orientation map	Small-scale map (adjusted to paper size), to show location of district within a larger area			
2	Administrative border map	Delineation of subdistricts' borders: a. Scale adjusted to paper size; b. Districts and cities are color-differentiated; c. Subdistricts are labeled; and d. Each subdistrict is given district central point.			
3	District land coverage map	a. Scale adjusted to paper size b. Classification of spatial utilization is to follow current conditions (not bound by spatial pattern plan's classifications)			
4	Disaster-prone areas map	Delineation of disaster-prone areas, according to risk levels: a. Scale adjusted to paper size; b. Risk levels to be indicated using color-gradation.			
5	Population distribution map	Population density per village/kelurahan to show district's population concentration: a. Scale adjusted to paper size; b. Population density to be adjusted to data conditions, at least 3 intervals and at most 5 intervals c. Population density gradation (intervals) is indicated simultaneously.			
6	Other maps deemed necessary	For Mamminasata Area: - Ecosystem Risk Areas, indicating fragile ecosystems or areas with threatened continuity. ³⁷			
B. District GSP maps					
1	District spatial structure map	a. Scale adjusted to paper size b. Map contents: 1). Residential systems (PKW, PKL, PPK, and PPL); 2). Road networks 3). Railroad networks; 4). Airports and seaports 5). Labels of infrastructures above.			
2	District infrastructure network plan map	a. Scale adjusted to paper size; and b. Map contents: 1). Telecom; 2). Energy infrastructures; 3). Water infrastructures; 4). Other infrastructures; 5). Location labels			
3	District Spatial Pattern Map	a. Scale 1:50.000 b. Map index and page numbers must be attached; c. Map contents: 1). Delineation of spatial utilization allocation plans in accordance with district spatial			

³⁶ Sync of Regional Regulation Draft contents with SP Law, National GSP, National SP Policies, Prov. GSP, NSPK, technical contents consistency

³⁷ JICA MM Team suggestion

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No	Map	District GSP map contents	Check	Syn- chro- nizati ons ³⁶	Improve- ment notes
		patterns; 2). Rivers, primary collectors 1-3, local primaries; 3). Railroads 4). Location labels			
4	District strategic area establish- ment map	a. Scale adjusted to paper size b. Map contents: 1). Delineation of national strategic areas (if applicable); 2). Delineation of provincial strategic areas (if applicable); 3). Delineation of district strategic areas; 4). Rivers, primary collectors 1-2, railroads; c. Location labels			
<p>Fill "A" for "Available" in check column, or "NA" for "Not Available". Synchronization column contains indicated deviations against the contents of Spatial Planning Law, National GSP, National Spatial Management Policies, Provincial GSP, NSPK (Norms, Standards, Guidelines, and Criteria), and consistency between Draft Regional Regulation on Regional SP and the Technical Materials. Improvement Notes column contains the improved version of the text on the discovered deviations.</p>					

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Table 6: City GSP maps check list

No	Map	City GSP map contents	Check	Syn- chro- niza- tions ³⁸	Improve- ment Notes
A. City GSP profile maps					
1	Orientation map	Small-scale map (adjusted to paper size), to show location of district within a larger area			
2	Administrative border map	Delineation of subdistricts' borders: a. Scale adjusted to paper size; b. Districts and cities are color-differentiated; c. Subdistricts are labeled; and d. Each subdistrict is given subdistrict central point.			
3	Land allocation map	a. Scale adjusted to paper size b. Classification of spatial utilization is to follow current conditions (not bound by spatial pattern plan's classifications)			
4	Disaster-prone areas map	Delineation of disaster-prone areas, according to risk levels: a. Scale adjusted to paper size; b. Risk levels to be indicated using color-gradation.			
5	Population distribution map	Population density per village/kelurahan to show city population concentration: a. Scale adjusted to paper size; b. Population density to be adjusted to data conditions, at least 3 intervals and at most 5 intervals c. Population density gradation (intervals) is indicated simultaneously.			
6	Other maps deemed necessary	For Mamminasata Area: - Ecosystem Risk Areas, indicating fragile ecosystems or areas with threatened continuity. ³⁹			
B. City GSP maps					
1	City spatial structure map	a. Scale adjusted to paper size b. Map contents: 1). Residential systems (PKW, PKL, PPK, and PPL); 2). Road networks 3). Railroad networks; 4). Airports and seaports 5). Labels of infrastructures above.			
2	City infrastructure network plan map	a. Scale adjusted to paper size; dan b. Map contents: 1). Telecom; 2). Energy infrastructures; 3). Water infrastructures; 4). Other infrastructures;			
3	City spatial pattern	a. Scale 1:50.000,; b. Map index and page numbers must be			

³⁸ Sync of Regional Regulation Draft contents with SP Law, National GSP, National SP Policies, Prov. GSP, NSPK, technical contents consistency

³⁹ JICA Expert Team Suggestion

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No	Map	City GSP map contents	Check	Syn- chro- niza- tions ³⁸	Improve- ment Notes
	map	attached; c. Map contents: 1). Delineation of spatial utilization allocation plans in accordance with district spatial patterns; 2). Rivers, primary collectors 1-3, local primaries; 3). Railroads 4). Location labels			
4	City strategic area establishment map	a. Scale adjusted to paper size b. Map contents: 1). Delineation of national strategic areas (if applicable); 2). Delineation of provincial strategic areas (if applicable); 3). Delineation of district strategic areas; 4). Rivers, primary arterial roads, primary collectors 1-3, local primaries; c. Location labels			
Fill "A" for "Available" in check column, or "NA" for "Not available". Synchronization column contains indicated deviations against the contents of spatial planning law, national GSP, national spatial management policies, provincial GSP, NSPK (Norms, standards, guidelines, and criteria), and consistency between draft regional regulation on regional SP and the technical materials. Improvement Notes column contains the improved version of the text on the discovered deviations.					

**Table 7: List of spatial planning guidelines/modules issued by ministry
of public works**

No	Titles	Source of legitimacy	Date of issuance
1	District GSP Formulation Guideline	Department of Public Works Regulation no. 16/PRT/M/2009	July 2009
2	City GSP Formulation Guideline	Department of Public Works Regulation no. 17/PRT/M/2009	July 2009
3	Guideline Module for Spatial Management Technical Material		Unknown
4	Urban Green Open Space Provision Guideline	Department of Public Works Regulation no. 5/PRT/ M/2008	May 2008
5	Technical Guideline for Physical, Environmental, Economy, and Socio-Cultural Aspects Analysis	Department of Public Works Regulation no. 20/PRT/ M/2007	July 2007
6	Application Module for Technical Guideline for Physical, Environmental, Economy, and Socio-Cultural Aspects Analysis	Department of Public Works Regulation no. 20/PRT/ M/2007	Dec 2008
7	Spatial Management Guideline for Volcanic and Earthquake-Prone Areas	Department of Public Works Regulation no. 21/PRT/ M/2007	July 2007
8	Application Module for Spatial Management Guideline for Volcanic and Earthquake-Prone Areas	Department of Public Works Regulation no. 21/PRT/ M/2007	Dec 2008
9	Spatial Management Guideline for Landslide-Prone Areas	Department of Public Works Regulation no. 22/PRT/ M/2007	July 2007
10	Application Module for Spatial Planning Guideline for Landslide- Prone Areas	Department of Public Works Regulation no. 22/PRT/ M/2007	Dec 2008
11	Spatial Planning Guideline for Reclamation of Coastal Areas	Department of Public Works Regulation no. 40/PRT/ M/2007	Dec 2007
12	Application Module Spatial Planning Guideline for Reclamation of Coastal Areas	Department of Public Works Regulation no. 40/PRT/ M/2007	Dec 2008
13	Technical Criteria Guideline for Development Areas	Department of Public Works Regulation no. 41/PRT/ M/2007	Dec 2007
14	Application Module for Technical Criteria Guideline for Development Areas	Department of Public Works Regulation no. 41/PRT/ M/2007	Dec 2008

Source: Ministry of Public Works, Directorate General of Spatial
Management, National Spatial Management Coordination Agency (BKPRN)

Websites: www.penataanruang.net; www.pu.go.id ; www.bkprn.org

APPENDIX (6)
**Completion check of technical materials of draft of
regional regulation on district and
city general spatial plans⁴⁰**

Table 8: Regional regulation check list

Chap-ter	Title	Contents (Minimum Requirements) for draft of regional regulation on district and city general spatial plans	Check	Syn-chroni-za-tions ⁴¹	Improve-ment notes
I	Objectives, policies, strategies of district and city spatial management	<ul style="list-style-type: none"> • Objectives of spatial management of district and city • Policies of spatial management of district and city • Strategies of spatial management of district and city 			
II	Spatial structure plan	<ul style="list-style-type: none"> • Plan of activity service centers system <p><u>For district</u></p> <ul style="list-style-type: none"> a. PKN (National Activity Center) located in district region b. PKW (Regional Activity Center) c. PKL (Local Activity Center) d. PKS (National Strategic Activity Center) e. Other centers within districts, the creation of which falls under the authority of District Government: <ul style="list-style-type: none"> 1) PPK (Area Service Center) 2) PPL (Neighborhood Service Center) <p><u>For city</u></p> <ul style="list-style-type: none"> a. City service center, serving whole city and/or regional region b. City service sub-center, serving sub-region of the city c. Neighborhood Center, serving neighborhood-scale city region 			
		<p>Plan of infrastructure network systems of district and city, including:</p> <p>Plan of Main Infrastructure System</p> <ul style="list-style-type: none"> 1) Land transportation network system: i) road network, ii) railway network, iii) river, lake and crossing transportation network; 2) Sea transportation network 			

⁴⁰ Regulation of Minister of Public Works No. 11 /PRT/M/2009 Appendices II.a and II.b

⁴¹ Sync of Regional Regulation Draft contents with SP Law, National GSP, National SP Policies, Prov. GSP, NSPK, technical contents consistency

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Chapter	Title	Contents (Minimum Requirements) for draft of regional regulation on district and city general spatial plans	Check	Synchronizations ⁴¹	Improvement notes
		system: i) seaport, ii) sea lane; 3) Air transportation network system: i) airport, ii) flight corridors.			
		Plan of other infrastructure systems 1) Plan of Energy/Power Supply Network System; <ul style="list-style-type: none"> • Gas and petroleum piping network • Ultra High Voltage, Extra High Voltage, High Voltage, and Medium Voltage Power Lines • Power generation centers • Electricity relay station both for distribution and power generation 2) Plan of Telecommunication Network System; <ul style="list-style-type: none"> • Telephone cable network • Wireless telephone network • Satellite telecommunication network 3) Plan of Water Resources Network System <ul style="list-style-type: none"> • Raw water sources for urban settlement activities • Irrigation network • Raw water network for water supply • Water supply network for Water User Groups • Flood control system <p><u>For district</u></p> 4) Plan of other infrastructure network system <ul style="list-style-type: none"> • Solid waste network • Water supply sources • Disaster evacuation routes • Others, depending on local conditions 			
		<p><u>For city only</u></p> 4) Plan of urban infrastructure <ul style="list-style-type: none"> • Infrastructure for urban water supply • Wastewater management • Solid waste system • Urban drainage system • Pedestrian network facility and infrastructure • Disaster evacuation lanes • Etc. 			
		<ul style="list-style-type: none"> • spatial structure plan maps of scale 1:50,000 for districts, scale: 1:25000 for 			

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Chap-ter	Title	Contents (Minimum Requirements) for draft of regional regulation on district and city general spatial plans	Check	Syn-chroni-za-tions ⁴¹	Improve-ment notes
		cities, which depict activity service central systems and regional infrastructure networks are attached.			
III	Spatial pattern plan	<p>Spatial pattern plan includes:</p> <ul style="list-style-type: none"> • Conservation area spatial pattern plans: <ul style="list-style-type: none"> • Protected forest area • Areas with conservation qualities toward its derivative subareas • Local conservation areas • Green Open Space of City, among others covering neighborhood parks, town parks and cemetery (<i>particularly for city</i>) <ul style="list-style-type: none"> ○ Area ratio of urban RTH (minimum 30%) divided into two categories: <ul style="list-style-type: none"> ○ Area ratio of public urban RTH (min. 20%) ○ Area ratio of private urban RTH (min. 10%) • Nature preserves, natural conservation areas, cultural preserves • Disaster-prone areas • Geological conservation areas • Other conservation areas • Development Area spatial pattern plan <u>For district</u> <ul style="list-style-type: none"> • Production forests • Community forests • Agriculture areas • Fishery areas • Mining areas • Industrial areas • Tourism areas • Residential areas • Other development areas • Development Area spatial pattern plan <u>For city</u> <ul style="list-style-type: none"> • Housing area • Commerce and service area • Office area • Industrial area • Tourism area • Non-green open space area • Disaster evacuation space area • Areas allocated for informal sector activities • Other allotted areas • spatial pattern plan maps of scale 1:50,000 for District and scale 1:25,000 for City that depict all delineations of conservation and development areas 			

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Chap-ter	Title	Contents (Minimum Requirements) for draft of regional regulation on district and city general spatial plans	Check	Syn-chroni-za-tions⁴¹	Improve-ment notes
IV	Establish-ment of strategic areas	<ul style="list-style-type: none"> • Locations and types of strategic areas <ul style="list-style-type: none"> ○ Strategic area from economic perspective ○ Strategic area from social cultural perspective ○ Strategic area from effective use of natural resources and/or high-technology perspective ○ Strategic area from function and environment carrying capacity perspective ○ Other strategic areas 			
		<ul style="list-style-type: none"> • Map of strategic areas that indicated delineations of provincial strategic areas, and national strategic areas, district and city strategic areas within the planning area 			
		<ul style="list-style-type: none"> • In this chapter, maps of strategic areas with scale of 1:50,000 for district and scale of 1:25,000 for city are attached. 			
V	Spatial utilization directives	<ul style="list-style-type: none"> • Program Indications of structure plan realization: <ul style="list-style-type: none"> • Main program indications – a matrix of planned development projects, containing location, size, source of funding, agency in charge of development, and timeframe. 			
		<ul style="list-style-type: none"> • Program indications of spatial pattern realization: <ul style="list-style-type: none"> • Program indications of conservation area realizations (a matrix of planned development projects situated in conservation areas, containing location, size, source of funding, agency in charge of development, and timeframe) 			
		<ul style="list-style-type: none"> • Program indications of development area realization (a matrix of planned development projects situated in development areas, containing location, size, source of funding, agency in charge of development, and timeframe) 			
		<ul style="list-style-type: none"> • Program indications of strategic area realization (a matrix of planned development projects situated in strategic areas, containing location, size, source of funding, agency in charge of development, and timeframe) 			
VI	Spatial utilization control directives⁴²	<ul style="list-style-type: none"> • General stipulations on Zoning regulation: <ul style="list-style-type: none"> • General stipulations and General Plan Stipulation (Design Plan), i.e. in form of matrix and map of spatial patterns which attach types of zones established in spatial pattern, types of activities 			

⁴² Regulation of Ministry of PW no 16/2009 Chapter 2.1.6; Regulation of Ministry of PW no 17/2009 Chapter 2.1.6

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Chap-ter	Title	Contents (Minimum Requirements) for draft of regional regulation on district and city general spatial plans	Check	Syn-chroni-za-tions ⁴¹	Improve-ment notes
		<p>permitted, conditional or prohibited. Stipulation on spatial utilization intensity, stipulation on minimum infrastructure, and other stipulations)</p> <ul style="list-style-type: none"> • Stipulation on spatial utilization for zones adjacent to regional infrastructure network systems • Specific stipulations which are suited to the needs of district and city development requirements in order to control spatial utilization. 			
		<ul style="list-style-type: none"> • Permit stipulations: (directives used as the base of consideration by the provincial, district, and city government in formulating their permit policies) <ul style="list-style-type: none"> • Types of spatial utilization permits within district and city regions. • Permit mechanism related to spatial utilization under the authority district and city government • Procedural technical stipulations in proposing spatial utilization permit or in forum of decision making upon the permit to be issued • Stipulation on Decision-making relevant to permits awaiting issuance 			
		<ul style="list-style-type: none"> • Stipulation on incentive-disincentive: <ul style="list-style-type: none"> • Incentive-disincentive for other heads of regional governments (to encourage inter-regional spatial plan compatibility and investments) see UUPR 26/2007 Article 38 • Incentive-disincentive from district and city governments to village government within district and city region and to other regional government. • Stipulation on incentive-disincentive from district and city government to the public community investors, commercial institution, individuals, etc. 			
		<ul style="list-style-type: none"> • Administrative sanction penalty directives 			

Fill "A" for "Available" in check column, and "NA" for "Not Available". Synchronization column contains indicated deviations against the contents of Spatial Planning Law, National GSP, National Spatial Management Policies, Provincial GSP, NSPK (norms, standards, guidelines, and criteria), and consistency between draft regional regulation on regional SP and the technical materials. Improvement notes column contains the improved version of the text on the discovered deviations.

APPENDIX (7)

Synchronization with related GSPs

Four things to focus on in evaluating whether a General Spatial Plan is in sync with other, related general spatial plans:

× **Strategic Area**

- + General Spatial Plan should support strategic area objective in National General Spatial Plan and Provincial General Spatial Plan.
- + Checking locations and contents of strategic areas contained in national and provincial General Spatial Plans and neighboring city/district's general spatial plan will quickly reveal whether the general spatial plan in question is in synergy with the provincial spatial plans and its neighbors' spatial plans.

× **Structure plan**

- + General Spatial Plan should support structure system in National General Spatial Plan, Provincial General Spatial Plan, and Mamminasata Spatial Plan (e.g. Primary function, Secondary function)
- + e.g. Road (national road→provincial road→district road)

× **Land use zoning plan (Pola Ruang)**

- + Consistency of land use plan (e.g. Zone B, Zone N in Mamminasata Spatial Plan)

× **Development programs**

- + Development program should support development program in National General Spatial Plan, Provincial General Spatial Plan, and Mamminasata Spatial Plan.

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Use the following table as evaluation tools in examining absences, flaws, discrepancies, and inconsistencies within the General Spatial Plan in question against the following documents:

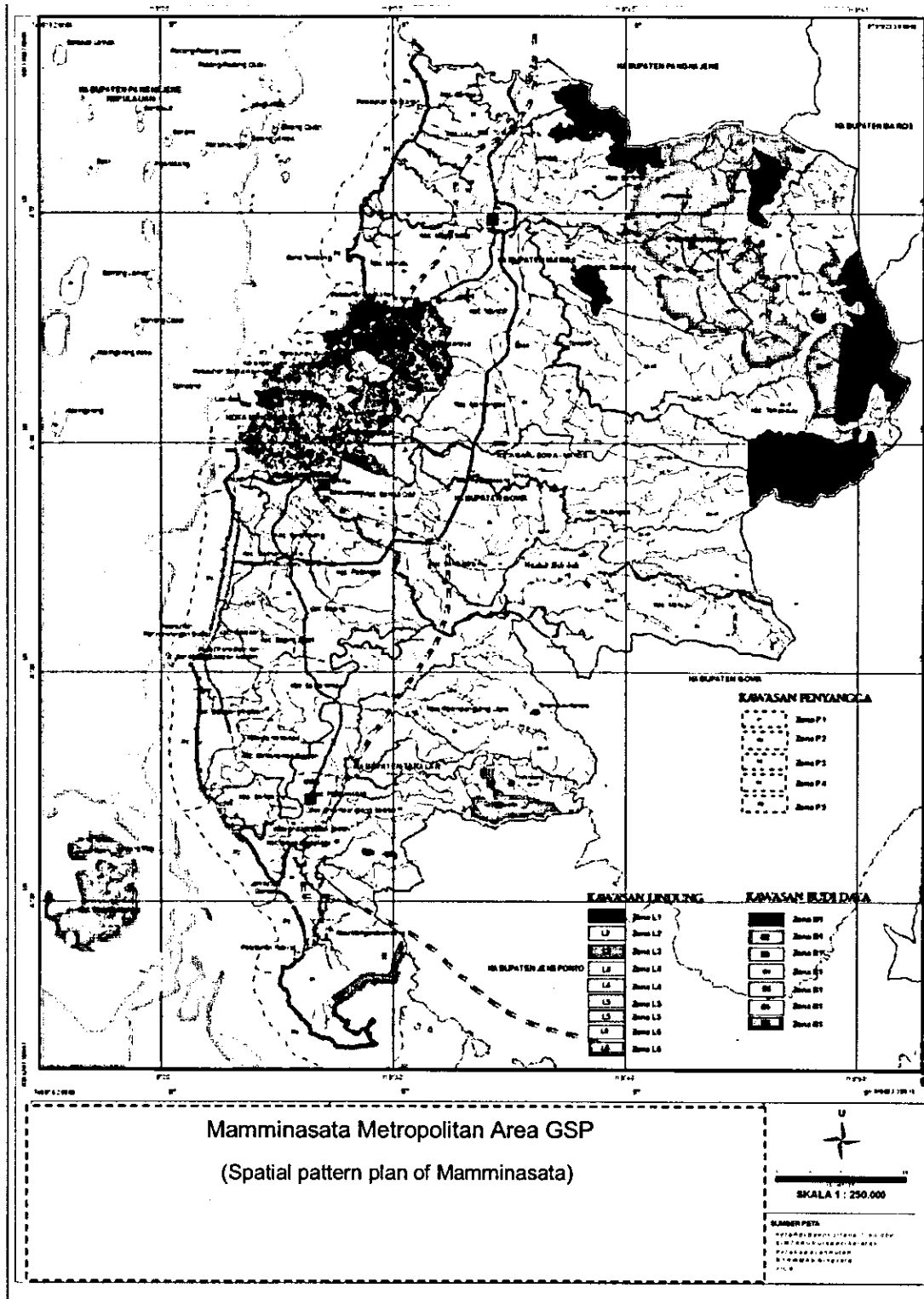
	Issue	Necessary synchronization	Necessary countermeasures
National SP	Example: National Strategic Area X is missing from District General Spatial Plan	Example: National Strategic Area X is found in Article ... (...) of National GSP	Example: District GSP must revise and include National Strategic Area X in its scope
Provincial SP	↑	↑	↑
Mamminasata SP			
Makassar GSP			
Maros GSP			
Gowa GSP			
Others			

"Issues" Column contains statement of inconsistency. Use clear but concise language.

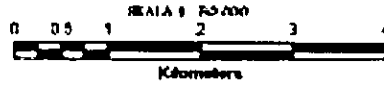
"Necessary synchronization" Column contains statement of where in the body of text of the document the inconsistency allegedly occurred. This is important to establish line of reasoning to the interpretation of legal text (what led you to the conclusion that a possible inconsistency has occurred?), and to enable your superiors and stakeholders to supervise and establish redundancy safeguards and better transparency.

"Necessary Countermeasures" Column contains statement of what should be done? Fill this column with actionable items, such as "conduct coordination meeting with parties x and y to discuss absence of a National Strategic Area X in District GSP." Use clear and concise language.

APPENDIX (8)
Mamminasata spatial pattern plan



KETERANGAN GAMBAR



IBU KOTA

- Ibu Kota Provinsi
- Ibu Kota Kabupaten

BATAS ADMINISTRASI

- Batas Kabupaten
- Batas Kecamatan
- Batas Wilayah Kawasan Perkotaan Alamendah

KAWASAN LINDUNG

- Kawasan yang Memerlukan Perlindungan Terhadap Kawasan Rawanbanaya:
 - Kawasan hutan lindung
 - Kawasan resapan air
- Kawasan Perlindungan Seluasit:
 - Sempadan pantai
 - Sempadan sungai
 - Kawasan sekitar danau atau waduk
 - RTI kota
- Kawasan Suka Alam, Kawasan Pelestarian Alam, dan Kawasan Cagar Budaya:
 - Kawasan Suka Margasatwa
 - Kawasan Taman Nasional
 - Kawasan Hutan Kebun Hutan
 - Kawasan Cagar Budaya dan Ilmu Pengetahuan

- Kawasan Rawan Bencana Alam:
 - Kawasan Rawan Tanah Longsor

- Kawasan Lindung Geologi:
 - Kawasan Rawan Aluvial
 - Sempadan Mula Air

- Kawasan Lindung Lainnya:
 - Taman Buru
 - Kawasan Kawasan Wilayah Pesang dan Pulau-Pulau Kecil

KAWASAN BUDI DAYA

- Kawasan Peruntukan Perumahan Kepadatan Tinggi:
 - Kawasan Peruntukan Perumahan Dataran
 - Kawasan Peruntukan Perumahan Kota dan/atau Kecamatan
 - Kawasan Peruntukan Perumahan dan lain-lain Skala Internasional, Nasional, dan Regional
 - Kawasan Peruntukan Pelayanan Perumahan Tinggi
 - Kawasan Peruntukan Pelayanan Olah Raga Skala Internasional, Nasional, dan Regional
 - Kawasan Peruntukan Pelayanan Kesehatan Skala Internasional, Nasional, dan Regional
 - Kawasan Peruntukan Kegiatan Industri Alamiah
 - Kawasan Peruntukan Kegiatan Industri Perikanan
 - Kawasan Peruntukan Pelayanan Sistem Angkutan Umum Perumahan dan Angkutan Cair Regional
 - Kawasan Peruntukan Pelayanan Transportasi Laut Internasional dan Nasional
 - Kawasan Peruntukan Pelayanan Transportasi Udara Internasional dan Nasional
 - Kawasan Peruntukan Kegiatan Pendidikan dan Keamanan Negara
 - Kawasan Peruntukan Kegiatan Pariwisata
 - Kawasan Peruntukan Kegiatan Perikanan, Puncak, dan Sosial Budaya

- Kawasan Peruntukan Perumahan Kepadatan Rendah:
 - Kawasan Peruntukan Perumahan dan/atau Kecamatan
 - Kawasan Peruntukan Perumahan dan Area Skala Regional
 - Kawasan Peruntukan Perumahan Pendidikan Tinggi
 - Kawasan Peruntukan Perumahan Olah Raga
 - Kawasan Peruntukan Perumahan Kesehatan
 - Kawasan Peruntukan Industri Alamiah
 - Kawasan Peruntukan Industri Perikanan
 - Kawasan Peruntukan Pelayanan Sistem Angkutan Umum Perumahan Regional
 - Kawasan Peruntukan Pelayanan Transportasi Laut Regional
 - Kawasan Peruntukan Pelayanan Transportasi Udara Internasional dan Nasional
 - Kawasan Peruntukan Perumahan dan Keamanan Negara
 - Kawasan Peruntukan Kegiatan Pariwisata
 - Kawasan Peruntukan Kegiatan Perikanan

- Kawasan Peruntukan Perumahan Kepadatan Rendah:
 - Kawasan Peruntukan Perumahan dan/atau Kecamatan

- Kawasan Peruntukan Perumahan Kepadatan Rendah:
 - Kawasan Peruntukan Perumahan Lautan Pantai
 - Kawasan Peruntukan Pertanian Lahan Kering
 - Kawasan Peruntukan Perikanan
 - Kawasan Peruntukan Perikanan
 - Kawasan Peruntukan Agro Industri

- Zona Peruntukan Fasilitas yang berfungsi melindungi Zona L2:
 - Sempadan Pantai untuk melindungi perikanan dan kerangka budi laut

- Zona Peruntukan Fasilitas yang berfungsi melindungi Zona L2:
 - Sempadan Pantai untuk melindungi hutan, perikanan, dan kerangka budi laut

- Zona Peruntukan Fasilitas yang berfungsi melindungi Zona B1

- Kawasan Peruntukan Perumahan Kepadatan Rendah:
 - Kawasan Peruntukan Pertanian Tanaman Pangan
 - Kawasan Peruntukan Pertanian Tanaman Pangan Irigasi Teknis

- Zona Peruntukan Fasilitas yang berfungsi melindungi Zona B4 dan Zona B3

- Kawasan Peruntukan Hutan Produksi sebagai Penerima Fungsi Zona U1

- Zona Peruntukan Fasilitas yang berfungsi melindungi Zona L2 dan Zona B7 untuk masalah abrasi, erosi air, utrun air laut, dan konservasi hutan bakau

- Kawasan Peruntukan Hutan Produksi Terbatas sebagai Penerima Fungsi Zona U1

- Kawasan Peruntukan Perumahan Seluran Tracksmal:
 - Kawasan Peruntukan Perumahan

APPENDIX (9)
Development Programs in the Presidential Regulation for Mamminasata Metropolitan Area
(1/5)

No	Development Programs Started with Mamminasata Urban Area According to Presidential Regulation	Main Program Subsector										Time Frame				
		Sub	Sub	Sub	Sub	Sub	Sub	Sub	Sub	Sub	Sub	Year	Year	Year	Year	
1.2	Seaboard Transportation Network Systems Development, improvement, and strengthening of Soekarno-Hatta Main Airport															
1.3	Aerial Transportation Network Systems Development, improvement, and strengthening of Hasanudin Airport															
2	Infrastructure Network Systems															
2.1	Energy Network Systems															
2.1.1	Development, improvement, and strengthening of oil and gas networks															
2.1.2	Development, improvement, and strengthening of electrical power plants															
2.1.3	Development, improvement, and strengthening of electron transmission															
2.2	Telecom Network Systems															
2.2.1	Development, improvement, and strengthening of terrestrial networks															
2.2.2	Development, improvement, and strengthening of satellite networks															
2.3	Water Resources Infrastructure															
2.3.1	Water Sources															
2.3.2	Development, improvement, and strengthening of surface waters such as rivers, dams, etc. and ground waters such as artesian wells															
2.3.3	Water Resources Infrastructure															
2.3.4	Development, improvement, and strengthening of															
2.3.5	1) Primary, Secondary, and Tertiary Irrigation Network Systems															
2.3.6	2) Flood control systems of Jeneberang, Tallo, Maros, Pangkep, Cannari, Bontone															
2.3.7	3) Coastal safety systems of all appropriate coasts															
2.4	Urban Infrastructure Network Systems															
2.4.1	Clean Water Network Systems															
2.4.1.1	Development, improvement, and strengthening of															
2.4.1.2	a) Public Water Supply Network Plan for Mamminasata															
2.4.1.3	b) Public Water Utilization Master Network															
2.4.1.4	c) Cooperation among Mamminasata's PDAM															
2.4.1.5	d) Expansion of service coverage															
2.4.2	Drainage Network Systems															
2.4.2.1	Development, improvement, and strengthening of primary drainage network system															
2.4.3	Waste Water Network Systems															
2.4.3.1	Development, improvement, and strengthening of															
2.4.3.2	1) IPA, Pananjan, Tallo, Maros, Tallo, Cossari, Jangjung Bontone															
2.4.3.3	2) IPA, BIPA															
2.4.3.4	3) IPA, UMP, Sorong, Obo															
2.4.4	Solid Waste Management Systems															
2.4.4.1	Development, improvement, and strengthening of															
2.4.4.2	1) IPA, Tallo, Bontone															
2.4.4.3	2) IPA, Tallo, Bontone															
2.4.4.4	3) IPA, Tallo, Bontone															
2.4.4.5	4) IPA, Tallo, Bontone															
2.4.4.6	5) IPA, Tallo, Bontone															
2.4.4.7	6) TPSI Mamminasata															
2.4.4.8	7) Development, improvement, and strengthening of the waste collection system															

APPENDIX (9)
 Development Programs in the Presidential Regulation for Mamminasata Metropolitan Area
 (2/5)

No	Development Project/Program	Main Program Subactions	Location			Financing			Time Frame						
			MS	MA	MA	OW	TR	MA	Pror	CO	OLGOP	SPNSR	SPNSR	SPNSR	
1.2	Seaboard Transportation Network Systems Development, improvement, and strengthening of Seaboard-land Main Seaport														
1.3	Aerial Transportation Network Systems Development, improvement, and strengthening of Makassar Airport														
2	Mamminasata Network Systems														
2.1	Energy Network Systems														
2.1.1	Development, improvement, and strengthening of oil and gas networks														
2.1.2	Development, improvement, and strengthening of electrical power plants														
2.1.3	Development, improvement, and strengthening of electrical transmission														
2.2	Telecom Network Systems														
2.2.1	Development, improvement, and strengthening of terrestrial networks														
2.2.2	Development, improvement, and strengthening of satellite networks														
2.3	Water Resource Infrastructures														
2.3.1	Water Sources														
2.3.2	Development, improvement, and strengthening of surface waters such as rivers, dams, etc. and ground waters such as Aquifers														
2.3.3	Water Resource Infrastructures														
2.3.3.1	1. Primary, Secondary, and Tertiary Sewerage Systems														
2.3.3.2	2. Flood Control Systems of Jeneberang, Tallo, Maros, Palopo, Gantar, Bontol														
2.3.3.3	3. Coastal Water Systems of all islands in one coast														
2.4	Urban Infrastructure Network Systems														
2.4.1	Clean Water Network Systems														
2.4.1.1	Development, improvement, and strengthening of														
2.4.1.1.1	a. Potable Water Supply Master Plan for Mamminasata														
2.4.1.1.2	b. Potable Water Distribution Master Plan														
2.4.1.1.3	c. Sewerage system Mamminasata, PCAM														
2.4.1.1.4	d. Expansion of sewage coverage														
2.4.2	Drainage Network Systems														
2.4.2.1	Development, improvement, and strengthening of primary drainage network system quality														
2.4.2.2	Waste Water Network Systems														
2.4.2.2.1	1. Potable Water Supply Master Plan for Mamminasata														
2.4.2.2.2	2. Potable Water Distribution Master Plan														
2.4.2.2.3	3. Sewerage system Mamminasata, PCAM														
2.4.2.2.4	4. Expansion of sewage coverage														
2.4.3	Waste Water Network Systems														
2.4.3.1	Development, improvement, and strengthening of														
2.4.3.1.1	1. Potable Water Supply Master Plan for Mamminasata														
2.4.3.1.2	2. Potable Water Distribution Master Plan														
2.4.3.1.3	3. Sewerage system Mamminasata, PCAM														
2.4.3.1.4	4. Expansion of sewage coverage														
2.4.4	Solid Waste Management Systems														
2.4.4.1	Development, improvement, and strengthening of														
2.4.4.1.1	1. TPA Regional Sanitary Landfill														
2.4.4.1.2	2. TPA Tallo														
2.4.4.1.3	3. TPA Bontol														
2.4.4.1.4	4. TPA Cidra														
2.4.4.1.5	5. TPA Balaroa														
2.4.4.1.6	6. TPA Mamminasata														
2.4.4.2	Development, improvement, and strengthening of solid waste collection system														

APPENDIX (9)
 Development Programs in the Presidential Regulation for Mamminasata Metropolitan Area
 (3/5)

No.	Development Program	Name Program Selection	Location										Functioning				Time Frame			
			BM	AM	MM	GM	TK	IM	PR	CD	DLSP	MANIS	MANIS	MANIS	MANIS	MANIS	MANIS	MANIS	MANIS	
EVALUATION OF SPATIAL PATTERNS																				
A. CONSERVATION ZONES																				
1. Zone 11. Conservation Area providing protection toward demarcate areas																				
a	Restoration, revitalization, development, and improvement of demarcate areas																			
b	Restoration, revitalization, development, and improvement of areas to prevent erosion and sedimentation																			
c	Restoration, revitalization, development, and improvement of areas for ground hydrologic function preservation																			
d	Restoration, revitalization, development, and improvement of areas for renewable catchment space																			
2. Zone 12. Local Protected Areas																				
Restoration, revitalization, development, and improvement of functions of coastal tree forest or dam subjects as well as urban green open space																				
3. Zone 13. Natural Conservation Areas, Natural Preserves, and Cultural Conservation Areas																				
a	Restoration, revitalization, development, and improvement of functions of Nonhutan Paniai Park																			
b	Restoration, revitalization, development, and improvement of functions of Barunung-Bukawung National Park																			
c	Restoration, revitalization, development, and improvement of functions of coastal wetlands																			
d	Restoration, revitalization, development, and improvement of functions of cultural and scientific preserves																			
4. Zone 14. Natural Disaster prone Areas																				
a	Restoration, revitalization, development, and improvement of landslide-prone areas																			
b	Restoration, revitalization, development, and improvement of flood-prone areas																			
5. Zone 15. Geologic Conservation Areas																				
a	Restoration, revitalization, development, and improvement of areas with erosion and landslides																			
b	Restoration, revitalization, development, and improvement of water spring setback areas																			
6. Zone 16. Other Conservation Areas																				
a	Restoration, revitalization, development, and improvement of human habitat																			
b	Restoration, revitalization, development, and improvement of functions of conservation areas located in coasts and small islands																			
B. DEVELOPMENT ZONES																				
1. Zone 01																				
Restoration, revitalization, development, and improvement of functions of area allocations in Zone B1																				
1)	high density residential																			
2)	provincial government																			
3)	city center (townships)																			
4)	space and services (international, national, and regional scales)																			
5)	higher education																			
6)	sports (international, national, and regional scales)																			
7)	healthcare (international, national, and regional scales)																			
8)	manufacturing industries																			
9)	other industries																			
10)	passenger and cargo transportation services (regional scale)																			
11)	air transportation (international, national scales)																			
12)	seal transportation (international, national scales)																			
13)	defense and security																			
14)	tourism																			
15)	meeting, exhibition, socio-cultural events																			

APPENDIX (9)
Development Programs in the Presidential Regulation for Mamminasata Metropolitan Area
(4/5)

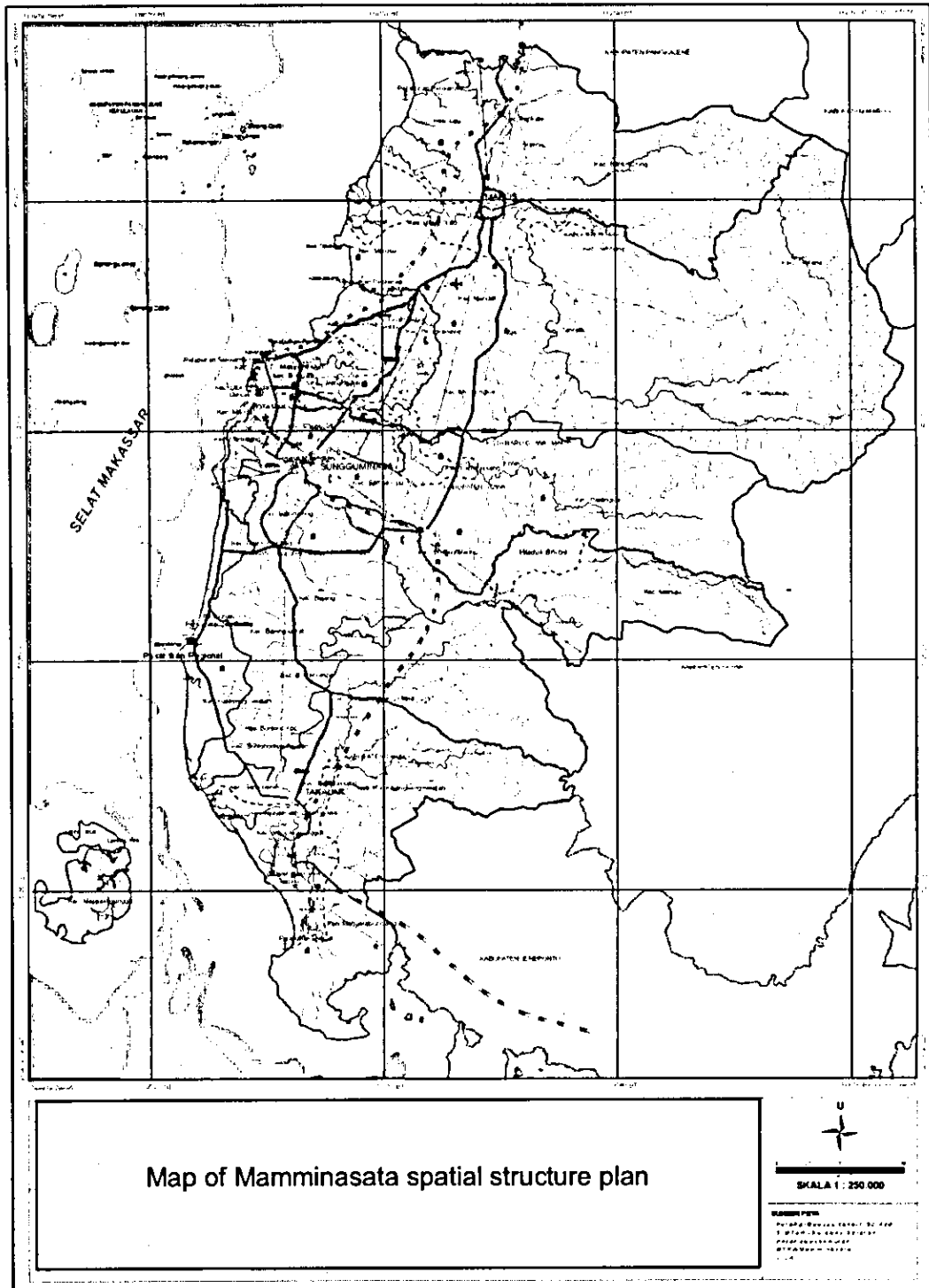
No.	Development Program/Program Sasial untuk Mamminasata Urban Area (Berdasarkan Presidential Regulation)	Main Program Indicators												Time Frame		
		MM	MA	MI	MA	MI	MA	MI	MA	MI	MA	MI	MA	MI	MA	MI
2.	Zone B2	Rehabilitation, revitalization, development, and improvement of functions of area allocations in Zone B2 1. medium density residential 2. mixed and/or mixed BKK2 developments 3. trade and services (retail scale) 4. higher education 5. sports 6. healthcare 7. manufacturing industries 8. urban facilities 9. passenger and cargo transportation services (regional scale) 10. seaport transportation (regional scale) 11. aerial transportation (international, national scale) 12. services and leisure 13. tourism 14. agriculture														
3.	Zone B3	Rehabilitation, revitalization, development, and improvement of functions of area allocations in Zone B3 1. low density residential 2. trade and services														
4.	Zone B4	Rehabilitation, revitalization, development, and improvement of functions of area allocations in Zone B4 1. low density residential 2. wet cultivation 3. dry cultivation 4. pasture 5. fields 6. animal husbandry 7. aquaculture														
5.	Zone B5	Rehabilitation, revitalization, development, and improvement of functions of area allocations in Zone B5 1. low density residential 2. trade and services 3. trade and services (retail scale) 4. trade and services (wholesale) 5. trade and services (retail scale) 6. trade and services (wholesale) 7. trade and services (retail scale) 8. trade and services (wholesale) 9. trade and services (retail scale) 10. trade and services (wholesale)														

APPENDIX (3)
Development Programs in the Presidential Regulation for Mamminasata Metropolitan Area
(5/5)

No.	Main Program Locations	Location										Feasibility					Time frame				
		UH	UK	UR	GW	TK	Ma	Prw	CD	OLDP	MSK	MSK	MSK	MSK	MSK	MSK	MSK	MSK			
Development Project Programs Shelter with Mamminasata Urban Area (according to Presidential Regulation)																					
Main Program Locations																					
6.	Zone B6																				
	Rehabilitation, reeducation, development, and improvement of functions of productive forests as buffer zone in Zone I (Conservation Forest)																				
7.	Zone B7																				
a.	Rehabilitation, reeducation, development, and improvement of functions of area allocations in Zone B7																				
	1) Traditional fishermen's residential area																				
	2) Fishery																				
b.	Rehabilitation, reeducation, development, and improvement of functions of fishing ports, fish auction sites, and fish landing sites																				
c.	Rehabilitation, reeducation, development, and improvement of functions of fishermen's residential areas and marine tourism																				
d.	Rehabilitation, reeducation, development, and improvement of functions of fishery development areas																				
e.	Rehabilitation, reeducation, development, and improvement of functions of fishery harbors																				
C. SUPPORT ZONES																					
1.	Zone P1																				
	Rehabilitation, reeducation, development, and improvement of Zone P1 which provides protection toward Zone I2 Coastal Subsect in order to prevent pollution and damages to marine area																				
2.	Zone P2																				
	Rehabilitation, reeducation, development, and improvement of Zone P2 which provides protection toward Zone I2 Coastal Subsect in order to control boats, pollution and damages to marine area																				
3.	Zone P3																				
	Rehabilitation, reeducation, development, and improvement of Zone P3 which provides protection toward Zone B1 as high environmental carrying capacity areas																				
4.	Zone P4																				
	Rehabilitation, reeducation, development, and improvement of Zone P4 which provides protection toward Zones B4 and B5 as low environmental carrying capacity areas																				
5.	Zone P5																				
	Rehabilitation, reeducation, development, and improvement of Zones I1 and B7 to prevent erosion, water pollution, and reduce erosion in high environmental carrying capacities																				
D. CONTROL OF MAMMINASATA URBAN AREAS WITH EMPHASIS ON DISASTER MITIGATION																					
	Rehabilitation, reeducation, development, and improvement of disaster prone areas, evacuation routes and sites																				

Note: OLDP = "other legitimate sources of funding"

APPENDIX (10)
Mamminasata spatial structure plan

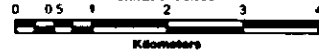


Map of Mamminasata spatial structure plan

MANUAL ON SPATIAL UTILIZATION CONTROL IMPLEMENTATION IN MAMMINASATA URBAN AREA

KETERANGAN GAMBAR

SKALA 1 : 50.000



BUKA KAYA

- Bukata Provinsi
- Bukata Kabupaten

BATAS ADMINISTRASI

- Batas Kabupaten
- Batas Kecamatan
- Batas Wilayah Kawasan Perkotaan Alamunmasata

SISTEM TRANSPORTASI

- Jalan Arteri Primer
- Jalan Belas Haulatan
- Jalan Kolektor Primer
- Jalan Lokal
- Jalan Tol
- Rencana Jalur Kereta Api
- Jalur Kereta api perkotaan
- Pelabuhan Utama
- Pelabuhan Perikanan

- Bandar Udara Internasional
- Stasiun Kereta Api
- Terminal Tipe A
- Terminal Tipe B
- Terminal Tipe C
- Terminal Bus ang

PERAIRAN

- Danau atau Waduk
- Sungai
- Arah an Banjir

PIBAT KELAYATAN

- Kawasan Perkotaan Inti
- Kawasan Perkotaan di Sekitarnya

- Fasilitas Tinggi Atanas
- Kawasan Peruntukan Pertahanan dan Keamanan Negara
- Instalasi Pengolahan Air Limbah (IPAL)
- Gardu Induk
- Instalasi Pengolahan Air Bersih (IPA) PDAM
- Instalasi Air minum (IPA)
- Terminal pusat distribusi minyak dan gas bumi
- Sub pusat terminal minyak dan gas bumi
- Stasiun Telepon Umum (STK)
- Transmisi Telekomunikasi Terrestrial
- Saluran Ultra Tegangan Tinggi (SUTT)

APPENDIX (11) Key tools and guidelines

This manual refers to the following documents and guidelines:

1. Guideline on Formulation of District General Spatial Plan (Pedoman Penyusunan Penataan Ruang Wilayah Kabupaten) Peraturan Menteri Pekerjaan Umum no. 16/PRT/M/2009
http://www.penataanruang.net/taru/upload/nspk/pedoman/RTRW/rtrw_kab_final_0909.pdf
2. Guideline on Formulation of City General Spatial Plan (Pedoman Penyusunan Penataan Ruang Wilayah Kota) Peraturan Menteri Pekerjaan Umum no. 17/PRT/M/2009
http://www.penataanruang.net/taru/upload/nspk/pedoman/RTRW/rtrw_kota_fina_0909.pdf
3. Guideline for Substantive Approval in Enactment of Regional Regulation Draft of Provincial, City, and District General & Detailed Spatial Plans; Regulation of Minister of Public Works no 11/PRT/M/2009
<http://www.bkpm.org/v2/peraturan/file/permen11-2009.pdf>

Visit: http://www.pu.go.id/publik/ind/produk/index.asp?Site_id=10402 for other Decrees, Instruction, Regulations, Newsletters, etc.

APPENDIX (12)
**Samples of correspondence between district & city
governments, Ministry of Public Works, and
provincial governor⁴³**



BUPATI BARRU

Barru, 1 Juni 2009

Kepada

Nomor : 182.2/18/Hukum
Perihal : Konsultasi untuk mendapatkan
Rekomendasi Gubernur

Yth. Badan Koordinasi Penataan
Ruang Daerah (BKPRD)
Provinsi Sulawesi Selatan


di -

Makassar

Dengan hormat,

Dalam rangka menindaklanjuti PERMENDAGRI Nomor 28 Tahun 2008 tentang Tata Cara Evaluasi Rancangan Peraturan Daerah Tentang Rencana Tata Ruang Daerah Pasal 10, 11 dan 12, maka dengan ini Pemerintah Daerah Kabupaten Barru memohon kepada BKPRD Provinsi Sulawesi Selatan mengadakan konsultasi atas substansi teknis ke tiga Rancangan Peraturan Daerah tentang Penataan Ruang Kabupaten Barru tersebut dan selanjutnya untuk mendapat rekomendasi persetujuan dari Bapak Gubernur Provinsi Sulawesi Selatan.

Demikian disampaikan atas kerjasamanya di ucapkan terima kasih.


WAKIL BUPATI BARRU,
LEKAMRIR DG MALLONGI, SIL

Tembusan:

1. Departemen Dalam Negeri di Jakarta.
2. DPRD Kabupaten Barru di Barru.
3. *Peringgal*.

Sample of Letter
from Head of District
to BKPRD
(Provincial Spatial
Management
Coordination
Agency)

⁴³ Correspondence samples are provided by Dinas of Spatial Planning (Province of South Sulawesi)

Konsep Standar Berita Acara Rapat Koordinasi Pembahasan Raperda RTRW Provinsi/Kabupaten/Kota

BERITA ACARA

RAPAT KOORDINASI PEMBAHASAN RAPERDA KABUPATEN BARRU TENTANG RENCANA TATA RUANG KAWASAN STRATEGIS KELURAHAN SEPE'E, KELURAHAN MANGEMPANG, DESA MADELLO, DAN DESA SIAWUNG (KAWASAN EMAS) KABUPATEN BARRU

Pada hari ini Rabu, tanggal 12 November 2009, kami yang bertanda tangan di bawah ini, telah mengadakan Rapat Koordinasi Pembahasan Raperda Kabupaten Barru, tentang tentang Rencana Tata Ruang Kawasan Strategis Kelurahan Sepe'e, Kelurahan Mangempang, Desa Madello, dan Desa Siawung (Kawasan Emas) Kabupaten Barru yang dihadiri oleh peserta dari unsur Badan Koordinasi Penataan Ruang Daerah (BKPRD) dengan ini menyatakan bahwa :

1. Telah dilakukan penilaian kelengkapan dokumen Raperda Raperda Kabupaten Barru, tentang tentang Rencana Tata Ruang Kawasan Strategis Kelurahan Sepe'e, Kelurahan Mangempang, Desa Madello, dan Desa Siawung (Kawasan Emas) Kabupaten Barru;
2. Telah dilakukan penilaian substansi Raperda Raperda Kabupaten Barru, tentang tentang Rencana Tata Ruang Kawasan Strategis Kelurahan Sepe'e, Kelurahan Mangempang, Desa Madello, dan Desa Siawung (Kawasan Emas) Kabupaten Barru terhadap Rencana Tata Ruang Wilayah Nasional (RTRWN), Rencana Tata Ruang Wilayah Provinsi (RTRWP) dan Kebijakan Nasional;

Berdasarkan hasil penilaian tersebut diatas, Raperda Raperda Kabupaten Barru, tentang tentang Rencana Tata Ruang Kawasan Strategis Kelurahan Sepe'e, Kelurahan Mangempang, Desa Madello, dan Desa Siawung (Kawasan Emas) Kabupaten Barru dinyatakan bahwa Rancangan Perda dimaksud secara substantif telah memenuhi persyaratan dan dapat diproses lebih lanjut untuk ditetapkan sesuai dengan ketentuan peraturan perundang-undangan dengan tetap memperhatikan catatan sebagai berikut:

1.dst
2.dst
3.dst

Demikian Berita Acara ini kami buat dengan penuh rasa tanggung jawab, untuk dipergunakan sebagaimana mestinya.

Makassar, 12 November 2009

Pimpinan Rapat,
Kepala Dinas Tata Ruang dan
Permukiman Prov Sulsel

Wakil Badan Koordinasi Penataan Ruang Provinsi,

Nama :
Jabatan :

Nama :
Jabatan :

Nama :
Jabatan :

Nama :

Nama :

Sample of meeting
agenda, on spatial
plan of a strategic
area located in
Barru District



GOVERNOR OF SOUTH SULAWESI

Number :
Attachment : 1 (one) copy

Makassar, October 2009

To Yth.
Minister of Public Works
In -
Jakarta

Re: Recommendation for Approval of Substantive Draft Regulation of the District of Barru regarding Strategic Area Planning of Kelurahan Sepe'e, Kelurahan Mangempang, Desa Madello, and Desa Siawung (Emas Area) Barru District

Referring to Barru District Regency Letter Number: 182.2/18/Legal, dated June 1, 2009, regarding the request for recommendation from the Governor for the approval process of the substantive draft regulation of the District of Barru regarding Strategic Area Planning of Kelurahan Sepe'e, Kelurahan Mangempang, Desa Madello, and Desa Siawung (Emas Area) Barru District, with this we convey the following:

1. In order to implement the mandate of Article 18 paragraph (2) of Law Number 26 of 2007 regarding Spatial Planning which states that the establishment of regional regulations of the district/city regarding strategic area planning of the district/city and detailed spatial planning must first obtain substantive approval from the Minister after obtaining the Governor's recommendation.
2. The draft Regional Regulation of the District of Barru regarding Strategic Area Planning of Kelurahan Sepe'e, Kelurahan Mangempang, Desa Madello, and Desa Siawung (Emas Area) Barru District has been consulted and discussed with us and the Regional Spatial Planning Coordination Body of the Province on Monday, June 22, 2009 in the meeting room of the Bappeda of South Sulawesi Province.
3. Based on the results of consultation and discussion as intended in paragraph 2, there are several notes that need to be noted and followed before the draft Regional Regulation is processed further in accordance with the provisions and procedures that apply.
4. Based on the above as intended in paragraph 2 and 3, we recommend that the draft Regional Regulation of the District of Barru regarding Strategic Area Planning of Kelurahan Sepe'e, Kelurahan Mangempang, Desa Madello, and Desa Siawung (Emas Area) Barru District can be processed further to obtain substantive approval from the Minister of Public Works in accordance with the provisions of laws and regulations.

Thus conveyed, and for its attention we convey our appreciation.

GOVERNOR OF SOUTH SULAWESI

Sample of correspondence letter from Governor of South Sulawesi to Minister of Public Works, recommending approval of a proposed draft regional regulation on a strategic area's GSP



**DEPARTEMEN PEKERJAAN UMUM
DIREKTORAT JENDERAL PENATAAN RUANG**

Jalan Pattimura No. 20 Kebayoran Baru - Jakarta Selatan 12110 Telp. (021) 7203371 Fax. 7203371

Nomor : Jakarta,

Lampiran : 1 (satu) berkas

Kepada Yth,
Bupati/Walikota

di-
Tempat

Perihal : Persetujuan Substansi atas Rancangan Peraturan Daerah (Raperda)
Kabupaten/Kota _____ tentang Rencana Tata Ruang Wilayah (RTRW)
Kabupaten/Kota . _____

Menunjuk Surat Bupati/Walikota Nomor : _____ tanggal _____ perihal Persetujuan Substansi
atas Rancangan Peraturan Daerah Kabupaten/Kota _____ tentang RTRW Kabupaten/Kota
_____, kami sampaikan hal-hal sebagai berikut:

1. Rancangan Perda Kabupaten/Kota _____ tentang RTRW Kabupaten/Kota _____ telah
mendapatkan rekomendasi Gubernur _____, sesuai dengan surat rekomendasi Nomor:
_____ tanggal _____ sebagaimana tertampir dalam lampiran I.
2. Sesuai dengan amanat Pasal 18 Undang-Undang Nomor 26 Tahun 2007 tentang Penataan
Ruang beserta penjelasannya, telah dilakukan penelaahan kesesuaian materi muatan teknis
Rancangan Perda Kabupaten/Kota _____ tentang RTRW Kabupaten/Kota _____ dengan
muatan Undang-Undang Nomor 26 tahun 2007 tentang Penataan Ruang, Rencana Tata
Ruang Wilayah Nasional beserta rencana rincinya, Rencana Tata Ruang Wilayah Provinsi
beserta rencana rincinya, kebijakan nasional bidang penataan ruang, Pedoman Penyusunan
Rencana Tata Ruang, dan peraturan perundang-undangan bidang penataan ruang lainnya,
yang dituangkan dalam lampiran II.
3. Rancangan Perda Kabupaten/Kota _____ tentang RTRW Kabupaten/Kota _____ telah
dibahas dalam forum koordinasi kelompok kerja teknis Badan Koordinasi Penataan Ruang
Nasional beserta pemerintah daerah terkait dengan hasil yang dituangkan dalam Berita
Acara sebagaimana tertuang dalam lampiran III.
4. Berdasarkan pertimbangan hal-hal tersebut di atas, pada prinsipnya substansi Rancangan
Perda dimaksud disetujui untuk segera diproses lebih lanjut sesuai dengan ketentuan
peraturan perundang-undangan, dengan tetap memperhatikan saran koreksi dan perbaikan
sebagaimana tertuang dalam lampiran I, lampiran II, dan lampiran III.

Demikian dan atas perhatiannya kami menyampaikan terimakasih.

A.n Menteri Pekerjaan Umum
Direktur Jenderal Penataan Ruang

.....
NIP:

Tembusan Kepada Yth.:

1. Menteri Koordinator Bidang Perekonomian;
2. Menteri Pekerjaan Umum (sebagai laporan);
3. Menteri Negara PPN/Kepala Bappenas;
4. Menteri Dalam Negeri;
5. Gubernur _____

Sample of approval
letter from Ministry
of Public Works to
mayor/head of
district

CONTOH 2 : FORMAT HASIL EVALUASI RAPERDA KABUPATEN/KOTA



GUBERNUR ...

KEPUTUSAN GUBERNUR ...
NOMOR ... TAHUN ...

TENTANG

EVALUASI RANCANGAN PERATURAN DAERAH KABUPATEN/KOTA TENTANG
RENCANA TATA RUANG ...

GUBERNUR ...,

- Menimbang : a. bahwa Rancangan Peraturan Daerah Kabupaten/Kota tentang Rencana Tata Ruang ..., perlu dievaluasi agar tidak bertentangan dengan kepentingan umum, peraturan perundang-undangan yang lebih tinggi, dan peraturan daerah lainnya;
- b. Bahwa berdasarkan pertimbangan sebagaimana dimaksud dalam huruf a, perlu menetapkan Keputusan Gubernur ... tentang Evaluasi Rancangan Peraturan Daerah Kabupaten/Kota ... tentang Rencana Tata Ruang ...;
- Mengingat : 1. Undang-Undang Nomor Tahun ... tentang Pembentukan Provinsi (Lembaran Negara Republik Indonesia Tahun..... Nomor, Tambahan Lembaran Negara Republik Indonesia Nomor ...);
2. Undang-Undang Nomor 3 Tahun 2002 tentang Pertahanan Negara (Lembaran Negara Tahun 2002 Nomor 3, Tambahan Lembaran Negara Nomor 4169);
3. Undang-Undang Nomor 25 Tahun 2004 tentang Sistem Perencanaan Pembangunan Nasional (Lembaran Negara Tahun 2004 Nomor 104, Tambahan Lembaran Negara Nomor 4421);
4. Undang-Undang Nomor 32 Tahun 2004 tentang Pemerintahan Daerah (Lembaran Negara Republik Indonesia Tahun 2004 Nomor 125, Tambahan Lembaran Negara Republik Indonesia Nomor 4437) sebagaimana telah diubah dengan Undang-Undang Nomor 8 Tahun 2005 tentang Penetapan Peraturan Pemerintah Pengganti Undang-Undang Nomor 3 Tahun 2005 tentang Perubahan Atas Undang-Undang Nomor 32 Tahun 2004 tentang Pemerintahan Daerah Menjadi Undang-Undang (Lembaran Negara Republik Indonesia Tahun 2005 Nomor 108, Tambahan Lembaran Negara Indonesia Nomor 4548);
5. Undang-Undang Nomor 26 Tahun 2007 tentang Penataan Ruang (Lembaran Negara Tahun 2007 Nomor 68, Tambahan Lembaran Negara Nomor 4725);

Sample of letter
of governor's
evaluation of draft
regional
regulation on a
proposed spatial
plan

APPENDIX (13)
**List of organizations involved in general spatial plan
formulation⁴⁴**

Level	Department	Address
National	Ministry of Public Works, DG Spatial Management	Gedung G-II Jl. Pattimura No. 20 Keb. Baru Jakarta Selatan 12110
		Telepon/Fax: 021-7267762
	Bappenas	Jl. Taman Suropati No. 2 Jakarta 10310
		Telepon: 021-3905650
	Departemen Kehutanan	Gedung Manggala Wanabakti Blok I lt. 3 Jl. Gatot Subroto-Senayan, Jakarta 10270 Telepon: 021-5704501, 021- 5730191
	Bakosurtanal	Jl. Raya Jakarta Bogor KM. 46 Cibinong 16911
Telepon: 021-8753155, 021-8752062-63 ext. 3608, 3609, 3611 dan 3103		
Departemen Dalam Negeri	Jl. Merdeka Utara No. 7 Jakarta 10110	
	Telepon (021) 345-0058, 384-2222 Fax : (021) 383-1193	
South Sulawesi Province	Kantor Gubernur	Jl. Urip Sumoharjo No. 269 Makassar 90231
		Telepon: 0411-453204
		DPRD I Sulsel
	Telepon: 0411-453646, 0411-453463	
	Bappeda Provinsi	
		Telepon: 0411-453486, 0411-438764
		BKPRD Provinsi
	BKSPMM	
		Dinas Penataan Ruang & Permukiman
	Dinas Bina Marga	
		Biro Hukum
	Telepon:	
	UPTD Mamminasata	Jl. A.P. Pettarani No. 90 Makassar
		City of Makassar

⁴⁴ Contact list compiled by JICA Expert team from various public sources

**MANUAL ON SPATIAL UTILIZATION CONTROL IMPLEMENTATION IN MAMMINASATA
URBAN AREA**

Level	Department	Address		
	Dinas Penataan Ruang	Telepon: 0411-317007		
		Kantor Gabungan Dinas-Dinas		
		Jl. Urip Sumoharjo No. 8 Makassar Telepon: 0411-435550		
	Dinas Pekerjaan Umum	Kantor Gabungan Dinas-Dinas		
		Jl. Urip Sumoharjo No. 8 Makassar		
		Telepon: 0411-435550		
	Bappeda Makassar	Jl. Jendral Ahmad Yani No. 2, Makassar 9000 Telepon: 0411-317760, 0411-453486		
	DPRD II Makassar	Jl. A.P. Pettarani, Makassar Telepon: 0411-868909		
	BKPRD Makassar	Jl. Jendral Ahmad Yani No. 2 Makassar 9000		
	District of Maros	Kantor Bupati	Jl. Sudirman No. 6 Maros Telepon: 0411-371146	
			Dinas Penataan Ruang	Jl. Kompleks Terminal Baru Maros Telepon: 0411-372103
				Dinas Pekerjaan Umum
Bappeda		Jl. Ahmad Yani No. 6 Maros Telepon: 0411-371020, 0411-371132		
DPRD II		Jl. Lanto Dg. Pasewang Maros Telepon: 0411-371082		
District of Gowa		Kantor Bupati	Jl. Masjid Raya No. 30, Sungguminasa Telepon: 0411-861070	
	Dinas Penataan Ruang		Telepon: 0411-867074	
	Dinas Pekerjaan Umum	Telepon: 0411-5043449		
	Bappeda	Jl. Tumanurung No. 4 Sungguminasa Telepon: 0411-889055		
		DPRD II	Jl. Masjid Raya No. 26 Sungguminasa Telepon: 0411-5044207	

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Level	Department	Address
District of Takalar	Kantor Bupati	Jl. Sudirman
		Telepon: 0418-22026, 0418-21186
	Dinas Penataan Ruang	Jl. Kompleks Syekh Yusuf no. 2B
		Telepon: 0418-2328492
	Dinas Pekerjaan Umum	Jl. Diponegoro No. 78
		Telepon: 0418-21148
Bappeda	Telepon: 0418-323205	
DPRD II	Jl. Sudirman	
	Telepon: 0418-21654	

APPENDIX (14)
**Sample of TOR for consultants contracted to conduct study on
general spatial plan**

Please refer to:

<http://www.tataruang.org/Home/berita/formatkakdanrabbaru>

Website contains samples of TOR and Cost Budget Plan

APPENDIX (15)
Template for cost and budget plan for GSP formulation

RENCANA ANGGARAN BIAYA

KEGIATAN : PENMUSUNAN RTRW |
KABUPATEN....
PELAKSANAAN : KONSTRUKSI
TAHUN ANGGARAN : 2009
SASARAN FUNGSIONAL :
LOKASI : PROVINSI

NO	URAIAN	SATUAN	VOLUME	BIAYA	JMLAH
	TOTAL SATUAN BIAYA				Rp 600,000,000
A	BIAYALANGSUNG PERSONIL				
	Tenaga Ahli				Rp 302,000,000
1	Ahli Perencanaan Wilayah (Ketua Tim)	CB	6	Rp 8,000,000	Rp 54,000,000
2	Ahli Ekonomi Wilayah / Pembangunan	CB	6	Rp 8,000,000	Rp 48,000,000
3	Ahli Prasarana Wilayah / Transportasi	CB	5	Rp 8,000,000	Rp 40,000,000
4	Ahli Sumber Daya Air	CB	4	Rp 8,000,000	Rp 32,000,000
5	Ahli Teknik Lingkungan	CB	5	Rp 8,000,000	Rp 40,000,000
6	Ahli Geologi Tata Lingkungan	CB	4	Rp 8,000,000	Rp 32,000,000
7	Ahli Pertanian/Perkebunan/Kehutanan	CB	4	Rp 8,000,000	Rp 32,000,000
8	Ahli Kelambagaan	CB	3	Rp 8,000,000	Rp 24,000,000
			37		
B	BIAYALANGSUNG NON PERSONIL				
1	Tenaga Perunjang				Rp XXX
1.1	Sekretaris	CB	xxx	Rp XXX	Rp XXX
1.2	Operator Komputer	CB	xxx	Rp XXX	Rp XXX
1.3	Juni Gambar Digital	CB	xxx	Rp XXX	Rp XXX
2	Biaya Perjalanan				Rp XXX
2.1	Biaya Perjalanan	OT	xxx org x xxx M	Rp XXX	Rp XXX
2.4	Lumpsum	CH	xxx org x xxx hr x xxx M	Rp XXX	Rp XXX
3	Pengeluaran lain-lain				Rp XXX
a	Operasional Kantor (Fax, Tlp, Listrik, dll)	LS	xxx	Rp XXX	Rp XXX
b	Pengadaan Peta Citra Satelit	LS	xxx	Rp XXX	Rp XXX
c	Pengadaan Data	LS	xxx	Rp XXX	Rp XXX
d	Dokumentasi	LS	xxx	Rp XXX	Rp XXX
e	Sewa Komputer Lap Top	Unit-hr	xxx unit x xxx hr	Rp XXX	Rp XXX
f	Pengadaan Laporan				
	Laporan Pendahuluan		xxx	Rp XXX	Rp XXX
	Laporan Antara		xxx	Rp XXX	Rp XXX
	Laporan Akhir		xxx	Rp XXX	Rp XXX
	Laporan Executive Summary		xxx	Rp XXX	Rp XXX
	Album Peta		xxx	Rp XXX	Rp XXX
g	Biaya Pentahapan				
	Sewa Ruangan	H	xxx	Rp XXX	Rp XXX
	Paket kegiatan rapat	org/hr	xxx	Rp XXX	Rp XXX

APPENDIX (16)
List of terms

Terms (English)	English	Terms (Indonesian)	Indonesian
Bappeda	Regional Development Planning Agency	Bappeda	Badan Perencanaan Pembangunan Daerah
BCR	Building Coverage Ratio	KDB	Koefisien Dasar Bangunan
BKPRD	Regional Spatial Management Coordination Board	BKPRD	Badan Koordinasi Penataan Ruang Daerah
BKPRN/ BKTRN	National Spatial Management Coordination Board	BKPRN/ BKTRN	Badan Koordinasi Penataan Ruang Nasional
Bupati	Regent	Bupati	Bupati
BWK	Part of Urban Area	BWK	Bagian Wilayah Kota
DG	Directorate General	Dit.Jend.	Direktorat Jenderal
Dinas	Agency	Dinas	Dinas
DSP	Detailed Spatial Plan	RDTR	Rencana Detail Tata Ruang
F/S	Feasibility Study	S/K	Studi Kelayakan
FAR	Floor Area Ratio	KLB	Koefisien Lantai Bangunan
GDP	Gross Domestic Product	PDB	Produk Domestik Bruto
GIS	Geographical Information System	SIG	Sistem Informasi Geografis
GSP	General Spatial Plan	RTRW	Rencana Tata Ruang Wilayah
IMB	Building Construction Permit	IMB	Izin mendirikan Bangunan
JCC	Joint Coordination Committee	JCC	Komisi Koordinasi Bersama
JICA	Japan International Cooperation Agency	JICA	Badan Kerjasama Internasional Jepang
Juknis	Technical Guidance / Manual	Juknis	Petunjuk Teknis
Kepgub	Governor's Decree	Kepgub	Keputusan Gubernur
KIMA II	Makassar Industrial Area II	KIMA II	Kawasan Industri Makassar II
KSN	National Strategic Area	KSN	Kawasan Strategis Nasional
MM	Mamminasata	MM	Mamminasata
M/M	Minutes of Meeting	M/M	Berita Acara
MKS	Makassar City	MKS	Kota Makassar
MMDCB	Mamminasata Urban Development Cooperation Board	BKSPMM	Badan Kerja Sama Pembangunan Urban Mamminasata
MoHA	Ministry of Home Affairs	Depdagri	Departemen Dalam Negeri

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Terms (English)	English	Terms (Indonesian)	Indonesian
MoU	Memorandum of Understanding	MoU	Nota Kesepahaman
MPW	Ministry of Public Works	Kemen. PU	Kementerian Pekerjaan Umum
M/P	Master Plan	M/P	Rencana Induk
NSPK	Norms, Standards, Procedures and Criteria	NSPK	Norma, Standar, Prosedur dan Kriteria
PDM	Project Design Matrix	PDM	Matriks Desain Proyek
Pemda	Local Government (either province or district/city)	Pemda	Pemerintah Daerah
Perda	Regional Regulation	Perda	Peraturan Daerah
Pergub	Governor Regulation	Pergub	Peraturan Gubernur
Permen	Ministry Regulation	Permen	Peraturan Menteri
Perpres	Presidential Regulation	Perpres	Peraturan Presiden
PNS	Government Staff	PNS	Pegawai Negeri Sipil
PO	Plan of Operation	PO	Rencana Operasi / Rencana Aksi
PP	Government Regulation	PP	Peraturan Pemerintah
PR	Spatial Management	PR	Penataan Ruang
Prov. Sul-Sel	South Sulawesi Province	Prov.Sul-Sel	Provinsi Sulawesi Selatan
R/D	Record of Discussion	R/D	Risalah Pembahasan
Ranperda	Draft Regional Regulation	Ranperda	Rancangan Peraturan Daerah
Raperpres	Draft Presidential Regulation	Raperpres	Rancangan Peraturan Presiden
REI	Real Estate of Indonesia	REI	Real Estate Indonesia
RTH	Green Open Space	RTH	Ruang Terbuka Hijau
District/City GSP	District/City General Spatial Plan	RTRWK	Rencana Tata Ruang Wilayah Kabupaten/Kota
National GSP	National Spatial Plan	RTRWN	Rencana Tata Ruang Wilayah Nasional
Provincial GSP	Provincial Spatial Plan	RTRWP	Rencana Tata Ruang Wilayah Provinsi
Satgas	Task Force	Satgas	Satuan Tugas
SC	Steering Committee	SC	Komisi Pengarah
SDM	Human resources	SDM	Sumber Daya Manusia
Setda	Regional Secretariat	Setda	Sekretariat Daerah
SIMTAP	One-Stop Service	SIMTAP	Sistem Manajemen Satu Atap
SNI	Indonesian National Standard	SNI	Standar Nasional Indonesia
SP	Spatial Plan	RTR	Rencana Tata Ruang
Sul-Sel	South Sulawesi	Sul-Sel	Sulawesi Selatan
TKR	Takalar District	TKR	Kabupaten Takalar

**MANUAL ON SPATIAL UTILIZATION CONTROL IMPLEMENTATION IN MAMMINASATA
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Terms (English)	English	Terms (Indonesian)	Indonesian
TOR	Terms of Reference	TOR	Kerangka Acuan
TPA	Landfill Site	TPA	Tempat Pembuangan Akhir
UPT	Technical Implementation Unit	UPT	Unit Pelaksana Teknis
UPTDMM	Technical Implementation Unit of Mamminasata	UPTDMM	Unit Pelaksana Teknis Dinas untuk Mamminasata
UU	Law	UU	Undang-Undang
WG	Working Group	POKJA	Kelompok Kerja
Zone (B)	Development Zone	Zona (B)	Zona Budidaya
Zone (N)	Conservation Zone	Zona (N)	Zona Non-Budidaya
Zone (P)	Supporting Zone	Zona (P)	Zona Penyangga

APPENDIX (17)

Contents of attached compact disc

Contents of attached compact disc:

1. Spatial Planning List of Terminologies
2. Mamminasata Present Land Use Map
3. Spatial Pattern Map of South Sulawesi
4. Spatial Structure Map of South Sulawesi
5. Law No. 26/2007 on Spatial Management
6. Regulation of Minister of PW No. 16/2009 on District GSP Formulation Guideline
7. Regulation of Minister of PW No. 17/2009 on City GSP Formulation Guideline
8. Regulation of Minister of PW No. 11/2009 on Guideline for Substantive Approval in Enactment of Draft of Regional Regulation on Provincial, City, & District GSPs and DSPs
9. Draft of Presidential Regulation on Spatial Management of Mamminasata Urban Area
10. Guideline of Spatial Planning of Coastal Areas
11. Application Module for Guideline of Spatial Planning of Shore Areas
12. Guideline of Development Area Technical Criteria
13. Application Module for Guideline of Development Area Technical Criteria
14. Guideline of Technical Analysis of Physical, Environmental, Economic, and Socio-Cultural Aspects in Formulating Spatial Plans
15. Application Module for Guideline of Technical Analysis of Physical, Environmental, Economic, and Socio-Cultural Aspects in Formulating Spatial Plans
16. PDF File (Softcopy) of this Manual for Formulation of General Spatial Plans of District and City of Mamminasata

Prepared through cooperation between



**Mamminasata Metropolitan Development Cooperation Board
(MMDCB)**



**Dinas of Spatial Planning and Settlement of South Sulawesi
Province**

through Technical Support by



Directorate General of Spatial Planning, Ministry of Public Works



**JICA Technical Coordination Project on Enhancement of Urban
Development Management in the Mamminasata Metropolitan**

MMDCB

**MANUAL ON DISTRICT AND CITY
DETAILED SPATIAL PLAN
FORMULATION IN MAMMINASATA
URBAN AREA**

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PART I: INTRODUCTION

1. Background

Mamminasata Urban Area or Mamminasata Metropolitan Area¹ (hereinafter referred to as Mamminasata Area), composed of the entire Makassar City, a part of Maros District, a part of Gowa District, and of entire Takalar District, is the only and the largest Urban Area in Eastern Indonesia with population of over 2 million (Area: 2,462.3 km²). Due to urbanization of Makassar City and surrounding areas and as an answer to assist the urban development and controlling, it is necessary to establish Mamminasata Urban Area in order to strengthen efficient infrastructure, public service and land use control to secure urban environment and promote economic growth.

Government of Indonesia has enacted new spatial management law (Number 26 of 2007) in 2007, which becomes the legal umbrella for spatial management in Indonesia. The Law mandated the "Spatial Management" as "a system for process of spatial planning, spatial utilization, and spatial utilization control." Consequently, regional governments (province and district/city) are required immediately to formulate/revise and synchronize their general spatial plan along with specific spatial plans.

As one of the instructions of the Law and to set up the nation-wide spatial management, Government has enacted Government Regulation Number 26 of 2008 concerning National General Spatial Plan as the base for the spatial planning in Indonesia, by which Mamminasata Urban Area is designated as one of national strategic areas, which requires Presidential Regulation to stipulate spatial management of Mamminasata Urban Area.

In addition, Government Regulation No. 15 of 2010 concerning Implementation of Spatial Management has been enacted in 2010 as the implementing procedure of spatial management, which aims to realize the order of spatial management implementation, provide legal certainty to all stakeholders in regards to carry out the tasks and responsibilities as well as its rights and obligation in the implementation of spatial management, and realize a justice for all stakeholders in the whole aspects of spatial management implementation.

And finally, Presidential Regulation No. 55 of 2011 concerning Spatial Plan of Makassar, Maros, Sungguminasa, and Takalar (Mamminasata) Urban Area has been enacted in September 2011 as the legal umbrella for Spatial Management, which serves as operational tool of National General Spatial Plan and as

¹ According to Presidential Regulation No. 55 of 2011, Mamminasata is clarified as "Urban Area". Since "Metropolitan Area" had been used widely by stakeholders to describe Mamminasata prior to stipulation of the Presidential Regulation, Metropolitan Area is used for some legal bases issued before the Presidential Regulation is enacted.

coordination tools of development implementation in Mamminasata Area and has function as guidance for:

- a. Formulation of development plan in Mamminasata Urban Area;
- b. Spatial utilization and control over spatial utilization in Mamminasata Urban Area;
- c. Realization of and integration, synchronization and balance of development among district/city, as well as harmony among sectors in Mamminasata Area
- d. Stipulation of location and spatial function for investment in Mamminasata Area;
- e. Provincial and district/city spatial management in Mamminasata Area;
- f. Management of Mamminasata Area;
- g. Realization of integration of Mamminasata Area development and its surroundings.

For the smooth and efficient urban development management in Mamminasata Urban Area, in 2003 Government of South Sulawesi Province established a functional organization so-called Mamminasata Metropolitan Development Cooperation Board (hereinafter referred to as MMDCB) to take care of coordination aspects of Mamminasata. For operational aspects, in 2009 the Government of South Sulawesi Province has also established UPTD (Technical Implementing Unit) Mamminasata under Dinas of Spatial Planning and Settlement of South Sulawesi Province.

Due to its status as the national strategic area, central government has established central government working unit in the region which is so called SNVT KSN for Mamminasata Urban Area² for smooth implementation of national programs in South Sulawesi Province.

For effective and efficient implementation of spatial management, UPTD Mamminasata, BKSPMM and SNVT KSN for Mamminasata Urban Area with support of JICA Technical Cooperation Project have prepared several manual as "operational tool" of Presidential Regulation as shown in the following to facilitate the smooth spatial management execution consisting of Regulation, Guidance, Implementation and Supervision. In addition, concerned regulations (Government Regulation No. 15/2010, Presidential Regulation No. 55/2011) are attached as reference.

The Specific Spatial Plan as mentioned above consists of Spatial Plan for Strategic Area and Detailed Spatial Plan (hereinafter referred to as DSP). On the other hand, there is no standard regulation for land use zoning allocation and building code in Mamminasata Metropolitan Area which leads disharmony in Mamminasata development. It is, therefore, important to prepare zoning regulation and building and neighborhood regulation which are suitable to apply in Mamminasata Metropolitan Area, through which it is expected that they will become control

² SNVT KSN Mamminasata Urban Area has been established in 2011 and there is a possibility for the change of the title depending on requirement and condition

measures for systematic and harmonious spatial utilization to ensure spatial use and public service that can be acceptable by the public.

DSPs prepared by Regional Government are expected to fully function to control and realize the integrated development plan of the Mamminasata Metropolitan Area.

In this context, government of South Sulawesi Province decided to prepare "Manual for Formulation of District and City DSP" for effective and smooth process of formulation and/or synchronization of GSP and specific spatial plans by the District and City Governments.

2. Purpose of manual

This Manual is prepared as an attempt to provide the hand-note for District and City Governments, which are in charge of formulation of their respective DSP for the purpose of improving understanding of regional government officers concerning formulation of spatial plan and promoting effective and efficient use of procedures of plan formulation.

The manual contains 1) plan formulation process; 2) legalization procedure; 3) checklist of required contents/substance of DSP; 4) zoning classifications/categories relevant to GSP and Building and Neighborhood Regulation which shall be applied to Mamminasata Metropolitan Area; 5) role sharing among stakeholders for formulation of DSP, and 6) legalization of DSP.

Provincial Government will refer to the manual for supervision of synchronization of DSP proposal from district and city in terms of integration with Provincial GSP / Spatial Plan of Provincial Strategic Area and Spatial Plan of Mamminasata Metropolitan Area.

District and city governments will use this Manual as reference for checking the land use zoning and for controlling the spatial use in Mamminasata Metropolitan Area.

This manual is formulated by summarizing and clarifying the essential aspects of the Draft Regulation of Minister of Public Works concerning Guideline on District DSP Formulation and Guideline on City DSP Formulation. Therefore, details of plan formulation methods refer to these draft guidelines. In addition, land allotment zoning categories, building and neighborhood plan regulation which will be applied in the Mamminasata Metropolitan Area, are proposed based on the existing guidelines and examination of DSP/zoning regulations in a various parts of the Mamminasata Metropolitan Area.

Note:

- 1) In case of the contradiction is identified between this Manual and the Draft Guideline or NSPK issued by Ministry of Public Works, the Draft Guideline or NSPK issued by PU should be predominant.
- 2) This Manual is prepared mainly for Makassar City and three districts (Maros, Gowa and Takalar) under Mamminasata Metropolitan Area and it can be utilized as supporting reference for other local governments.
- 3) The manual is formulated based on stipulations of laws and regulations.

3. Aim, objective and target area of district and city DSP

Aim:

To develop strategic areas and functional areas in secured, convenient, productive and sustainable manner and to realize orderly, integrated and harmonized spatial utilization in Mamminasata Metropolitan Area.

Objectives:

1. To function as a reference for citizens in conducting area's physical development.
2. To function as guidance for government institutions in preparing zoning and providing permit so as to be relevant to the spatial utilization and planned land allocation.

Target area:

DSP is formulated for the strategic areas³, functional areas and urban areas in development zones which are identified in Mamminasata Spatial Plan and designated in district and city GSP.

Organization in charge

The governments of Makassar City, Maros District, Gowa District and Takalar District have obligations to formulate DSP and zoning regulation, to formulate Regional Regulation, to manage and to control spatial utilization so as to be relevant to the spatial plan.

Government of South Sulawesi Province will have coordination function and be responsible for the harmonized and effective development of Mamminasata Metropolitan Area.

Central government will have the functions to regulate, guide, and supervise the spatial plan implementation.

The communities, as significant stakeholder are expected to perform a role in the spatial utilization and spatial utilization control, including supervision of spatial management implementation.

³ Definition of strategic area by Spatial Management Law (No.26 of 2007) is "territory prioritized in spatial planning due to its important influence in district and city scope towards the economy, society, culture and/or the environment.

PART II: FORMULATION OF DETAILED SPATIAL PLANS OF DISTRICT AND CITY

1. Systematic structure of district and city DSP

Table 1: Systematic structure and minimum required contents of district and city DSP

Ch	Title	Contents (minimum requirements)	
I	General stipulations	1.1 Terms and Definitions	
		1.2 Position of DSP and ZR	
		1.3 Functions and Benefits of DSP	
		1.4 Criteria and Scope of Area of the DSP	
		1.5 DSP Effective Period	
II	Objectives	Formulation objectives are values and/or measurable qualities to be achieved as established in GSP, and forms the basis for formulation of DSP. If necessary, may also contain achievement concepts. Formulation objectives contain themes to be formulated in the BWP (Area Designated for Planning).	
III	Spatial pattern plan	Contents	
		a	Conservation Zones
		1	Protected Forests Zone
		2	Derivative-Area Protection Zone
		3	Local Protected Zone
		4	City Green Open Space Zone
		5	Natural and Cultural Preserve Zones
		6	Natural Disaster High-Risk Zone
		7	Other Conservation Zones
		b	Development Zones
		1	Residential Zone
		2	Commerce & Services Zones
		3	Office Zone
		4	Public Service Facilities Zone
		5	Industrial Zone
6	Special Zone		
7	Other Development Zones		
		Zoning Maps formulation stipulations:	
a	Minimum spatial pattern maps are to be drawn at at least 1:5000 scale; and must adhere to GIS stipulations established by authorized agencies;		
b	Spatial pattern scope covers ground spaces, as well as coastal waters up to four nautical miles, measured from coastal line of the district/city or up to the national boundaries as established by international convention (if applicable);		
c	Spatial pattern plan may be drawn on several pages of maps; the compilation structures of which shall adhere to valid stipulations;		
d	Spatial pattern maps also function as zoning maps for use in zoning regulations; and		

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Ch	Title	Contents (minimum requirements)	
		e	Spatial pattern maps have already indicated plot boundaries for built-up areas
IV	Infrastructure network plan	Contents	
		a	Transportation Network Development Plan:
		1	Primary and secondary arterial roads;
		2	Primary and secondary collector roads;
		3	Primary and secondary local roads;
		4	Primary and secondary neighborhood roads; and
		5	others:
		i	access roads leading to passenger/cargo termini (types A, B, and C termini down to public transport stops); and
		ii	public transportation mode road network (access roads leading to passenger/cargo termini down to public transport stops); parking lot access roads;
		in the case of railroads, shipping, pedestrian, and bicycle networks, in addition to points 1-5 above, transportation network plan shall contain plans for railroads, shipping, pedestrian, and bicycle networks corridors	
		b	Power Supply Infrastructure
		1)	Subtransmission grids, from power plants to primary distribution grids;
		2)	Primary distribution grids, channeling electricity to secondary distribution grids, equipped with the following:
		i	Electrical mains substations, lowering voltage from 70-500 kv to 20 kv; and
		ii	Connection substations,
		3)	Secondary distribution grids; which connects low-voltage currents to consumers (from 20kv to 220/380v).
		If applicable, the plan shall also add oil and gas network plans.	
		c	Telecom Network Development Plan:
		1)	Basic telecom infrastructure development (establishment of telephony connection automation centers' locations);
		2)	Wired telephony provision plan (automated telephony centers, cable housings, and distribution boxes);
		3)	Wireless telephony network provision plan (siting of Base Transceiver Stations);
		4)	Cable television systems development (siting of transmission stations);
		5)	Fibre optics provision plan
6)	Telecom service upgrade plan		
d	Water Supply		
1)	district/city water supply (aqueduct networks and non-aqueduct networks);		
2)	water intake buildings;		
3)	water transmission and production facilities		
4)	distribution ducts down to receiving plots;		
5)	support and complimentary buildings; and		
6)	reservoirs		
e	Drainage Development:		
1)	Puddle-preventing drainages		
2)	Primary, secondary, tertiary, and neighborhood drainages;		
If BWP's topographical condition is conducive toward puddle			

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Ch	Title	Contents (minimum requirements)
		formation, then retention pools, pumps, and water gates are needed.
		f Sewerage
		Composed of onsite and/or offsite waste water disposals.
		Onsite:
		1) septic tank;
		2) Sludge treatment (IPLT).
		Offsite:
		1) Entire waste water disposal network; and
		2) Waste water treatment facilities.
		g Others
		Other infrastructure developments shall be adjusted to BWP's local needs. BWPs sited on high-risk natural disaster areas are required to provide evacuation routes and meeting points on district/city/area/neighborhood scales.
		Disaster evacuation routes may utilize existing infrastructures and facilities.
		Stipulations for formulation of Infrastructure Network Plan maps:
		1) infrastructure network plan maps describe road networks and other infrastructures, and shall be drawn as an intact whole, and then may be drawn individually;
		2) Minimum scale is 1: 5.000 and adheres to GIS stipulations established by authorized agencies;
		3) BWPs featuring coastal and ocean spaces shall add bathymetric maps describing marine contours.
V	Establishment of priority-management sub-BWP	Establishment of Priority Management Sub-BWP shall contain, at least:
		a Location:
		1) Physical boundaries, such as blocks and sub-blocks;
		2) Area functions, such as zones and subzones;
		3) Administrative areas, such as RT, RW, village/kelurahan, and subdistricts;
		4) traditional cultural-spatial units, such as traditional villages, <i>gampong</i> , and fishing villages;
		5) Thematic-characteristic units, such as old towns, folk industrial centers, education centers, traditional residential areas; and
		6) Types of areas, such as rapid growth areas, built-up areas in need of regulation, conservation areas, disaster-risk areas, and mixed/combined areas.
		b Management Themes
		1) Improvement of infrastructures, facilities, and blocks/areas;
		2) Redevelopment of infrastructures, facilities, and blocks/areas;
		3) Reconstruction of infrastructures, facilities, and blocks/areas ;
		4) Development of border areas, and development of high-control zone; and/or conservation/protection of blocks/areas.
VI	Spatial utilization stipulations	Programs in Spatial Utilization Stipulations include:
		a. Priority Spatial Utilization Program: high-value programs of the BWP, determined based on their scale of importance or priority; and of high strategic values
		1) Programs in Spatial Utilization include:

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Ch	Title	Contents (minimum requirements)	
		i	Realization of BWP Conservation Zones
		ii	Realization of BWP Development Zones such as:
		(a)	Realization of provision of BWP social and public facilities;
		(b)	Realization of spatial utilization stipulations for each type of spatial pattern (zone) (applicable if ZR is formulated separately from DSP document);
		(c)	Realization of block spatial utilization intensities; and/or
		(d)	Realization of building codes.
		2)	BWP Infrastructure Network Realization Programs, which include:
		i	Realization of BWP activity service centers; and
		ii	Realization of BWP infrastructure network systems, which includes national and regional infrastructure systems located within the BWP; consisted of:
		(a)	Realization of transportation network system;
		(b)	Realization of power supply network system;
		(c)	Realization of telecom network system;
		(d)	Realization of water supply network system;
		(e)	Realization of drainage network system;
		(f)	Realization of waste water network system
		(g)	Realization of other infrastructure network systems.
		3)	Realization Program of Establishment of Priority-Management Sub-BWP, which includes:
		i	Repairs of infrastructures, facilities, and blocks/areas;
		ii	Reconstruction of infrastructures, facilities, and blocks/areas;
		iii	Redevelopment of infrastructures, facilities, and blocks/areas
		iv	Conservation/protection of blocks/areas.
		b. Location	Describes site of implementation of proposed future programs.
		c. Scope	Describes the forecast for amount of units of each main program proposals to be implemented.
		d. Financing	May be from district/city, provincial, national expenditure budgets, private entities, and/or community.
		e. Implementing Parties	Stakeholders charged with the implementation of main programs. May be consisted of government, private, and/or community.
		f. Implementation Schedule and Stages	Programs are planned in 20-year span, detailed by 5-year increments and each program's duration is variable in accordance with said program's requirements. Formulations of Main Programs are synchronized against the 5-year plan of the district/city Long Term Development Plan.
VII	Zoning Regulation	7.1 Zoning Text	
		7.1.1	Stipulations on Spatial Utilization and Activities
		I	Permitted activities
		T	Limited Activities
		B	Conditional Activities
		X	Prohibited Activities

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Ch	Title	Contents (minimum requirements)
		7.1.2 Stipulations on Spatial Utilization Intensities
		1) Max BCR
		2) Max FAR
		3) Max Building Height
		4) Min Green Base Coefficient
		Additional stipulations:
		1) Max Basement Dimension Coefficient
		2) Max Built-up Area Coefficient
		3) Max Building/Unit Density Coefficient
		4) Min Population Density
		7.1.3 Stipulations on Building Codes
		7.1.4 Stipulations on Minimum Infrastructure Requirements
		7.1.5 Implementation Stipulations
		7.1.5.1 Spatial Utilization Variances
		7.1.5.2 Incentives and Disincentives
		7.1.5.3 Improper Land Use
		7.2. Optional Materials
		7.2.1 Special Stipulations
		7.2.2 Addendum Stipulations
		7.2.3 Technical Standards Stipulations
		7.2.4 Zoning Regulation Stipulations

Source: Draft Guideline on District DSP Formulation and Draft Guideline on City DSP Formulation, Directorate General of Spatial Plan, Ministry of Public Works.

2. Formulation process of district and city DSP

Table 2: Formulation process of district and city DSP

Stages	Time Frame	Key Activities	Result / Plan
I. Formulation Preparation	1 month	<ul style="list-style-type: none"> a. Pre-preparation <ul style="list-style-type: none"> 1) formulation of TOR 2) methodologies 3) budgeting for DSP formulation activities b. Preparation <ul style="list-style-type: none"> 1) Understanding of TOR 2) Initial review of secondary data 3) Technical preparation 	<ul style="list-style-type: none"> • TOR document • Budget plan
		<ul style="list-style-type: none"> • Consultation with Provincial Government through BKPRD Forum (1) 	<ul style="list-style-type: none"> • Recommendation
		<ul style="list-style-type: none"> • Consultation to UPTD Mamminasata (1) 	<ul style="list-style-type: none"> • Recommendation
II. Data Gathering & Compilation	2-3 months	<ul style="list-style-type: none"> • Survey preparation (surveyor, tools, program and method) • Data collecting of initial condition of area planning (preliminary survey) • Primary and secondary data collecting, by considering the accuracy, source, source's authority, error level, certainty variable, and other existing variables • Involving public/public organization • Data elaboration • Maps required: <ul style="list-style-type: none"> ➢ Physical conditions maps (geologic, soil types, hydrologic, etc.) ➢ RBI Maps ➢ Satellite imageries ➢ Natural resources potentials maps ➢ Disaster Risk maps • Data & Information: <ul style="list-style-type: none"> ➢ Relevant spatial management policies ➢ Sectoral policies ➢ Administrative area data ➢ Physical conditions of the environs ➢ Facility & infrastructure conditions ➢ Demographic data ➢ Economic & financial data ➢ Spatial allocation ➢ Land ownership, use, and utilization data ➢ Area & building qualities ➢ Organizations data ➢ Relevant laws and regulations 	<ul style="list-style-type: none"> • Primary Data: <ul style="list-style-type: none"> - Data from questionnaire, interview, talk, etc. - Field trip data on the physical and socio-economic condition of areas under the district and city - Public hearings • Secondary data : <ul style="list-style-type: none"> - Administrative area data - Physiographic data - Demographic data - Economic and financial data - facility and infrastructure availability data - Spatial allocation data - Land ownership, use, and utilization data - Building data (quality, intensity, and building code) - Required topographic map and thematic map, land ownership, land use, spatial allocation map with minimal scale of 1:5.000 <p><i>Note: data are statistic data and maps, as well as the information collected in form of:</i></p> <ul style="list-style-type: none"> - Annual data (times series), at least in last 5 years - Data coverage up to village level

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Stages	Time Frame	Key Activities	Result / Plan	
III. Data Processing and Analysis	2-6 months	Analysis of Area Characteristics <ul style="list-style-type: none"> ➤ hierarchy of city/district within a larger territory ➤ link between cities/districts and their internal parts ➤ link between components within BWP space ➤ physical characteristics of district/city parts ➤ socio-demographic characteristics ➤ economic characteristics ➤ regional financial capacity 	<ul style="list-style-type: none"> i. BWP/ urban/rural area's development potentials and drawbacks ii. Development opportunities and challenges ii. development trends iii. BWP development requirement forecast iv. spatial utilization intensity in accordance with carrying capacity v. identification of area and building management directive indication 	
		Analysis of Urban/Rural Development Potentials and Drawbacks <ul style="list-style-type: none"> ➤ Analysis of service centers ➤ Analysis of spatial requirements ➤ Analysis of support capacity ➤ Analysis of carrying capacity ➤ Analysis of spatial utilization changes 		
		Analysis of support and carrying capacities of infrastructures/utilities and the environment, based on urban/rural block strategic environmental studies that include: <ul style="list-style-type: none"> ➤ Generic characteristics of area physical conditions (geographic location, area morphology, etc); ➤ Natural disaster risks (landslides, floods, tsunami, geologic disasters); ➤ Natural resources potentials (mineral, coal, oil & gas, geothermal, and ground water); and, ➤ Land use compatibility. ➤ Compatibility between land use intensities and physical support capacities and infrastructural & utilities' capacities in the block/urban/rural areas 		
		Analysis of Area and Building Performance Qualities		
		<ul style="list-style-type: none"> • Consultation with Provincial Government through BKPRD Forum (2) 		<ul style="list-style-type: none"> • Recommendation
		<ul style="list-style-type: none"> • Consultation to UPTD Mamminasata (2) 		<ul style="list-style-type: none"> • Recommendation

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Stages	Time Frame	Key Activities	Result / Plan
IV. DSP Formulation Concept	2-6 months	<ol style="list-style-type: none"> Formulation of area development concept <ul style="list-style-type: none"> formulation of objectives, policies and strategies of district/city area development district/city area development concept Formulation of DSP of urban/rural areas <ul style="list-style-type: none"> Objectives, policies, strategies Spatial Structure Spatial Pattern Spatial Utilization Plan Spatial Utilization Control Plan Maps (1:5000 scale) 	Materials/technical text of urban/rural area DSP
		Selection of best alternative as the basis for DSP formulation.	<ol style="list-style-type: none"> BWP formulation objectives Spatial pattern plan Infrastructure network plan Establishment of Priority-Management DSP Subarea Spatial Utilization stipulations Zoning Regulation
		<ul style="list-style-type: none"> Consultation with Provincial Government through BKPRD Forum (3) 	<ul style="list-style-type: none"> Recommendation
		<ul style="list-style-type: none"> Consultation with UPTD Mamminasata (3) 	<ul style="list-style-type: none"> Recommendation
V. Academic Text & Regional Regulation Draft Text	2-3 months	1. Formulation of Academic Text	<ul style="list-style-type: none"> Academic Text (intermediate document between DSP Technical Text and DSP Draft of Regional Regulation Text) Draft of DSP Regional Regulation Text.
		<ol style="list-style-type: none"> Formulation of Draft of Regional Regulation of DSP <ul style="list-style-type: none"> manifesting DSP technical material into legal language discussion with regional spatial management technical team Polishing DSP concept, Academic Text, and Draft of Regional Regulation concept 	
		<ul style="list-style-type: none"> Consultation with UPTD Mamminasata (4) 	
		<ul style="list-style-type: none"> Consultation with Provincial Government through BKPRD Forum (4) 	<ul style="list-style-type: none"> Recommendation

**MANUAL ON DISTRICT AND CITY DETAILED SPATIAL PLAN FORMULATION IN
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Stages	Time Frame	Key Activities	Result / Plan
Legalization		<ul style="list-style-type: none"> Regional regulation draft discussed in BKPRD Province 	<ul style="list-style-type: none"> Recommendation
		<ul style="list-style-type: none"> Governor recommends regional regulation draft 	<ul style="list-style-type: none"> Recommendation
		<ul style="list-style-type: none"> Bupati/mayor consults regional regulation draft on DSP to Central Government agency on spatial management, under BKTRN coordination 	<ul style="list-style-type: none"> Substantive Approval
		<ul style="list-style-type: none"> (DPRD) Regional Parliament enacts draft into Regional Regulation 	<ul style="list-style-type: none"> Legalized Regional Regulation on DSP
Socialization		Socialization of information related to legalized Regional Regulation on DSP	Public understanding of Regional Regulation on DSP

Note:

- Detailed activities are shown in Appendix (2).
- Source: Draft Guideline on District DSP Formulation and Draft Guideline on City DSP Formulation, Directorate General of Spatial Management, Ministry of Public Works

3. Role of stakeholders in district and city DSP formulation process

Table 3: Role of stakeholders in district and city DSP formulation process

Item	Time Frame	Key Activities	District/ City	UPTD/ MMDCB	BKPRD	Central Government
I. Formulation Preparation	1 month	• study of TOR and budget plan	●	○		
		• Preliminary study of secondary data	●	○		
		• Technical Preparations	●	○		
		• Informing the community	●	○	○	
		• Consultation with Provincial Government through BKPRD Forum (1)	●	●	●	
		• Consultation to UPTD Mamminasata (1)	●	●		
II. Data Gathering & Compilation	2-3 months	• Primary and Secondary data collection (maps, data & information)	●	○		
		• Involvement of Community/ Public Organization roles in providing data	●	○	○	
III. Data Processing and Analysis	2-6 months	1. Analysis of area characteristics	●	○		
		2. Analysis of Urban/Rural Development Potentials and Drawbacks	●	○		
		3. Analysis of support and carrying capacities of infrastructures/utilities and the environment, based on urban/rural block strategic environmental studies	●	○		
		• Consultation with Provincial Government through BKPRD Forum (2)	●	●	●	
		• Consultation to UPTD Mamminasata (2)	●	●		
IV. DSP Formulation Concept	2-6 months	1. Formulation of area development concept	●	○		
		2. Formulation of DSP of urban/rural areas	●	○		
		• Public involvement in DSP development concept	●	○		
		• Public involvement in drafting the technical text	●	○		
		• Consultation with Provincial Government through BKPRD Forum (3)	●	●	●	
		• Consultation to UPTD Mamminasata (3)	●	●		

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Item	Time Frame	Key Activities	District/ City	UPTD/ MMDCB	BKPRD	Central Government
V . Academic Text & Regional Regulation Draft Text	2-3 months	1. Formulation of Academic Text	●	○		
		2. Formulation of Draft of Regional Regulation of DSP <ul style="list-style-type: none"> • manifesting DSP technical material into legal language • discussion with regional spatial management technical team 	●	○		
		3. Polishing DSP concept, Academic Text, and Draft of Regional Regulation concept	●	○		
Legalization		Regional regulation draft discussed in BKPRD Province	●	●	○	
		Governor recommends regional regulation draft			●	
		Bupati/mayor consults regional regulation draft on DSP to Central Government agency on spatial management, under BKTRN coordination	●			●
		(DPRD) Regional Parliament enacts draft into Regional Regulation	●			
		Consultation with Provincial Government through BKPRD Forum (4)	●	●	●	
		Consultation to UPTD Mamminasata (4)	●	●		
Socialization		Socialization of information related to legalized Regional Regulation on DSP	●	○		
		Socialization to public	●	○		

● : Main player

○ : Supporting player

Source: JICA Expert Team suggested the necessity of UPTD and MMDCB Involvements, although involvement of central government, District and city government has been prescribed in Draft Guideline on District DSP Formulation and Draft Guideline on City DSP Formulation - Directorate General of Spatial Management – Ministry of Public Works.

4. Timeframe and necessary consultation for plan formulation

Timeframe of formulation and legalization of DSP is minimally 6 months and maximally 12 (twelve) months calculated since the onset of DSP formulation and should not exceed the expiration period of the former specific spatial plan.

Technical consultation in formulation of District and City DSP and legalization process is proceeded in as following;

1. Consultation with the public in public consultation forum
2. Consultation with Provincial Government in BKPRD Consultation Forum
3. Consultation with UPTD Mamminasata (especially for District and City DSP covered under Mamminasata Metropolitan Area)

The consultation activity as mentioned above is carried out in accordance with the following steps.

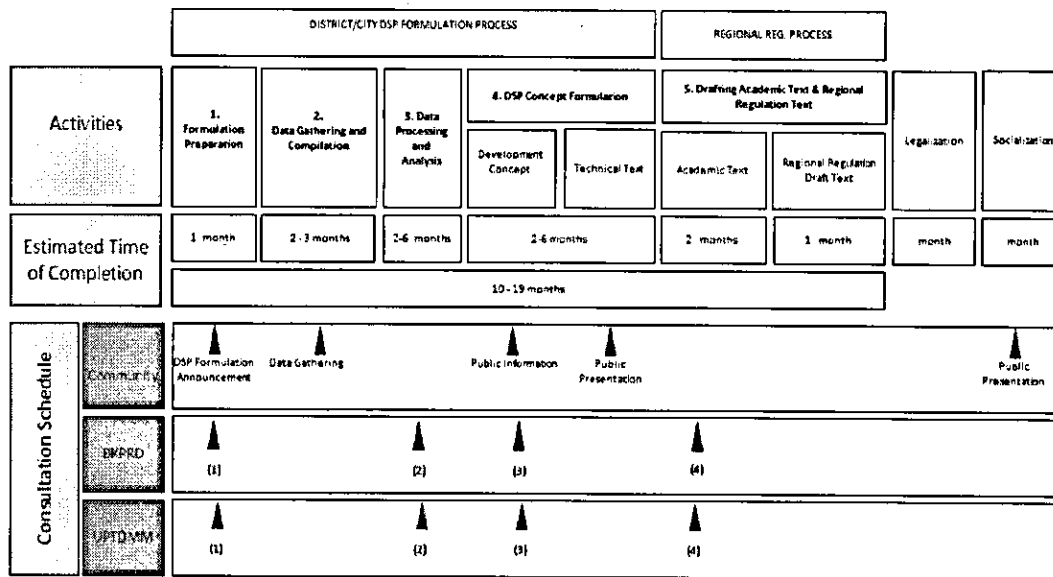


Figure 1: Community, BKPRD Province, and UPTDMM consultation schedule during DSP formulation process

Note: Time required is suited to Draft Guideline on District DSP Formulation and Draft Guideline on City DSP Formulation, Directorate General of Spatial Management, Ministry of Public Works.

The schedule stipulates five public consultations during the course of the DSP Formulation. See corresponding Green Arrows in the chart in previous page.

- **Consultation 1:** City/District announces the study commencement of DSP formulation (objectives, contents, schedule, etc)
- **Consultation 2:** City/District collects the opinion of community (issues, needs, participation into plan formulation, etc.)
- **Consultation 3:** City/District informs the analysis results to the community through road-show
- **Consultation 4:** City/District presents the DSP concept to the community through road-show
- **Consultation 5:** City/District presents the Draft Regional Regulation concerning DSP to the community

In addition to the Public Consultations, there are also four consultation sessions with UPTD Mamminasata and BKPRD.

- **Consultation (1)**
 - Provide information regarding spatial plan (National, Province, Mamminasata)
 - Provide related information (update on regulation, etc)
- **Consultation (2)**
 - Review and comments on draft spatial plan
 - Assist arranging inter-district/ city coordination meeting
 - Arrange MMDCB meeting
- **Consultation (3)**
 - Assists in checking for compatibility with National, Provincial, and Mamminasata SP
- **Consultation (4)**
 - Assist process of recommendation by Governor during legalization
 - Assist coordination with central government during legalization

BKPRD Province consultation schedule is identical to MMDCB consultation schedule; BKPRD Province is specific-purpose body formed to assist the Governor in evaluating spatial plan drafts.

5. Legalization of regional regulation on district and city DSP

Based on Regulation of Minister of Home Affairs (MoHA) No. 28/2008 concerning Evaluation Method of Provincial, District and City GSP and their specific plans, as well as Draft Guideline on Formulation of District Detailed Spatial Plan and Draft Guideline on Formulation of City Detailed Spatial Plan issued by Ministry of Public Works, process of DSP legalization is required to proceed in the following steps:

1. The flowchart is commenced from formulation of DSP document and Draft Regional Regulation of district and city levels.
2. Then, the Draft Regional Regulation and DSP document are submitted to Provincial Government in order to get Governor's Recommendation
3. At provincial level, these documents are discussed by BKPRD (Regional Spatial Management Coordination Board) (special for district and city under Mamminasata Metropolitan Area, it is suggested to supply with result of consultation from UPTD) for synchronization with Provincial GSP and Spatial Plan of Mamminasata Metropolitan Area.
4. Ministry of Public Works is involved for substantive approval of draft Regional Regulation on District and City DSP.
5. Ministry of Forestry is involved to ensure forest conservation. Protected forests are included in the Protection Area which is under the authority of Ministry of Forestry
6. DPRD is involved for joint approval with district and city government concerning draft regional regulation on DSP (max. 3 days).
7. Draft Regional Regulation concerning district and city DSP is then evaluated by Provincial Government to ensure its synchronization with Province GSP (for districts and city under Mamminasata Metropolitan Area, evaluation on District and city DSP will be facilitated by UPTD), and the results are codified in form of Governor's Recommendation (max. 15 working days).
8. Regent or Mayor follows up Governor's evaluation results, by submitting the follow-up result to Central Government (substantive approval is handed over to Ministry of Public Works and/or to Governor under deconcentration principle) (max. 7 days after Governor Recommendation is issued).
9. Then, Draft Regional Regulation concerning District and City DSP which has obtained substantive approval from Minister of Public Works is submitted to Governor for evaluation.
10. The draft Regional Regulation on District and City DSP which has obtained substantive approval from Governor and after getting evaluation from Governor is then established as Regional Regulation by District and City Government together with District and City DPRD.

Note: UPTD Mamminasata of Dinas Spatial Planning and Settlement of South Sulawesi Province will be involved in the consultation with Ministry PU and Ministry of Forestry in order to assist District and City.

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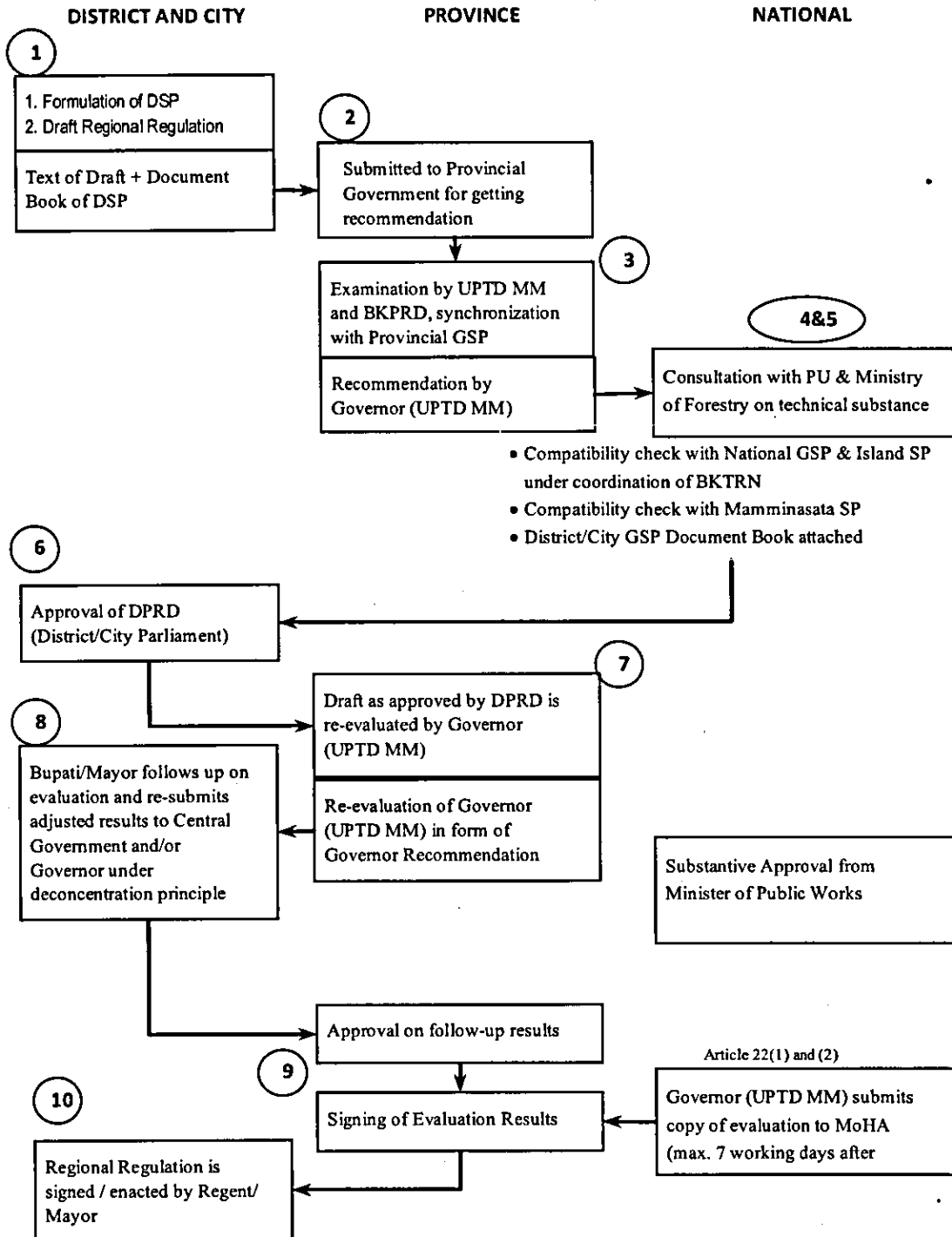


Figure 2: Flowchart of district and city DSP legalization process

6. Presentation format of district and city DSP

DSP and ZR documents:

a. Technical Materials of DSP and Zoning Regulation include:

- 1) Data & Analysis Book, with accompanying maps
- 2) Plan Book in A4 format
- 3) Map Album, utilizing 1:5000 scale (minimum) in A1 format, accompanied with digital map data in accordance with stipulations on GIS as established by authorized agency.

b. Text of Draft of Regional Regulation on DSP and ZR include:

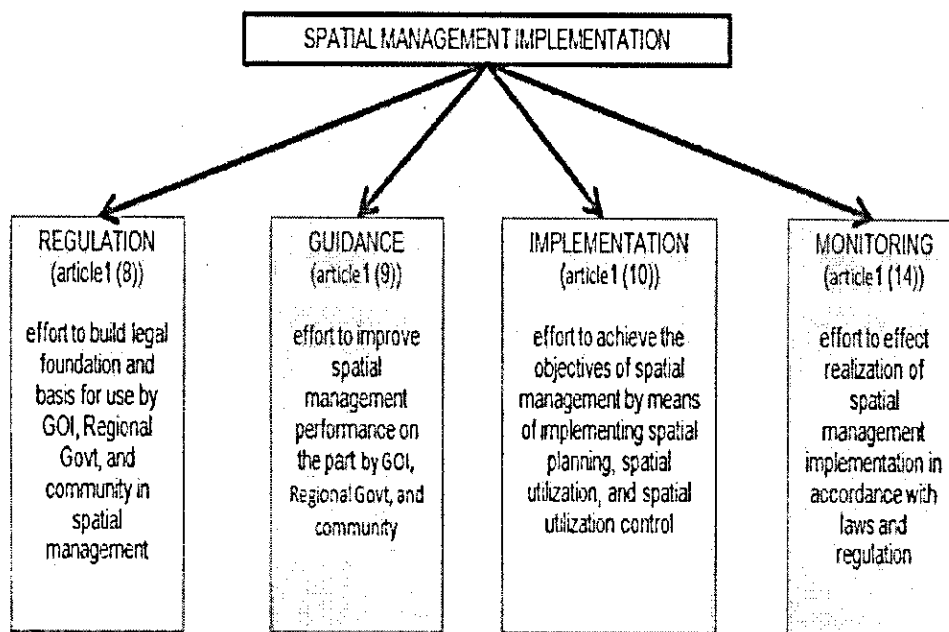
- 1) Draft of Regional Regulation, a compilation of articles from Plan Book stated in point a2 above, in A4 format
- 2) Attachments in the forms of spatial pattern maps, priority management area maps, and special zone maps in A3 format, as well as main indication programs (if applicable)

Source: Book "Draft Guideline on District and City Detailed Spatial Plan Formulation, Directorate General of Spatial Management, Ministry of Public Works.

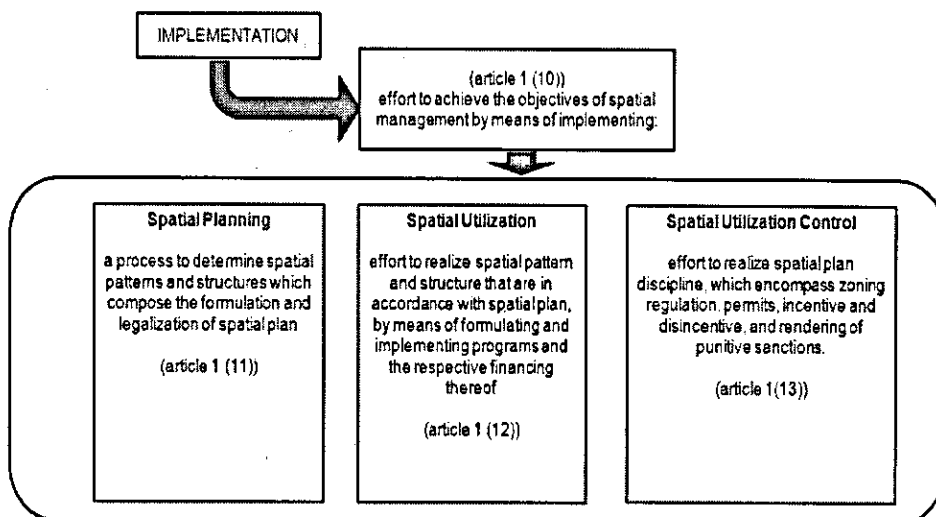
APPENDICES

APPENDIX (1)

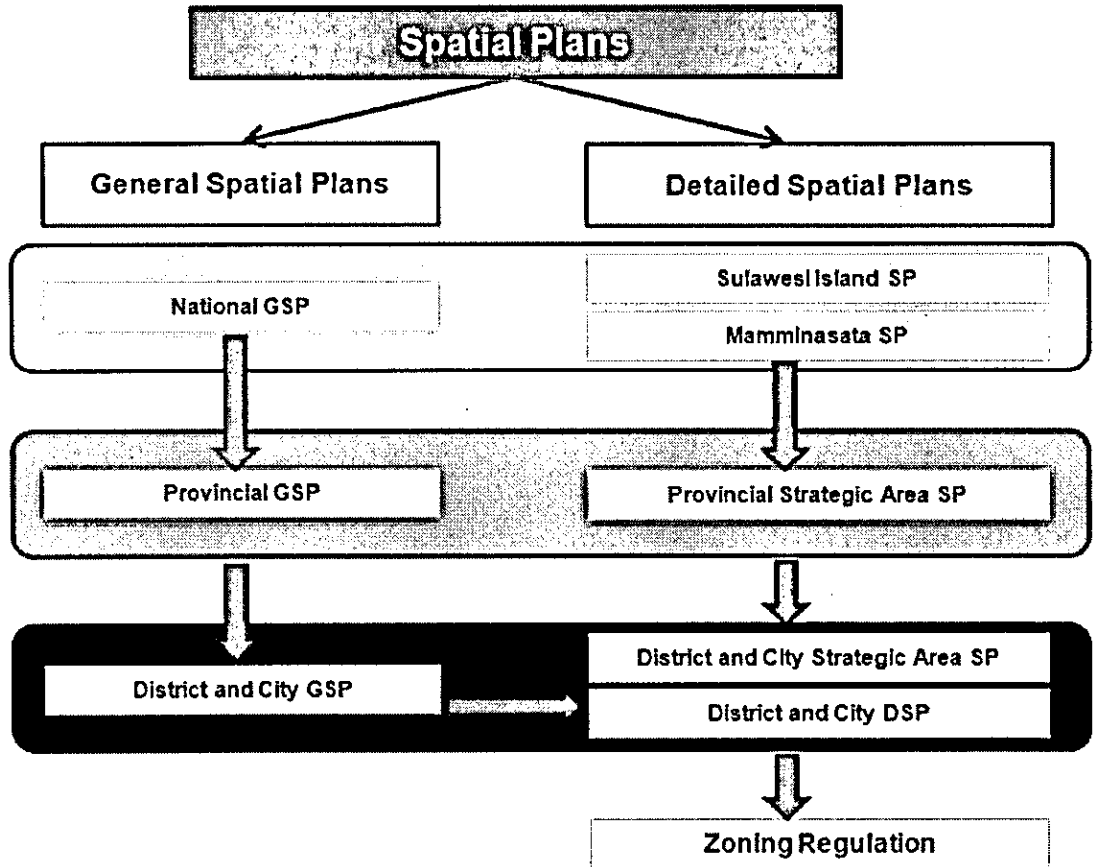
Charts of hierarchy of spatial implementation and spatial planning



Aspects of spatial management implementation



Elements of spatial management implementation aspect



Hierarchy of Spatial Plans

APPENDIX (2)

Detailed process of district and city DSP formulation

I. Formulation preparation

Activities:

- a. Pre-preparation
 - a. formulation of TOR
 - b. methodologies
 - c. budgeting for DSP formulation activities
- b. Preparation
 - Understanding of TOR
 - Initial review of secondary data
 - Technical preparation

First consultation with BKPRD and UPTDMM is scheduled to take place in this stage.

End Products:

- TOR document
- Budget plan

Timeframe of Activities: 1 (one) month

DISTRICT/CITY DSP FORMULATION PROCESS				REGIONAL REG. PROCESS				
1. Formulation Preparation	2. Data Gathering and Compilation	3. Data Processing and Analysis	4. DSP Concept Formulation		5. Drafting Academic Text & Regional Regulation Text		Legalization	Socialization
			Development Concept	Technical Text	Academic Text	Regional Regulation Draft Text		
1 month	2-3 months	2-6 months	2-6 months		2 months	1 month	month	month
10-19 months								

Note: Prepared based on Draft Guidelines for District and City DSP Formulations

II. Data gathering & compilation

Activities:

- Survey preparation (surveyor, tools, program and method)
- Data collecting of initial condition of area planning (preliminary survey)
- Primary and secondary data collecting, by considering the accuracy, source, source's authority, error level, certainty variable, and other existing variables
- Involving public/public organization
- Data elaboration
- Maps required:
 - Physical conditions maps (geologic, soil types, hydrologic, etc.)
 - RBI Maps
 - Satellite imageries
 - Natural resources potentials maps
 - Disaster Risk maps
- Data & Information:
 - Relevant spatial management policies
 - Sectoral policies
 - Administrative area data
 - Physical conditions of the environs
 - Facility & infrastructure conditions
 - Demographic data
 - Economic & financial data
 - Spatial allocation
 - Land ownership, use, and utilization data
 - Area & building qualities
 - Organizations data
 - Relevant laws and regulations

Data accuracy: Serial data (recent 5 years) at village level.

End Products:

- Primary Data:
 - Data from questionnaire, interview, talk, etc.
 - Field trip data on the physical and socio-economic condition of areas under the district and city
 - Public hearings
- Secondary data :
 - Administrative area data
 - Physiographic data
 - Demographic data
 - Economic and financial data
 - facility and infrastructure availability data
 - Spatial allocation data
 - Land ownership, use, and utilization data
 - Building data (quality, intensity, and building code)

Required topographic map and thematic map, land ownership, land use, spatial allocation map with minimal scale of 1:5.000

Timeframe of Activities: 2(two) -3 (three) months

DISTRICT/CITY DSP FORMULATION PROCESS					REGIONAL REG. PROCESS			
1. Formulation Preparation	2. Data Gathering and Compilation	3. Data Processing and Analysis	4. DSP Concept Formulation		5. Drafting Academic Text & Regional Regulation Text		Legalization	Socialization
Development Concept	Technical Text	Academic Text	Regional Regulation Draft Text		Legalization	Socialization		
1 month	2 - 3 months	2-6 months	2-6 months		2 months	3 month	month	month
10 - 19 months								

Note: Prepared based on Draft Guidelines for District and City DSP Formulations

III. Data processing and analysis

Activities:

- Analysis of Area Characteristics
 - hierarchy of city/district within a larger territory
 - link between cities/districts and their internal parts
 - link between components within BWP space
 - physical characteristics of district/city parts
 - socio-demographic characteristics
 - economic characteristics
 - regional financial capacity

- Analysis of Urban/Rural Development Potentials and Drawbacks
 - Analysis of service centers
 - Analysis of spatial requirements
 - Analysis of support capacity
 - Analysis of carrying capacity
 - Analysis of perubahan spatial utilization changes

- Analysis of support and carrying capacities of infrastructures/utilities and the environment, based on urban/rural block strategic environmental studies that include:
 - Generic characteristics of area physical conditions (geographic location, area morphology, etc);
 - Natural disaster risks (landslides, floods, tsunami, geologic disasters);
 - Natural resources potentials (mineral, coal, oil & gas, geothermal, and ground water); and,
 - Land use compatibility.
 - Compatibility between land use intensities and physical support capacities and infra structural & utilities' capacities in the block/urban/rural areas

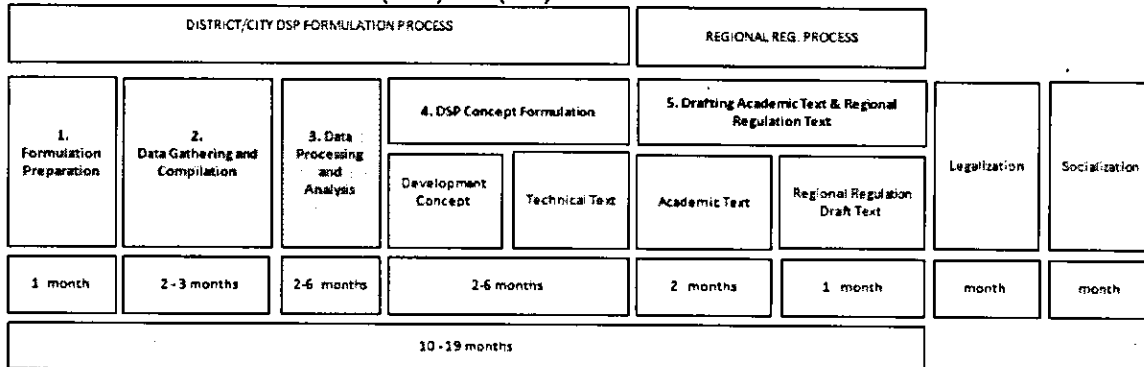
- Analysis of Area and Building Performance Qualities

Second consultation with BKPRD and UPTDMM is scheduled to take place in this stage

End Products:

- BWP/ urban/rural area's development potentials and drawbacks
- Development opportunities and challenges
- development trends
- BWP development requirement forecast
- spatial utilization intensity in accordance with carrying capacity
- identification of area and building management directive indication

Timeframe of Activities: 2 (two) - 6 (six) months



Note: Prepared based on Draft Guidelines for District and City DSP Formulations

IV. DSP formulation concept

Activities:

1. Formulation of area development concept
 - formulation of objectives, policies and strategies of district/city area development
 - district/city area development concept

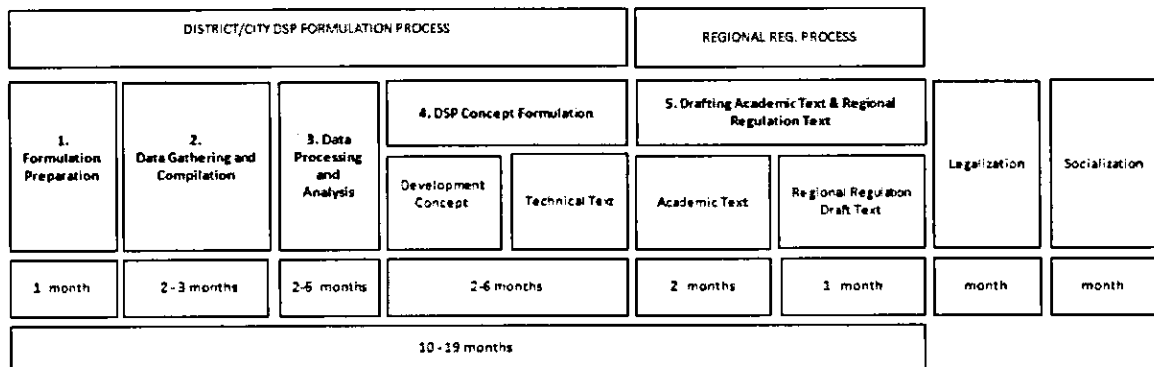
2. Formulation of DSP of urban/rural areas
 - Objectives, policies, strategies
 - Spatial Structure
 - Spatial Pattern
 - Spatial Utilization Plan
 - Spatial Utilization Control Plan

Third consultation with BKPRD and UPTDMM is scheduled to take place in this stage

End Products:

Materials/technical text of urban/rural area DSP

Timeframe of Activities: 2 (two) - 7 (seven) months



Note: Prepared based on Draft Guidelines for District and City DSP Formulations

**V.
Academic text & regional regulation draft text**

Activities:

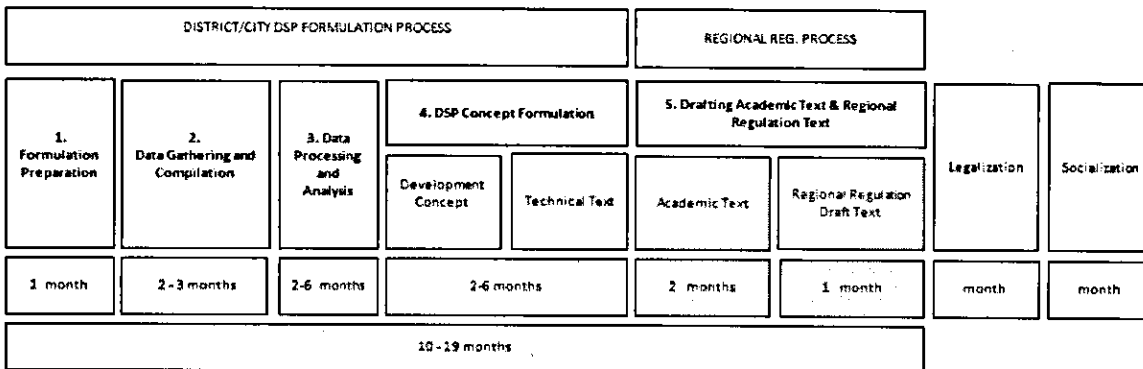
Formulation of Academic Text

1. Formulation of Draft of Regional Regulation of DSP
 - manifesting DSP technical material into legal language
 - discussion with regional spatial management technical team
2. Polishing DSP concept, Academic Text, and Draft of Regional Regulation concept

End Products :

Draft Regional Regulation on District and City DSP

Timeframe of Activities : 1 month



Note: Prepared based on Draft Guidelines for District and City DSP Formulations

VI. Legalization

Activities:

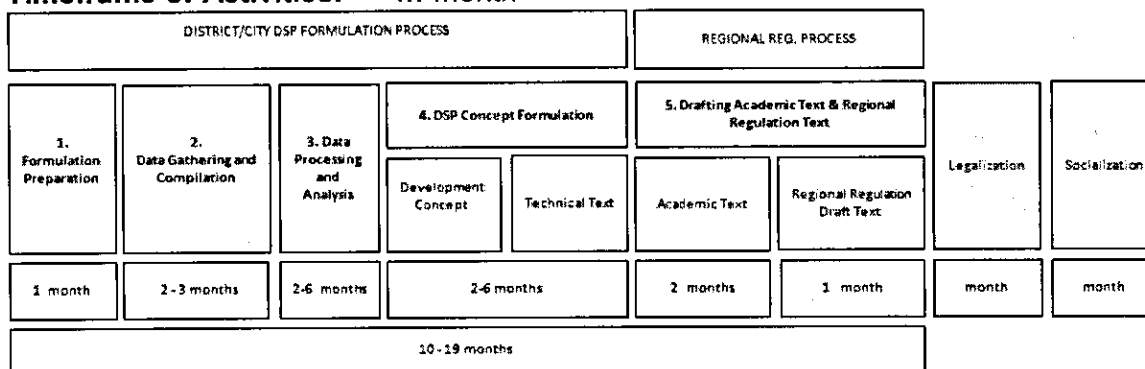
- Regional regulation draft discussed in BKPRD Province
- Governor recommends regional regulation draft
- Bupati/mayor consults regional regulation draft on DSP to Central Government agency on spatial management, under BKTRN coordination
- (DPRD) Regional Parliament enacts draft into Regional Regulation

Third consultation with BKPRD and UPTDMM is scheduled to take place in this stage

End Products :

Regional Regulation concerning District and City Detailed Spatial Plan

Timeframe of Activities: ... month



Note: Prepared based on Draft Guidelines for District and City DSP Formulations

**VII.
Socialization of regional regulation concerning DSP**

Activities:

- Dissemination of information on Regional Regulation concerning District and City Detailed Spatial Plan

Final community consultation is integrated into this socialization activity.

End Products : Improvement of understanding of the community concerning spatial management in district and city

Timeframe of Activities: ... months

DISTRICT/CITY DSP FORMULATION PROCESS				REGIONAL REG. PROCESS				
1. Formulation Preparation	2. Data Gathering and Compilation	3. Data Processing and Analysis	4. DSP Concept Formulation		5. Drafting Academic Text & Regional Regulation Text		Legalization	Socialization
			Development Concept	Technical Text	Academic Text	Regional Regulation Draft Text		
1 month	2-3 months	2-6 months	2-6 months		2 months	1 month	month	month
10-18 months								

Note: Prepared based on draft guidelines for district and city DSP formulations

APPENDIX (3)

Check list of contents of district and city DSP

Check list of contents of district and city DSP

Note : The check list is prepared by JICA Expert Team, adopted from draft guidelines on district and city DSP.

Ch	Title	Contents (minimum requirements)	Check	Sync	Notes	
I	General stipulations	1.1 Terms and definitions				
		1.2 Position of DSP and ZR				
		1.3 Functions and benefits of DSP				
		1.4 Criteria and scope of area of the DSP				
		1.5 DSP effective period				
II	Objectives	Formulation objectives are values and/or measurable qualities to be achieved as established in GSP, and forms the basis for formulation of DSP. If necessary, may also contain achievement concepts. Formulation objectives contain themes to be formulated in the BWP (Area Designated for Planning).				
III	Spatial pattern plan	Contents				
		a	Conservation zones			
		1	Protected forests zone			
		2	Derivative-area protection zone			
		3	Local protected zone			
		4	City green open space zone			
		5	Natural and cultural preserve zones			
		6	Natural disaster high-risk zone			
		7	Other conservation zones			
		b	Development zones			
		1	Residential zone			
		2	Commerce & services zones			
		3	Office zone			
		4	Public service facilities zone			
		5	Industrial zone			
		6	Special zone			
		7	Other development zones			
		Zoning maps formulation stipulations:				
		a	Minimum spatial pattern maps are to be drawn at at least 1:5000 scale; and must adhere to GIS stipulations established by authorized agencies;			
		b	Spatial pattern scope covers ground spaces, as well as coastal waters up to four nautical miles, measured from coastal line of the district/city or up to the national boundaries as established by international convention (if applicable);			
		c	Spatial pattern plan may be drawn on several pages of maps; the compilation structures of which shall adhere to valid stipulations;			

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Ch	Title	Contents (minimum requirements)	Check	Sync	Notes	
		d				
		e				
IV	Infrastruc- ture network plan	Contents				
		a	Transportation network development plan:			
		1	Primary and secondary arterial roads;			
		2	Primary and secondary collector roads;			
		3	Primary and secondary local roads;			
		4	Primary and secondary neighborhood roads; and			
		5	others:			
		i	access roads leading to passenger/cargo termini (types A, B, and C termini down to public transport stops); and			
		ii	public transportation mode road network (access roads leading to passenger/cargo termini down to public transport stops); parking lot access roads;			
			in the case of railroads, shipping, pedestrian, and bicycle networks, in addition to points 1-5 above, transportation network plan shall contain plans for railroads, shipping, pedestrian, and bicycle networks corridors			
		b	Power supply infrastructure			
		1)	Subtransmission grids, from power plants to primary distribution grids;			
		2)	Primary distribution grids, channeling electricity to secondary distribution grids, equipped with the following:			
		i	Electrical mains substations, lowering voltage from 70-500 kv to 20 kv; and			
		ii	Connection substations,			
3)	Secondary distribution grids; which connects low-voltage currents to consumers (from 20kv to 220/380v).					
	If applicable, the plan shall also add oil and gas network plans.					
c	Telecom network development plan:					
1)	Basic telecom infrastructure development (establishment of telephony connection automation centers' locations);					
2)	Wired telephony provision plan (automated telephony centers, cable housings, and distribution boxes);					
3)	Wireless telephony network provision					

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Ch	Title	Contents (minimum requirements)	Check	Sync	Notes
		plan (siting of Base Transceiver Stations);			
		4) Cable television systems development (siting of transmission stations);			
		5) Fibre optics provision plan			
		6) Telecom service upgrade plan			
	d	Water supply			
		1) district/city water supply (aqueduct networks and non-aqueduct networks);			
		2) water intake buildings;			
		3) water transmission and production facilities			
		4) distribution ducts down to receiving plots;			
		5) support and complimentary buildings; and			
		6) reservoirs			
	e	Drainage development:			
		1) Puddle-preventing drainages			
		2) Primary, secondary, tertiary, and neighborhood drainages;			
		If BWP's topographical condition is conducive toward puddle formation, then retention pools, pumps, and water gates are needed.			
	f	Sewerage			
		Composed of onsite and/or offsite waste water disposals.			
		Onsite:			
		1) septic tank;			
		2) Sludge treatment (IPLT).			
		Offsite:			
		1) Entire waste water disposal network; and			
		2) Waste water treatment facilities.			
	g	Others			
		Other infrastructure developments shall be adjusted to BWP's local needs. BWPs sited on high-risk natural disaster areas are required to provide evacuation routes and meeting points on district/city/area/neighborhood scales.			
		Disaster evacuation routes may utilize existing infrastructures and facilities.			
		Stipulations for formulation of infrastructure network plan maps:			
		1) infrastructure network plan maps describe road networks and other infrastructures, and shall be drawn as an intact whole, and then may be drawn individually;			

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Ch	Title	Contents (minimum requirements)	Check	Sync	Notes
		2) Minimum scale is 1: 5.000 and adheres to GIS stipulations established by authorized agencies;			
		3) BWPs featuring coastal and ocean spaces shall add bathymetric maps describing marine contours.			
V	Establishment of Priority-Management Sub-BWP	Establishment of priority management sub-BWP shall contain, at least:			
		a Location:			
		1) Physical boundaries, such as blocks and sub-blocks;			
		2) Area functions, such as zones and subzones;			
		3) Administrative areas, such as RT, RW, village/kelurahan, and subdistricts;			
		4) traditional cultural-spatial units, such as traditional villages, <i>gampong</i> , and fishing villages;			
		5) Thematic-characteristic units, such as old towns, folk industrial centers, education centers, traditional residential areas; and			
		6) Types of areas, such as rapid growth areas, built-up areas in need of regulation, conservation areas, disaster-risk areas, and mixed/combined areas.			
		b Management themes			
		1) Improvement of infrastructures, facilities, and blocks/areas;			
2) Redevelopment of infrastructures, facilities, and blocks/areas;					
3) Reconstruction of infrastructures, facilities, and blocks/areas					
4) Development of border areas, and development of high-control zone; and/or conservation/protection of blocks/areas.					
VI	Spatial utilization stipulations	Programs in spatial utilization stipulations include:			
		a. Priority spatial utilization program: high-value programs of the BWP, determined based on their scale of importance or priority; and of high strategic values			
		1) Programs in spatial utilization include:			
		i Realization of BWP conservation zones			
		ii Realization of BWP development zones such as:			
(a) Realization of provision of BWP social and public facilities;					
(b) Realization of spatial utilization					

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Ch	Title	Contents (minimum requirements)	Check	Sync	Notes
		stipulations for each type of spatial pattern (zone) (applicable if ZR is formulated separately from DSP document);			
		(c) Realization of block spatial utilization intensities; and/or			
		(d) Realization of building codes.			
		2) BWP infrastructure network realization programs, which include:			
		i Realization of BWP activity service centers; and			
		ii Realization of BWP infrastructure network systems, which includes national and regional infrastructure systems located within the BWP; consisted of:			
		(a) Realization of transportation network system;			
		(b) Realization of power supply network system;			
		(c) Realization of telecom network system;			
		(d) Realization of water supply network system;			
		(e) Realization of drainage network system;			
		(f) Realization of waste water network system			
		(g) Realization of other infrastructure network systems.			
		3) Realization program of establishment of priority-management sub-BWP, which includes:			
		i Repairs of infrastructures, facilities, and blocks/areas;			
		ii Reconstruction of infrastructures, facilities, and blocks/areas;			
		iii Redevelopment of infrastructures, facilities, and blocks/areas			
		iv Conservation/protection of blocks/areas.			
		b. Location Describes site of implementation of proposed future programs.			
		c. Scope Describes the forecast for amount of units of each main program proposals to be implemented.			
		d. Financing May be from district/city, provincial, national expenditure budgets, private entities, and/or			

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Ch	Title	Contents (minimum requirements)	Check	Sync	Notes
		community.			
		e. Implementing Parties Stakeholders charged with the implementation of main programs. May be consisted of government, private, and/or community.			
		f. Implementation Schedule and Stages Programs are planned in 20-year span, detailed by 5-year increments and each program's duration is variable in accordance with said program's requirements. Formulations of Main Programs are synchronized against the 5-year plan of the district/city Long Term Development Plan.			
VII	Zoning regulation	7.1 Zoning Text			
		7.1.1 Stipulations on spatial utilization and activities			
		I Permitted activities			
		T Limited Activities			
		B Conditional Activities			
		X Prohibited Activities			
		7.1.2 Stipulations on spatial utilization intensities			
		1) Max BCR			
		2) Max FAR			
		3) Max building height			
		4) Min green base coefficient			
		Additional stipulations:			
		1) Max basement dimension coefficient			
		2) Max built-up area coefficient			
		3) Max building/unit density coefficient			
		4) Min population density			
		7.1.3 Stipulations on building codes			
		7.1.4 Stipulations on minimum infrastructure requirements			
		7.1.5 Implementation stipulations			
		7.1.5.1 Spatial utilization variances			
		7.1.5.2 Incentives and disincentives			
		7.1.5.3 Improper land use			
		7.3 Optional materials			
		7.2.1 Special stipulations			
		7.2.2 Addendum stipulations			
		7.2.3 Technical standards stipulations			
		7.2.4 Zoning regulation stipulations			



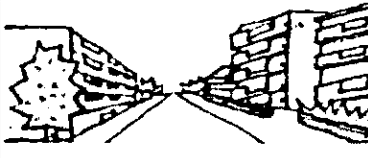

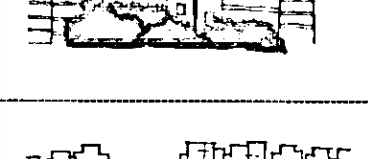

APPENDIX (4) Categories of land use zoning (proposal)

Land use zoning is an efficient method to realize land use plan. To designate land use zoning category, it is important to understand existing land use because once land use zoning is designated in accordance with land use zoning category as shown in Table 2, types of building/ facility use are controlled by matrix table of land use zoning categories and building use control (Table 3) in the Mamminasata Metropolitan Area.

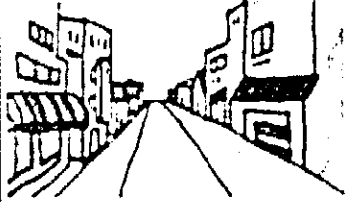



A. Description of Land Use Zoning Category

No	Zone category	Definition
Conservation Areas	1	Protected forest zone <u>Zone Functions:</u> Preserving and effecting maintenance of protected forests' functions and preventing forest damages Improvement of protected forests' functions toward soil, water, climate, flora & fauna.
	2	Conservation area supporting protected area <u>Zone Functions:</u> Recharge of water resource aquifer by rainwater
	3	Local protected zone <u>Zone Functions:</u> Conservation area for protection of coast, river, lake, dam and water spring
	4	Green open space zone <u>Zone Functions:</u> Green open spaces protected from various development activities, functioning as environmental conservation area
	5	Natural & cultural preserve zone <u>Zone Functions:</u> Conservation area for preserve of fauna/flora/ecosystem and cultural-historical diversities
	6	Natural disaster prone zone <u>Zone Functions:</u> Conservation area to prevent disaster of land slide, flood, eruption and earthquake

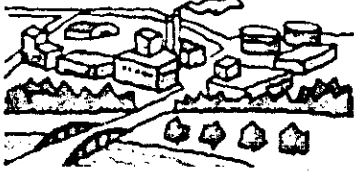

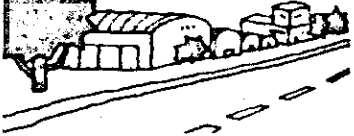
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Development Areas		No	Zone Category	Definition	Image
Residential Areas	1	Very low density residential area	<u>Zone Functions:</u> Zone with planning area of density between 0-10 housing units/hectare		
	2	Low density residential area	<u>Zone Functions:</u> Zone with planning area of density between 10-40 housing units/hectare		
	3	Medium density residential area	<u>Zone Functions:</u> Zone with planning area of density between 40-100 housing units/hectare		
	4	High density residential area	<u>Zone Functions:</u> Zone with planning area of density between 100-1000 housing units/hectare		
	5	Very high density residential area	<u>Zone Functions:</u> Zone with planning area of density equalling or exceeding 1000 housing units/hectare		
Commercial/Service	6	Commerce and service zone (single)	<u>Zone Functions:</u> development of cluster of commerce, and/or service activities, workplace activities, business activities entertainment and recreational activities of regional scale; in single form – horizontal or vertical configuration <u>Notes:</u> Not adjacent to residential areas		

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No	Zone Category	Definition	Image
Office	7 Commerce and service zone (row)	<p><u>Zone Functions:</u></p> <p>development of cluster of commerce and/or service activities, workplace activities, business activities, entertainment and recreational activities of regional scale; in row form</p> <p><u>Notes:</u></p> <p>Part of residential area; may be located adjacent to residential areas</p>	
	8 Office zone (government)	<p><u>Zone Functions:</u></p> <p>Governor's office, city hall, district offices, governmental agencies, military and police facilities</p> <p><u>Notes:</u></p> <p>Minimum access road class: collector road Not adjacent to residential areas</p>	
	9 Office zone (private)	<p><u>Zone Functions:</u></p> <p>development of private office activities, service activities, workplace activities and their attendant facilities; developed in detached/single building form in horizontal or vertical configuration</p> <p><u>Notes:</u></p> <p>Located in neighborhood with high density, medium density, and low density population Minimum access road class: collector road Not adjacent to residential areas</p>	
Industrial	10 Basic chemical industries	<p><u>Zone Functions:</u></p> <p>Processing raw materials into basic materials, engaging in chemical processing that results in basic chemical products, such as sulfuric acid and ammonia, such as paper industry, cement industry, pharmaceuticals, fertilizers, glassworks industries, etc</p> <p><u>Notes:</u></p> <p>developed in low density areas not adjacent to residential zones.</p>	

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No	Zone Category	Definition	Image
11	Basic machinery and metalwork industries	<p><u>Zone Functions:</u></p> <p>Processing metals and base products into basic materials and semi-processed materials; such as electricity equipments, machineries, rebar concrete, steel pipes, motor vehicles, aeroplanes, etc.</p> <p><u>Notes:</u></p> <p>Not located in or adjacent to residential areas Factors in proper industrial waste management;</p>	
12	Small industries	<p><u>Zone Functions:</u></p> <p>small-scale capital, small amount of workers, utilizing basic and simple equipments.</p> <p>Typically individual or household-based industries, such as bakeries, kerosene stove manufacture/repair shops, snacks, cooking oil distribution, etc</p> <p><u>Notes:</u></p> <p>May be placed in residential zones, as long as neighborhood compatibility is not compromised</p> <p>Factors in proper industrial waste management; Located in rows/plots of buildings</p>	
13	Mixed industries	<p><u>Zone Functions:</u></p> <p>Industries that produce a variety of consumer goods, classified into four types:</p> <ol style="list-style-type: none"> 1. Various food products 2. Various non-food primary needs 3. Various chemical and fibre goods: 4. Various building materials: <p><u>Notes:</u></p> <p>Located in low to medium density population neighborhoods</p>	

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No		Zone Category	Definition
Development Areas	Public Service	14	<p>Education</p> <p><u>Zone Functions:</u> educational facilities (elementary to higher education); whether formal or informal in nature. May be in horizontal or vertical configurations.</p> <p><u>Notes:</u> Higher educational facilities located in high-density population area must be serviced by at least a collector road; it is to be developed vertically, and placed not on or adjacent to residential areas</p>
		15	<p>Transportation</p> <p><u>Zone Functions:</u> transportation functions, supporting transportation system development policies manifested in spatial plan that encompasses land-based, aerial, and waterborn transportations.</p> <p><u>Notes:</u> Not adjacent to residential zones.</p>
		16	<p>Healthcare</p> <p><u>Zone Functions:</u> Development of healthcare facilities with the hierarchy and scale of service proportionate to its serviced population base; in vertical or horizontal configurations</p> <p><u>Notes:</u> Healthcare facilities developed in a separate zone are HC facilities servicing subdistrict-scale or above; such as maternity hospitals, laboratories, subdistrict-level public healthcare center, Type C Auxiliary Hospital, Type B Area Hospital, and Type A Healthcare facilities.</p>

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No		Zone Category	Definition
	17	Sports	<p><u>Zone Functions:</u></p> <p>developed for the purpose of housing sports facilities (open air and indoor) in accordance with their service scope and service scale, proportionate to serviced population.</p> <p><u>Notes:</u></p> <p>Sports facilities developed in a separate zone are sports facilities servicing subdistrict-scale or above; such as sports buildings, swimming pools, sports arenas, mini stadiums</p> <p>Sports facilities catering to scales below subdistrict levels are not developed in a separate zone, but rather an integral part of residential areas (as part of that residential area's facilities) and shall be regulated in detail under zoning regulation</p> <p>Sports facilities catering to subdistrict scale or higher require at least collector roads as their minimum access roads.</p>
	18	Socio-cultural	<p><u>Zone Functions:</u></p> <p>socio-cultural facilities in accordance with their service hierarchy and service scale, proportionate to an administrative area's serviced population; developed in horizontal or vertical configurations</p> <p><u>Notes:</u></p> <p>socio-cultural facilities developed in a separate zone are the ones servicing subdistrict level or above; this includes community halls, multipurpose buildings, work training facilities, social agencies, meeting halls, etc regulated under zoning regulation</p> <p>socio-cultural facilities servicing levels lower than subdistrict level are not grouped in a separate zone, but rather are integral parts of residential areas, and are regulated under zoning regulation</p>
	19	Religious	<p><u>Zone Functions:</u></p> <p>religious facilities in accordance with their service hierarchy and service scale, proportionate to an administrative area's serviced population</p> <p><u>Notes:</u></p> <p>Religious facilities facilities developed in a separate zone are the ones servicing subdistrict level or above</p> <p>religious facilities servicing levels lower than subdistrict level are not grouped in a separate zone, but rather are integral parts of residential areas, and are regulated under zoning regulation</p>

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No	Zone Category	Definition
Miscellaneous	20	<p>Agriculture</p> <p><u>Zone Functions:</u> activities related to cultivation of certain agroproduct, or the feeding, keeping, and and caring of animals for personal or commercial uses</p> <p><u>Notes:</u> Wet fields irrigated using water from technical irrigation ducts may not be converted into other land uses.</p>
	21	<p>Mining</p> <p><u>Zone Functions:</u> mining activities for areas with existing or planned mining activities; includes Type A, B, and C Minerals</p> <p><u>Notes:</u> Spaces technically utilized for concentration of mining activities and do not have deleterious effect on environmental functions</p>
	22	<p>Tourism</p> <p><u>Zone Functions:</u> natural, man-made, and cultural tourism activities</p>
Special	23	<p>Military</p> <p><u>Zone Functions:</u> defense and security-related activities and developments such as military offices and installations, including maneuvering and proving grounds of national level</p> <p><u>Notes:</u> not adjacent to residential and commercial zones</p>
	24	<p>Final Solid Waste Disposal Site (TPA)</p> <p><u>Zone Functions:</u> as final stage solid waste landfill</p> <p><u>Notes:</u> Not adjacent to residential zones, commercial zones, and other zones with the exception of industrial zones (additional conditions applicable)</p>
	25	<p>Waste Water Processing Installation (IPAL)</p> <p><u>Zone Functions:</u> Collection site for treatment to avoid polluting residential and industrial milieus</p> <p><u>Notes:</u> Not adjacent to residential and industrial zones</p>

Source: JICA Expert Team Proposal

**MANUAL ON DISTRICT AND CITY DETAILED SPATIAL PLAN FORMULATION IN
MAMMINASATA URBAN AREA**

B. Matrix of spatial activities and utilizations by zones

Building Facility	CONSERVATION ZONES			DEVELOPMENT ZONES					
	Various Conservation Zones (HL, PB, PS, SC, RB)*	Green Open Space		Very High Density	High Density	Residential Medium Density	Low Density	Very Low Density	
A Residential									
Detached semi-detached house	-	-	-	I	I	I	I	I	I
Townhouse	-	-	-	I	I	I	I	I	I
Med. High-rise apartment	-	-	-	I	I	I	I	I	I
Shop-house	-	-	-	I	I	I	B-1 X	B-1 X	
Office-houses	-	-	-	I	I	I			
Other residential facility	-	-	-	I	I	I			
B Commercial									
Small shop store	-	-	-	I	I	I		X	X
Traditional markets	-	-	-	I	I	I			
Market	-	-	-	I	I	I			
Wholesale market	-	-	-	I	I	I			
Supermarket	-	-	-	I	I	I			
Mall plaza	-	-	-	B-5 X	B-5 X				
Restaurant	-	-	-	I	I	I	X		
Hotel	-	-	-	B-7	B-7	B-7			
Other accommodation	-	-	-	B-7	B-7	B-7			
Other commercial	-	-	-	B-8	B-8	B-8			
C Public Services									
Financial institution	-	-	-	B-10	B-10				
Communication service	-	-	-	B-10	B-10				
Vehicle repair (repair shop)	-	-	-						
SPBU (Gasoline Station)	-	-	-						
Small business office (local business)	-	-	-						
Travel service office	-	-	-	B-11	B-11				
Other service office	-	-	-	B-11	B-11				
D Entertainment/Recreation									
Amusement park	-	-	-						
Sport arena business	-	B-13 X		B-13	B-13				
Theater, cinema	-	B-13 X		B-13	B-13				
Museums, cultural centers	-	B-13 X		B-13	B-13				
Other entertainment/recreation	-	B-13 X		B-13	B-13				
E Education Facilities									
Child care facilities	-	-	-						
Pre-school	-	-	-						
School (Primary/Secondary)	-	-	-						
University college	-	B-14 X	B-14 X						
Youth center	-	-	-						
Other school	-	-	-						
F Health Facilities									
Clinic	-	-	-						
Hospital	-	-	-						
Health center	-	-	-						
Health post	-	-	-						
Other health facility	-	-	-						
G Religious and Supporting Facility									
Prayer house (smaller than mosque)	-	-	-						
Mosque	-	-	-						
Community center	-	-	-						
Multi purpose center	-	-	-						
City sub-center	-	-	-	B-16	B-16	B-16	B-16	B-16	
Socio-communal center	-	-	-						
Other worship	-	-	-						
H Industrial									
Factory	-	-	-						
Warehouse	-	-	-						
House workshop	-	-	-	B-19	B-19	B-19 X	B-19 X	B-19 X	
Cargo distribution logistic terminal	-	-	-						
Animal breeding facility	-	-	-						
Wiring site	-	-	-						
I Public Facilities									
Park, square, green open space	-	-	-						
Water plant, solid waste disposal site	-	-	-						
Government office	-	-	-						
Fire station, police station	-	-	-						
Bus terminal	-	-	-						
Airport, Seaport	-	-	-						
Cemetery	-	-	-						
Security and defense facility	-	B-20 X							
Prison	-	-	-						
Other public service	-	-	-						
J Agriculture									
Rice fields (technical irrigation)	-	-	-						
Rice fields (rain fed)	-	-	-				B-54	B-54	
Plantation Estates	-	-	-						
Gardens	-	-	-				B-54	B-54	
Green Houses	-	-	-				B-54	B-54	
Aquacultures	-	-	-						
Irrigation infrastructures	-	-	-						
Other farm facilities	-	-	-				B-54	B-54	

Legends
 I Permitted
 B Permitted with conditions
 X Permitted with quantitative control
 - Not Permitted

- Notes**
- B-1** a limited number of small-scale shop houses serving as local bodega or corner stores for local residents may be allowed
 - B-5** malls built within residential buildings may be allowed
 - B-7** small scale hotels may be allowed
 - B-8** small-scale, miscellaneous commercial buildings may be allowed
 - B-10** bank, cooperative, credit union, postal office branches as well as ATM booths may be allowed
 - B-11** small scale facilities may be allowed
 - B-13** limited number of small-scale sports, cultural, amusement and recreational facilities serving residents and or integrated into residential parks may be allowed
 - B-14** Conservation area may accommodate academic research efforts as long as maintenance of zone functions are preserved
 - B-16** may be allowed if residents lack access to, or if land is not available at Public Service Facilities Zone
 - B-19** household, small and micro-enterprises may be allowed as long as residential functions and qualities are not compromised
 - B-20** armed forces training facilities and infantry maneuvering grounds may be allowed
 - B-54** rain-fed rice fields, gardens, green houses and other facilities are allowed if in small scale

* This column contains amalgamation of several conservation subzones: HL (Protected Forest), PB (Protection toward Derivative Areas), PS (Local Protection), SC (Natural and Cultural Preserves), RB (Disaster Risk)

MANUAL ON DISTRICT AND CITY DETAILED SPATIAL PLAN FORMULATION IN MAMMINASATA URBAN AREA

Building Facility	DEVELOPMENT ZONES							Legends
	I Commerce & Service		II Office Activities			III Industries		
	Single	Row	Government	Private Entities	Basic Chemical Industries, Basic Machinery & Metalworks Industries	Small-scale Industries	Mixed Industries	
A Residential								
Detached/semi-detached house	B-2	B-2	B-3	B-3	B-4	B-3	B-3	B-2 reconstruction/renovation of houses that existed prior to establishment of area as Commerce & Service Zone may be allowed B-3 houses/townhouses that function as company/industry/governmental mess/dormitory may be allowed B-4 a limited number office-houses serving as accommodation or providing support services to other businesses may be allowed
Townhouse	1	1	B-3	B-3	B-3	B-3	B-3	
Medi high-rise apartment								
Shop-house								
Office-houses				B-4				
Other residential facility								
B Commercial								
Small shop/store			B-5	B-5				B-5 shops and markets providing support products and services to other businesses may be allowed
Traditional markets			B-5	B-5				
Market			B-5	B-6				
Wholesale market								
Supermarket								
Mall/plaza								
Restaurant								
Hotel						B-9	B-9	B-9 medium-scale hotels may be allowed
Other accommodation						B-9	B-9	
Other commercial						B-9	B-9	
C Service								
Financial institution								
Communication service								
Vehicle repair (repair shop)								
SPBU (Gasoline Station)								
Small business office/office business					B-12			B-12 small scale facilities providing support services to industrial activities may be allowed
Travel service office								
Other service office								
D Entertainment/ Recreation								
Amusement park								
Sport arena/business								
Theater/cinema								
Museums/cultural centers								
Other entertainment/ recreation								
E Education Facilities								
Child care facilities								
Pre-school								
School (Primary/Secondary)								
University/college								
Youth center								
Other school								
F Health Facility								
Clinic					B-15			B-15 small scale healthcare facilities specializing in treating work hazard injuries and industry-related traumas are allowed
Hospital						B-15	B-15	
Health center						B-15	B-15	
Health post						B-15	B-15	
Other health facility					B-15	B-15	B-15	
G Religion and Supporting Facility								
Prayer house (smaller than mosque)					B-17	B-17	B-17	B-17 may be allowed if sufficient number of workers lack access to off-site religious facilities
Mosque					B-17	B-17	B-17	
Community center								
Multi-purpose center								
City sub-center								
Social/communal center								
Other worship								
H Factory, etc.								
Factory		B-18						B-18 may be allowed for mixed industries, as long as residential functions and qualities are not compromised
Warehouse								
House workshop								
Cargo distribution/logistic terminal								
Animal breeding facility								
Meat/slaughter								
I Public Service								
Park/square/green open space								
Water plant/solid waste disposal site								
Governmental office								
Fire station/police station								
Bus terminal								
Airport/Seaport						B-21	B-21	B-21 cargo and service airports and seaports may be allowed to support industrial activities
Cemetery								
Security and defense facility								
Prison								
Other public service								
J Agriculture								
Rice fields (technical irrigation)						B-54	B-54	B-54 rain-fed rice fields, gardens, green houses and other facilities are allowed if in small scale
Rice fields (rain-fed)						B-54	B-54	
Plantation Estates								
Gardens						B-54	B-54	
Green Houses						B-54	B-54	
Aquacultures								
Irrigation infrastructures						B-54	B-54	
Other farm facilities								

MANUAL ON DISTRICT AND CITY DETAILED SPATIAL PLAN FORMULATION IN MAMMINASATA URBAN AREA

Building/Facility	DEVELOPMENT ZONES					
	Education	Transportation	Healthcare	Sports	Socio-Cultural	Religious
A. Housing						
Detached semi-detached house	B-22	B-23	B-23	B-23	B-23	B-23
Townhouse	B-22	B-23	B-23	B-23	B-23	B-23
Med. High rise apartment	-	-	-	-	-	-
Shop house	-	-	-	-	-	-
Office houses	-	-	-	-	-	-
Other residential facility	-	-	-	-	-	-
B. Commercial						
Small shop store	B-25	B-25	B-25	B-25	B-25	B-25
Traditional markets	-	-	-	-	-	-
Market	-	-	-	-	-	-
Wholesale market	-	-	-	-	-	-
Supermarket	-	-	-	-	-	-
Mill plaza	-	-	-	-	-	-
Restaurant	-	-	-	-	-	-
Hotel	-	-	-	-	-	-
Other accommodation	-	-	-	-	-	-
Other commercial	-	-	-	-	-	-
C. Services						
Financial Institution	B-28	B-28	B-28	B-28	B-28	B-28
Communication service	B-29	B-29	B-29	B-29	B-29	B-29
Vehicle repair (repair shop)	-	-	-	-	-	-
SPBU (Gasoline Station)	-	-	-	-	-	-
Small business office (small business)	-	-	-	-	-	-
Travel service office	-	-	-	-	-	-
Other service office	-	-	-	-	-	-
D. Entertainment/Recreation						
Amusement park	-	-	-	-	-	-
Sport arena business	B-33	-	-	-	-	-
Theater/cinema	B-33	-	-	-	-	-
Museums/cultural centers	B-34	-	-	-	-	-
Other entertainment/recreation	-	-	-	-	-	-
E. Education Facilities						
Child care facilities	-	-	-	-	-	-
Pre-school	-	-	B-36	-	-	-
School (Primary/Secondary)	-	-	B-36	-	-	-
University/college	-	-	-	B-37	B-37	-
Youth center	-	-	-	B-40	-	-
Other school	-	-	-	-	-	-
F. Health Facility						
Clinic	-	-	-	-	-	-
Hospital	B-41	B-41	-	-	B-42	-
Health center	-	-	-	-	B-42	-
Health post	-	-	-	-	B-42	-
Other health facility	-	-	-	-	B-42	-
G. Worship and Supporting Facility						
Prayer house (smaller than mesquite)	-	-	-	-	-	-
Mosque	-	-	-	-	-	-
Community center	-	-	-	-	-	-
Multi purpose center	-	-	-	-	-	-
City sub-center	-	-	-	-	-	-
Social communal center	-	-	-	-	-	-
Other worship	-	-	-	-	-	-
H. Factory, etc.						
Factory	-	B-44	-	-	-	-
Warehouse	-	B-44	-	-	-	-
House workshop	-	B-44	-	-	-	-
Cargo distribution/logistic terminal	-	-	-	-	-	-
Animal breeding facility	-	-	-	-	-	-
Mining site	-	-	-	-	-	-
I. Public Services						
Park square/green open space	-	-	-	-	-	-
Water plant/solid waste disposal site	-	-	-	-	-	-
Government office	-	-	-	-	-	-
Fire station/policestation	-	-	-	-	-	-
Bus terminal	B-49	-	-	-	-	-
Airport/Seaport	-	-	-	-	-	-
Cemetery	-	-	-	-	-	-
Security and defense facility	B-53	-	-	-	-	-
Prison	-	-	-	-	-	-
Other public service	-	-	-	-	-	-
J. Agriculture						
Rice fields (ex hortil irrigation)	-	-	-	-	-	-
Rice fields (rain fed)	B-55	B-56	B-55	B-55	B-55	B-55
Plantation/Estates	-	B-56	-	-	-	-
Gardens	B-55	B-56	B-55	B-55	B-55	B-55
Green Houses	B-55	B-56	B-55	B-55	B-55	B-55
Aquacultures	-	B-56	-	-	-	-
Irrigation infrastructures	B-55	B-56	B-55	B-55	B-55	B-55
Other farm facilities	B-55	B-56	B-55	B-55	B-55	B-55

Legends

I	Permitted
B	Permitted with conditions
X	Permitted with quantitative control
-	Not Permitted

- B-23** staff/workers' housing for transportation, healthcare, sports, socio-cultural religious, agriculture, mining, tourism, and military related activities may be allowed
- B-25** shops and offices providing products and services that support agriculture, mining activities may be allowed
- B-28** bank, cooperative, credit union, postal office branches as well as ATM booths may be allowed
- B-29** telecom & internet cafes serving staff/workers/business needs may be allowed
- B-33** school gymnasiums, track courses, sports fields, swimming pools etc, as well as small scale entertainment facilities for university students, may be allowed
- B-34** museums and cultural centers may be utilized by multiple school and university students
- B-36** small-scale facilities may be allowed
- B-37** small-scale facilities, especially healthcare and socio-cultural studies may be allowed
- B-40** youth centers with sports activities may be allowed
- B-41** small hospitals serving school staff and students as well as travelers and commuters may be allowed
- B-42** healthcare facilities serving athletes may be allowed
- B-44** facilities supported by as well as supporting transportation activities may be allowed
- B-49** bus termini are allowed for college towns or isolated campus grounds
- B-53** military academies and training facilities are allowed
- B-55** if education/healthcare/sports/socio-cultural/religious/tourism/military zones has developed densely, small scale facilities are allowed
- B-56** agricultural facilities are allowed in small scale if functioning as buffers around airports and seaports

MANUAL ON DISTRICT AND CITY DETAILED SPATIAL PLAN FORMULATION IN MAMMINASATA URBAN AREA

Building/Facility	DEVELOPMENT ZONES				
	VI Miscellaneous			VII Special Purposes	
	Agriculture	Mining	Tourism	Military	Solid Waste Management & Waste Water Management**
A Housing					
Detached/semi-detached house	B-23	B-23	B-23	B-23	-
Townhouse	B-23	B-23	B-23	B-23	-
Med/high-rise apartment	-	-	-	B-23	-
Shop-house	B-24	B-24	B-24	B-24	-
Office-houses	B-24	B-24	B-24	B-24	-
Other residential facility	-	-	-	-	-
B Commercial					
Small shop/store	B-25	B-25	-	B-27	-
Traditional markets	-	B-26	-	-	-
Market	-	-	-	-	-
Wholesale market	-	-	-	-	-
Supermarket	-	-	-	-	-
Mall plaza	-	-	-	-	-
Restaurant	-	-	-	-	-
Hotel	-	-	-	-	-
Other accommodation	-	-	-	-	-
Other commercial	-	-	-	-	-
C Service					
Financial institution	B-28	B-28	B-28	B-28	-
Communication service	B-29	B-29	B-29	B-29	-
Vehicle repair (repair shop)	B-30	B-30	B-30	B-30	-
SPBU (Gasoline Station)	B-31	B-31	B-31	B-31	-
Small business office (house business)	B-32	B-32	B-32	B-32	-
Travel service office	-	-	-	-	-
Other service office	-	-	-	-	-
D Entertainment/Recreation					
Amusement park	-	-	-	-	-
Sport arena/business	-	-	-	B-35	-
Theater/cinema	-	-	-	-	-
Museums/cultural centers	-	-	-	-	-
Other entertainment/recreation	-	-	-	B-35	-
E Education Facilities					
Childcare facilities	-	-	B-38	B-39	-
Pre-school	-	-	B-38	B-39	-
School (Primary/Secondary)	-	-	B-38	B-39	-
University/college	-	-	-	B-39	-
Youth center	-	-	B-38	B-39	-
Other school	-	-	B-38	B-39	-
F Health Facility					
Clinic	-	-	-	-	-
Hospital	-	-	-	-	-
Health center	-	-	-	-	-
Health post	-	-	-	-	-
Other health facility	B-43	B-43	-	-	-
G Worship and Supporting Facility					
Prayer house (smaller than mosque)	-	-	-	-	-
Mosque	-	-	-	-	-
Community center	-	-	-	-	-
Multi-purpose center	-	-	-	-	-
City sub-center	-	-	-	-	-
Social/communal center	-	-	-	-	-
Other worship	-	-	-	-	-
H Factory, etc.					
Factory	B-45	B-45	-	-	B-47
Warehouse	B-45	B-45	-	-	B-47
House workshop	B-45	B-45	-	-	-
Cargo distribution/logistic terminal	-	-	-	-	-
Animal breeding facility	-	-	-	-	-
Mining site	-	-	-	-	-
I Public Service					
Park/square/green open space	-	-	-	-	-
Water plant/solid waste disposal site	B-48	B-48	B-48	-	-
Government office	-	-	-	-	-
Fire station/police station	-	-	-	-	-
Bus terminal	-	-	B-50	B-51	-
Airport/Seaport	-	-	B-50	B-51	-
Cemetery	-	-	-	B-52	-
Security and defense facility	-	-	-	-	-
Prison	-	-	-	-	-
Other public service	-	-	-	-	-
J Agriculture					
Rice fields (technic all irrigation)	-	-	-	-	-
Rice fields (rain-fed)	-	-	B-55	B-55	-
Plantation Estates	-	-	-	-	-
Gardens	-	-	B-55	B-55	-
Green Houses	-	-	B-55	B-55	-
Aquacultures	-	-	-	-	-
Irrigation infrastructures	-	-	B-55	B-55	-
Other farm facilities	-	-	B-55	B-55	-

Legends

I	Permitted
II	Permitted with conditions
III	Permitted with quantitative control
X	Not Permitted

B-23 staff/workers' housing for transportation healthcare, sports, socio-cultural religious agriculture, mining, tourism and military-related activities may be allowed

B-24 shops and offices providing products and services that support agriculture, mining, tourism, and military-related activities may be allowed

B-25 shops and offices providing products and services that support agriculture, mining activities may be allowed

B-26 small scale traditional markets serving local residents and workers may be allowed

B-27 shops and offices providing products and services that support military-related activities may be allowed

B-28 bank, cooperative, credit union, postal office branches as well as ATM booths may be allowed

B-29 telecom & internet cafes serving staff/workers/business needs may be allowed

B-30 vehicle repair shops serving agriculture, mining, tourism, military, and waste management related activities may be allowed

B-31 gas stations serving agriculture, mining, tourism, military, and waste management related activities

B-32 various businesses supporting agri, mining, tourism, and military-related activities may be allowed

B-35 entertainment facilities for use by troops housed in barracks and military bases may be allowed

B-38 small scale facilities serving residents of workers' and staff housing may be allowed

B-39 internal facilities serving residents of military bases may be allowed

B-43 healthcare facilities serving miners and farm workers may be allowed

B-45 relevant facilities may be allowed

B-46 relevant facilities may be allowed

B-47 relevant facilities may be allowed

B-48 internal or communal facilities may be needed to process solid waste and effluent generated by mining and farming activities

B-50 bus termini and airports and seaports are allowed if needed to support tourism

B-51 bus termini and airports and seaports are allowed if needed to support military needs

B-52 servicemen's cemeteries are allowed

B-55 if education/healthcare/sports/socio-cultural/religious/tourism/military zones has developed undensely, small scale facilities are allowed

** This column contains amalgamation of two subzones: Solid Waste Management and Waste Water Management

C. Guidance on spatial utilization envelope by land use zoning category (proposal)

The following building code which is prepared based on land use zoning categories and green ratio as required shall be applied to urban development in the Mamminasata Metropolitan Area as minimum requirements. Building code shall be shown by BCR (Building Coverage Ratio) and FAR (Floor Area Ratio), with flexibility to correspond to land use zones. **The important point for setting BCR and FAR is to show range of the ratio for each land use zoning category, not one ratio to control.**

Spatial envelopes according to zone categories

Spatial Envelopes		Menu for Building Code		
		BCR max (%)	No. of Floor max	FAR max (%)
Very High Density Residential Zone	30, 40, 50, 80	10, 20, 30, 40	300, 400, 500, 600, 800, 1000, 1200, 1600, 2000, 3000	
High Density Residential Zone	30, 40, 50	10, 20, 30, 40	300, 400, 500, 600, 800, 1000, 1200, 1600, 2000	
Medium Density Residential Zone	30, 40, 50, 60, 70	4, 5, 6, 8	100, 200, 300, 400, 500	
Low Density Residential Zone	30, 40, 50, 60, 70	2, 3	60, 80, 100, 150, 200	
Very Low Density Residential Zone	30, 40, 50, 60, 70	1, 2	60, 80, 100, 150	
Commerce & Service (Single)	60, 80	2, 3, 4, 6, 8	80, 100, 150, 200, 300, 400, 500, 600	
Commerce & Service (Row)	80	4, 6, 8, 10, 20, 30, 40	300, 500, 600, 800, 1000, 1200, 1600, 2000, 3000	
Offices (Government)	80	4, 6, 8, 10, 20, 30, 40	300, 500, 600, 800, 1000, 1200, 1600, 2000, 3000	
Offices (Private)	80	4, 6, 8, 10, 20, 30, 40	300, 500, 600, 800, 1000, 1200, 1600, 2000, 3000	
Basic Chemical Industries	30, 40, 50, 60	2, 3, 4, 5	60, 100, 200, 400	
Basic Machinery & Metalwork Industries	30, 40, 50, 60	2, 3, 4, 5	60, 100, 200, 400	
Small-scale Industries	50, 60, 70, 80	2, 3, 4	100, 150, 200, 300, 400	
Mixed Industries	50, 60, 70, 80	2, 3, 4	100, 150, 200, 300, 400	
Education	30, 40	2, 3, 5, 10, 20	60, 100, 200, 400, 800	
Transportation	30, 40	2, 3, 5, 10	60, 100, 200, 400	
Healthcare	30, 40	2, 3, 5, 10, 20	60, 100, 200, 400, 800	
Sports	30, 40	2, 3, 5, 10	60, 100, 200, 400	
Socio-Cultural	30, 40	2, 3, 5, 10	60, 100, 200, 400	
Religious	30, 40	2, 3, 5, 10	60, 100, 200, 400	
Agriculture	30, 40, 50, 60, 70	1, 2	60, 80, 100, 150	
Mining	30, 40, 50, 60	2, 3, 4, 5	60, 100, 200, 300	
Tourism	30, 40	2, 3, 5, 10	60, 100, 200, 400	
Military	30, 40, 50, 60	2, 3, 4, 5	60, 100, 200, 300	
Solid Waste Management	30, 40, 50, 60	2, 3, 4, 5	60, 100, 200, 300	
Waste Water Management	30, 40, 50, 60	2, 3, 4, 5	60, 100, 200, 300	
Green Open Space Zone	-	-	-	

Source: DSP Guideline (Draft)

green ratio = 100% - (BCR + 20%BCR)

BCR (%)	Green (%)
30	65
40	50
50	40
60	30
70	20
80	10

Note:

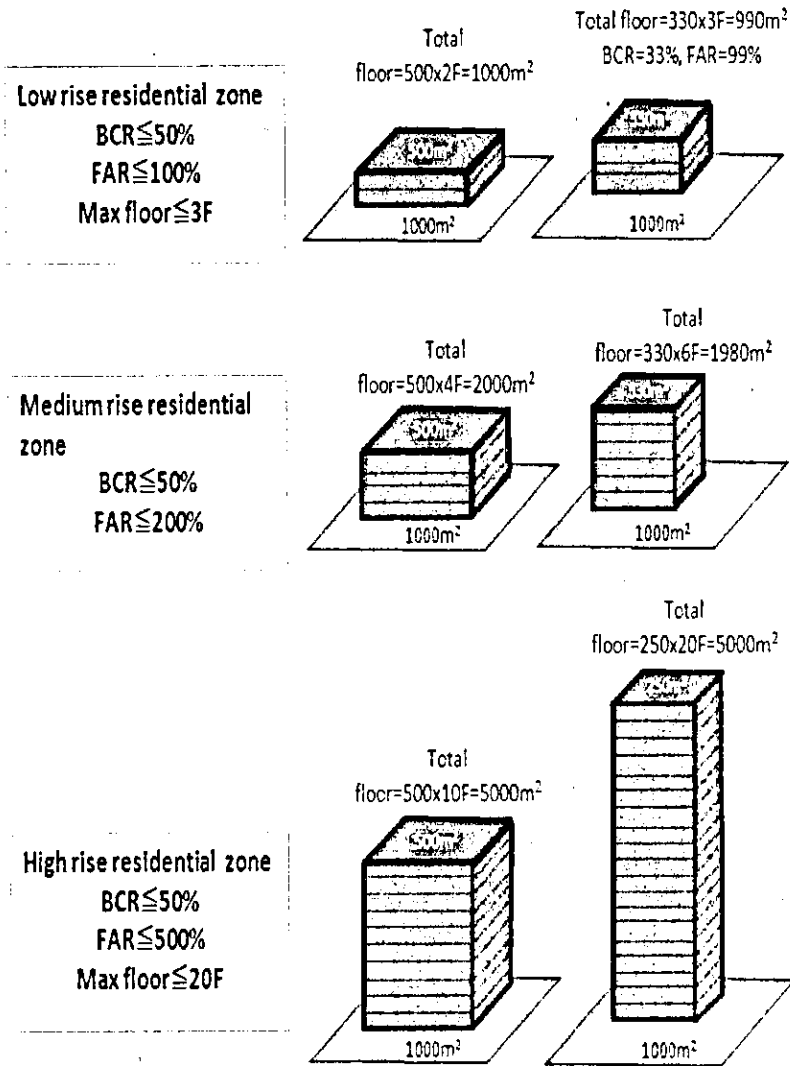
FAR upper limit should be checked to control traffic generation volume from the building plots.

Following theoretical restriction is recommendable to be applied.

FAR theo-maximum = width of front road (m) x 40% (residential zone) or 60% (other area) in case of 12m less width road.

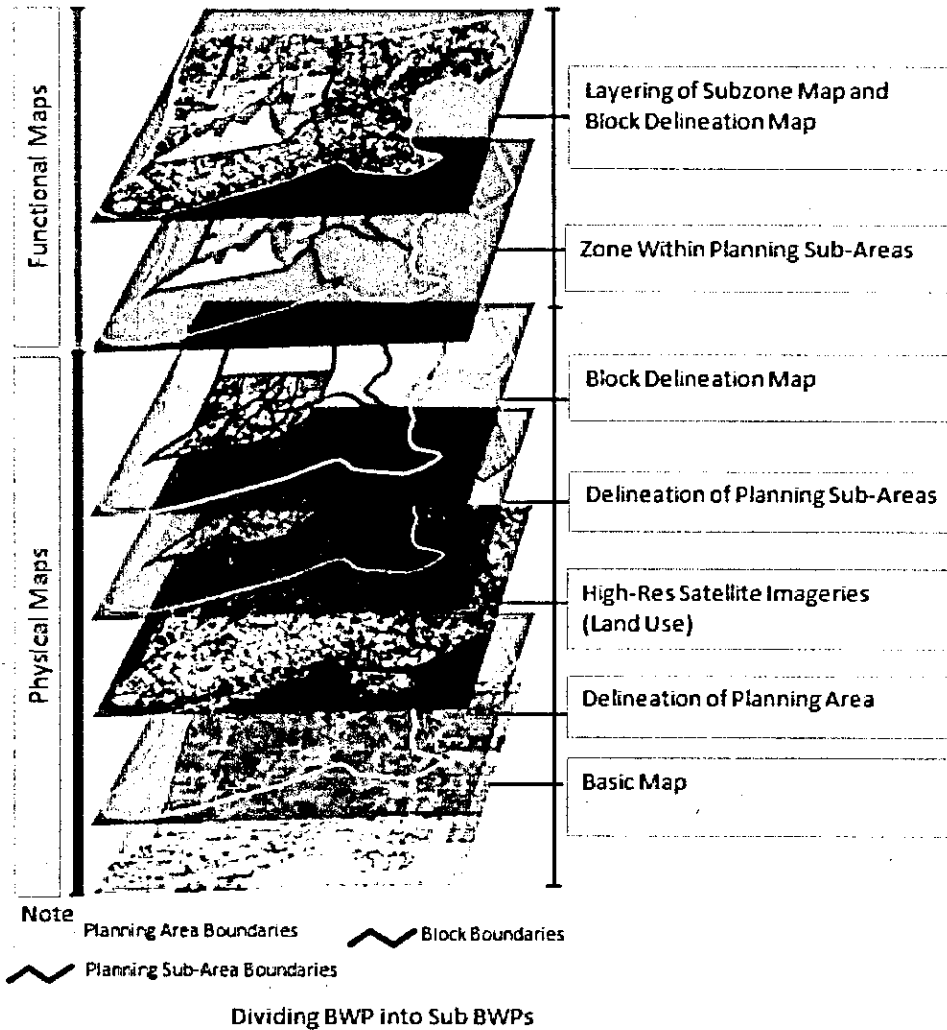
Source: JICA Expert Team proposal.

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Building regulation FAR and BCR

APPENDIX (5)
Sample/model maps of block planning⁶

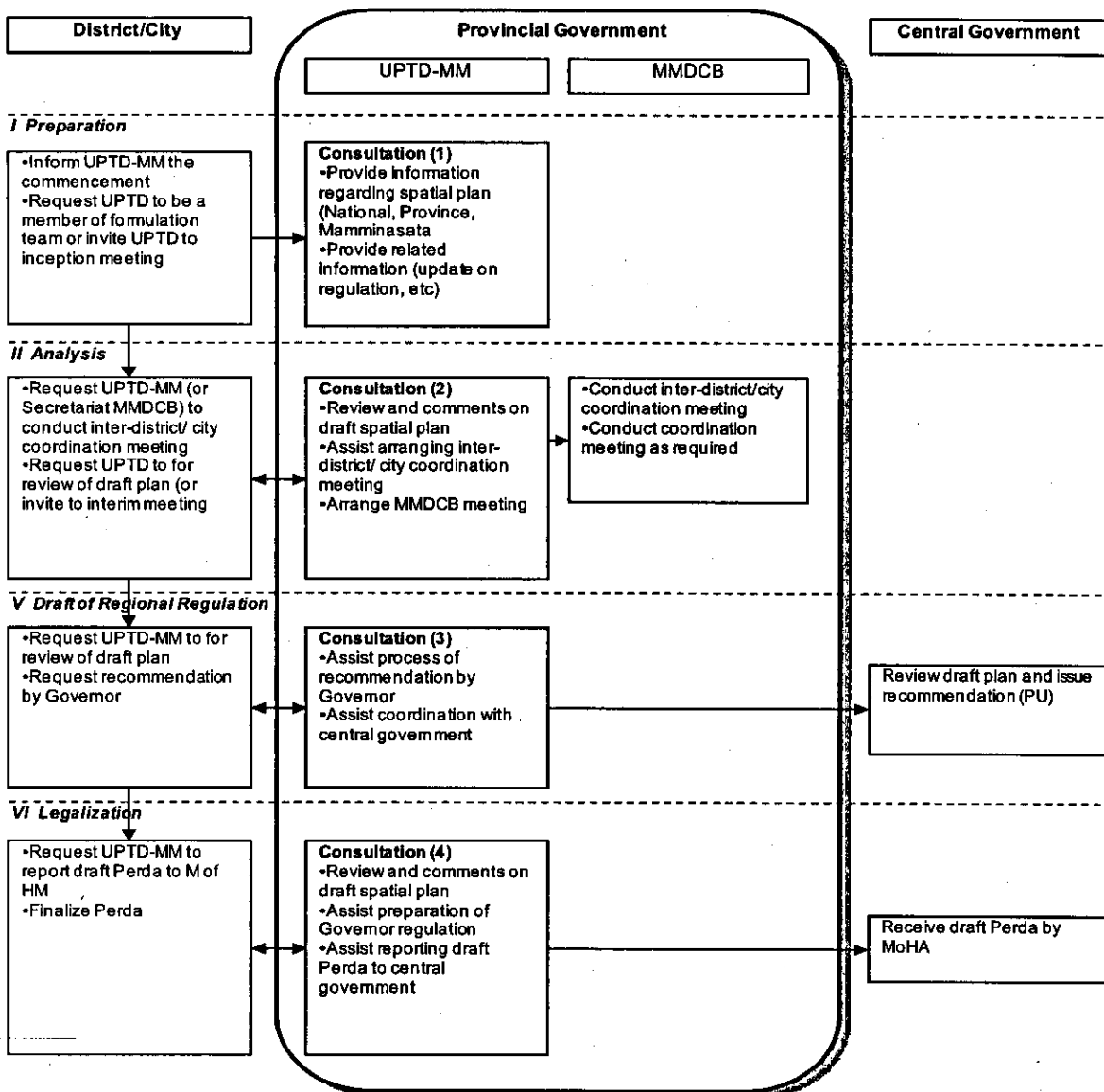


Maps and imageries required in DSP formulation

⁶ Source: Draft Guideline concerning District and City DSP Formulation by Ministry of Public Works; Land Use Zoning in 8 Block Plan Map/Zoning is slightly modified by Expert Team.

APPENDIX (6) Process of consultation to government

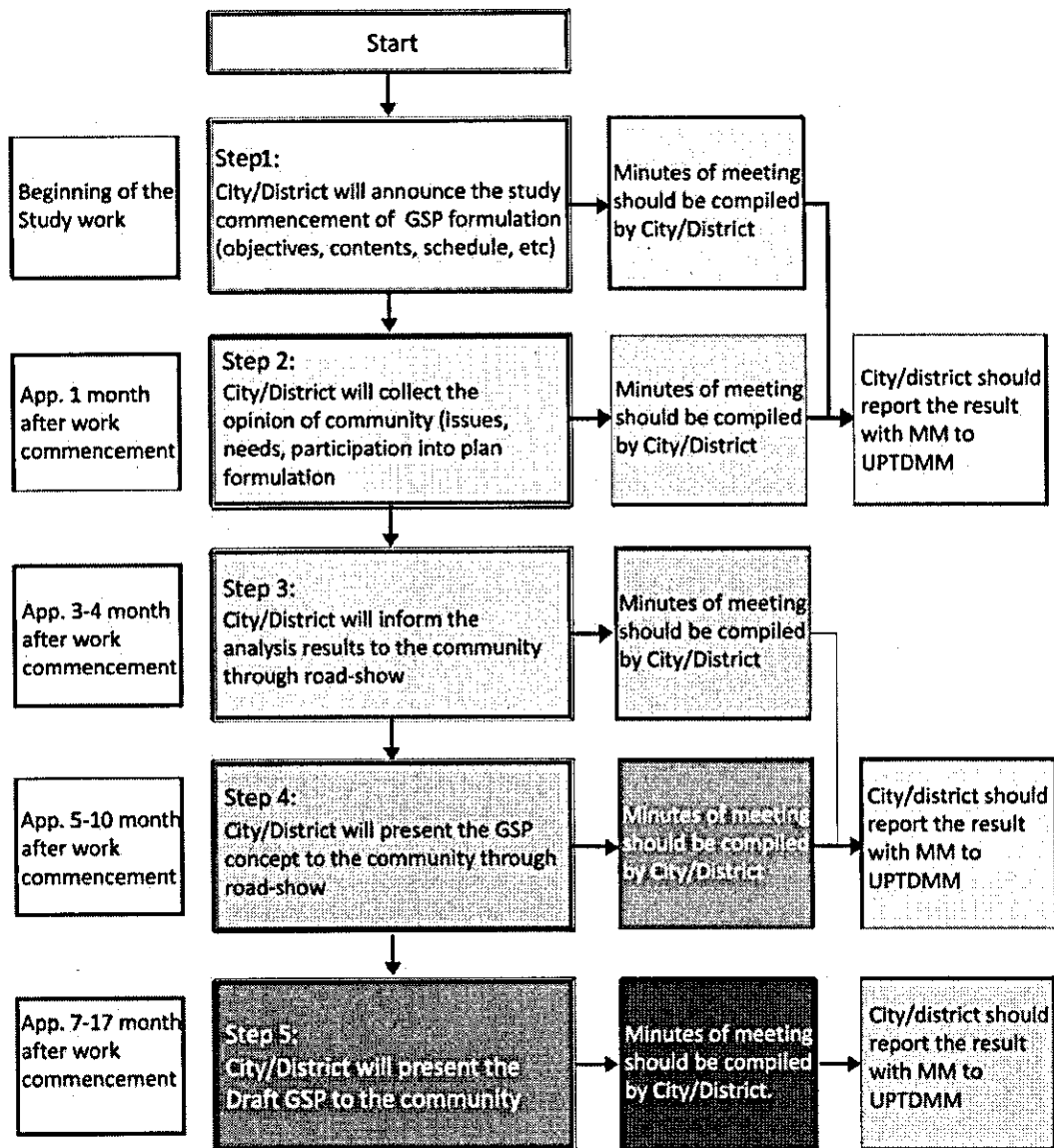
Consultation with government will be conducted in five steps as shown below.



Source: JICA Expert Team proposal

APPENDIX (7) Process of public consultation

Public consultation will be conducted in five steps as shown below.



Source: Opinions of JICA experts & MMDCB/UPTD MM

APPENDIX (8)

Relevant tools and guidelines

This manual refers to the following documents and guidelines:

1. Guideline on Formulation of Detailed Spatial Plans no. 20/PRT/M/2011
2. Guideline Module for Spatial Management Technical Materials (Module Panduan Materi Teknis Penataan Ruang)

APPENDIX (9)

Relevant laws and regulations concerning socialization of DSP and spatial utilization control

Duty of Competence	Minimum Standard for Servicing	Basic Law
FORMULATION OF DETAILED SPATIAL PLAN		
DSP Formulation	a. Public sharing min. 2 (two) times. (policy stipulation and spatial structure and spatial utilization pattern)	<ul style="list-style-type: none"> • UU No.26 / 2007 • PP No.69 / 1996
DSP Socialization	b. Every sub-district (<i>kecamatan</i>), have to prepare and make available Information Map and information board of DSP c. Simple accessibility getting DSP City / District documents have to available.	<ul style="list-style-type: none"> • UU No.26 / 2007 • PP No.69 / 1996 • PP No.25 / 2000
SPATIAL UTILIZATION		
Budgeting and Programming for development plan according DSP had been legalized.	a. Public should be involved in programming and budgeting by BAPPEDA / funding institution.	<ul style="list-style-type: none"> • UU No.26 / 2007 • PP No.69 / 1996
Spatial Plan Implementation	b. Simple approach to up-date information of SP should be guaranteed.	<ul style="list-style-type: none"> • UU No.26 / 2007 • PP No.69 / 1996
SPATIAL UTILIZATION CONTROL.		
Reporting, Monitoring and Evaluation of spatial utilization.	a. Publish information of monitoring and evaluation result, at least 2 (two) times in a year. b. Public services of public accusation according spatial utilization.	<ul style="list-style-type: none"> • UU No.26 / 2007 • PP No.69 / 1996
Doing control and giving sanction to violation of spatial utilization.	c. Task force available every sub-district (<i>kecamatan</i>) to take in / accommodate public accusation of spatial utilization violation. d. Giving sanction of spatial utilization violation.	<ul style="list-style-type: none"> • UU No.26 / 2007
City/District government has to consistence to increase public awareness in spatial management.	e. Prepare suggestion box and make public hearing and dialog (two way communication) across mass media that available.	<ul style="list-style-type: none"> • UU No.26 / 2007

Note: UU: Law, PP: Governmental Regulation

APPENDIX (10)

List of organizations in charge of formulation of DSPs of districts and city of Mamminasata

Level	Institution	Address
National	Directorate General of Spatial Management, Ministry of Public Works,	Gedung G-7 Jl. Pattimura No. 20 Keb. Baru Jakarta Selatan 12110, Telepon/Fax: 021-7267762
	Bappenas (National Development Planning Board)	Jl. Taman Suropati No. 2 Jakarta 10310 Tel: 021-3905650
	Ministry of Forestry	Gedung Manggala Wanabakti Blok I It. 3 Jl. Gatot Subroto-Senayan Jakarta 10270 Tel: 021-5704501, 021- 5730191
	Bakosurtanal (Badan Koordinasi Survei dan Pemetaan Nasional = National Coordinating Board for Survey and Mapping)	Jl. Raya Jakarta Bogor KM. 46 Cibinong 16911 Tel: 021-8753155, 021-8752062-63 ext. 3608, 3609, 3611 dan 3103
	Ministry of Home Affairs	Jl. Merdeka Utara No. 7 Jakarta 10110 Tel: (021) 345-0058, 384-2222 Fax : (021) 383-1193
South Sulawesi Province	Governor Office	Jl. Urip Sumoharjo No. 269 Makassar 90231 Tel: 0411-453204
	DPRD (Parliament) of South Sulawesi Province	Jl. Jendral Urip Sumoharjo No. 59 Makassar 90232 Tel: 0411-453646, 0411-453463
	Bappeda (Development Planning Board) of South Sulawesi Province	Jl. Urip Sumoharjo No. 269 Makassar 90231 Tel: 0411-453486, 0411-438764
	BKPRD (Badan Koordinasi Penataan Ruang Daerah = Regional Coordination Board for Spatial Management)	Jl. Urip Sumoharjo No. 269 Makassar 90231
	MMDCB (Mamminasata Metropolitan Development Cooperation Board)	Jl. A.P. Pettarani No. 90 Makassar, Tel: 0411-458489
	Dinas of Spatial Planning and Settlement of South Sulawesi Province	Jl. A.P. Pettarani No. 90 Makassar Tel: 0411-458489
	Dinas of Bina Marga of South Sulawesi Province	Jl. A.P. Pettarani No. 90 Makassar Tel: 0411-448309
	Legal Bureau, Regional Secretariat of South Sulawesi Province	Jl. Urip Sumoharjo No. 269 Makassar 90231 Tel:
Makassar City	UPTD Mamminasata	Jl. A.P. Pettarani No. 90 Makassar
	Mayor Office	Jl. Jendral Ahmad Yani No. 2 Makassar 9000 Tel: 0411-317007
	Dinas of Spatial Planning and Building of Makassar City	Kantor Gabungan Dinas-Dinas Jl. Urip Sumoharjo No. 8 Makassar Tel: 0411-435550
	Dinas of Public Works of Makassar City	Kantor Gabungan Dinas-Dinas Makassar Jl. Urip Sumoharjo No. 8 Tel: 0411-435550
	Bappeda of Makassar City	Jl. Jendral Ahmad Yani No. 2 Makassar 9000

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Level	Institution	Address
		Tel: 0411-317760, 0411-453486
	DPRD of Makassar City	Jl. A.P. Pettarani Makassar Tel: 0411-868909
	BKPRD of Makassar City	Jl. Jendral Ahmad Yani No. 2 Makassar 9000
Gowa District	Regent Office	Jl. Masjid Raya No. 30 Sungguminasa Tel: 0411-861070
	Dinas of Public Works of Gowa District	Jl. Tumanurung No. 1 Sungguminasa Tel: 0411-867074
	Bappeda of Gowa District	Jl. Tumanurung No. 4 Sungguminasa Tel: 0411-889055
	DPRD of Gowa District	Jl. Masjid Raya No. 26 Sungguminasa Tel: 0411-5044207
Maros District	Regent Office	Jl. Sudirman No. 6 Maros Tel: 0411-371146
	Dinas of Spaial Planning and Settlement of Maros District	Jl. Kompleks Terminal Baru Maros Tel: 0411-372103
	Dinas of Public Works of Maros District	Jl. Ratulangi No. 8 Maros Tel: 0411-371302
	Bappeda of Maros District	Jl. Ahmad Yani No. 6 Maros Tel: 0411-371020, 0411-371132
	DPRD II	Jl. Lanto Dg. Pasewang Maros Tel: 0411-371082
Takalar District	Regent Office	Jl. Sudirman Tel: 0418-22026, 0418-21186
	Dinas of Public Works of Takalar District	Jl. Diponegoro No. 78 Tel: 0418-21148
	Bappeda of Takalar District	Tel: 0418-323205
	DPRD of Takalar District	Jl. Sudirman Tel: 0418-21654
	BKPRD of Takalar District	Jl. Kompleks Syekh Yusuf No. 2B

APPENDIX (11)
**Sample TOR for consultant subletting work on
district and city DSP formulation**

Please refer to:

<http://www.tataruang.org/Home/berita/formatkakdanrabbaru>

APPENDIX (12)
Sample of budget plan

ACTIVITY : CITY/DISTRICT DSP FORMULATION
IMPLEMENTATION : CONSTRUCTION
FISCAL YEAR : 2009
FUNCTIONAL TARGET :
LOCATION :

No.	Description	Unit	Volume	Cost (Rp)	Total (Rp)
A	Direct Cost for Personnel				
1	Regional Planning Expert / Team Leader	OB	12	9,000,000	108,000,000
2	Regional Infrastructure Expert	OB	9	8,000,000	72,000,000
3	Hydrology Expert	OB	5	8,000,000	40,000,000
4	Transportation Expert	OB	5	8,000,000	40,000,000
5	Regional Economy Expert	OB	5	8,000,000	40,000,000
6	Environment Expert	OB	4	8,000,000	32,000,000
7	Geology Expert	OB	2	8,000,000	16,000,000
8	Socio-culture Expert	OB	4	8,000,000	32,000,000
9	Law / Institution Expert	OB	4	8,000,000	32,000,000
10	Geodetic Expert	OB	6	8,000,000	48,000,000
	Total A				460,000,000
B	Direct cost for non-personnel				
1	Supporting Staff				
1.1	Secretary	OB	12	5,000,000	60,000,000
1.2	Computer Operator	OB	12	4,000,000	48,000,000
1.3	Digital Drawer	OB	8	4,000,000	32,000,000
	Total B				140,000,000
2	Travelling Cost				
2.1	Travelling Cost (person x trip)	OT			
2.2	Allowance (person x day x trip)	OH			
3	Other expenditures	LS			
	a. Office Operation	LS			
	b. Procurement of Satellite Image Map	LS			
	c. Procurement of Data	LS			
	d. Documentation	unit/day			
	e. Rent of Computer / Laptop (unit/day)				
	f. Printing of Report				
	- Inception Report				
	- Progress Report				
	- Final Report				
	- Executive Summary				
	- Map Album				
	g. Discussion Cost				
	- Rent of Meeting Room	Day			
	- Package of Meeting Activity	person/day			
	Total C				150,000,000
	Grand Total (A + B + C)				750,000,000

Source: unit price – <http://www.tataruang.org/Home/berita/formatkakatdanrabbaru>
MM is average estimate by JICA Expert Team.

APPENDIX (13)
Expertise requirement for
district and city DSP formulation

No	Expert Qualification	No (person)	Position	Education Background	Experiences (years)
1	Regional Planner	1	Team Leader	(S1) Planology / (S2) -Planology	5 / 3
2	Architect	1	Member	(S1) Architecture	3
3	Infrastructure	1	Ditto	(S1) Civil Engineering	3
4	Environmentalist	1	Ditto	(S1) Environmental Engineering	3
5	Hydrologist	1	Ditto	(S1) Civil Engineering	3
6	Transportation	1	Ditto	(S1) Civil Engineering	3
7	Macro Economist	1	Ditto	(S1) Macro Economic	3
8	Sociologist	1	Ditto	(S1) Sociology	3
9	Electrical-Telecom Engineer	1	Ditto	(S1) Electrical/ Tele-communication Eng'	3
10	Geodetic	1	Ditto	(S1) Geodetic -Eng'	3
11	Geologist	1	Ditto	(S1) Geology-Eng'	3
12	Lawyer	1	Ditto	(S1) in- Law	3
13	Marine	1	Ditto	(S1) Coastal Eng'	3
14	Tourism	1	Ditto	(S1) Tourism	3
15	Forestry Management	1	Ditto	(S1) Forestry	3
16	Agriculturist	1	Ditto	(S1) Agricultural	3

Notes:

1. Expert requirement based on scope and characteristic of area planning
2. Compiling of relevant various information

APPENDIX (14)
List of relevant terms

Terms (English)	English	Terms (Indonesian)	Indonesian
Bappeda	Regional Development Planning Agency	Bappeda	Badan Perencanaan Pembangunan Daerah
BCR	Building Coverage Ratio	KDB	Koefisien Dasar Bangunan
BWP	Part of Planning Area	BWP	Bagian Wilayah Perencanaan
BKPRD	Regional Spatial Management Coordination Board	BKPRD	Badan Koordinasi Penataan Ruang Daerah
BKPRN/ BKTRN	National Spatial Management Coordination Board	BKPRN/ BKTRN	Badan Koordinasi Penataan Ruang Nasional
Bupati	Regent	Bupati	Bupati
BWK	Part of Urban Area	BWK	Bagian Wilayah Kota
DG	Directorate General	Dit.Jend.	Direktorat Jenderal
Dinas	Agency	Dinas	Dinas
DSP	Detailed Spatial Plan	RDTR	Rencana Detail Tata Ruang
F/S	Feasibility Study	S/K	Studi Kelayakan
FAR	Floor Area Ratio	KLB	Koefisien Lantai Bangunan
GDP	Gross Domestic Product	PDB	Produk Domestik Bruto
GIS	Geographical Information System	SIG	Sistem Informasi Geografis
GSP	General Spatial Plan	RTRW	Rencana Tata Ruang Wilayah
IMB	Building Construction Permit	IMB	Izin mendirikan Bangunan
JCC	Joint Coordination Committee	JCC	Komisi Koordinasi Bersama
JICA	Japan International Cooperation Agency	JICA	Badan Kerjasama Internasional Jepang
Juknis	Technical Guidance / Manual	Juknis	Petunjuk Teknis
Kepgub	Governor's Decree	Kepgub	Keputusan Gubernur
KIMA II	Makassar Industrial Area II	KIMA II	Kawasan Industri Makassar II
KSN	National Strategic Area	KSN	Kawasan Strategis Nasional
MM	Mamminasata	MM	Mamminasata
M/M	Minutes of Meeting	M/M	Berita Acara

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Terms (English)	English	Terms (Indonesian)	Indonesian
MKS	Makassar City	MKS	Kota Makassar
MMDCB	Mamminasata Metropolitan Development Cooperation Board	BKSPMM	Badan Kerja Sama Pembangunan Metropolitan Mamminasata
MoHA	Ministry of Home Affairs	Depdagri	Departemen Dalam Negeri
MoU	Memorandum of Understanding	MoU	Nota Kesepahaman
MPW	Ministry of Public Works	Kemen. PU	Kementerian Pekerjaan Umum
M/P	Master Plan	M/P	Rencana Induk
NSPK	Norms, Standards, Procedures and Criteria	NSPK	Norma, Standar, Prosedur dan Kriteria
PDM	Project Design Matrix	PDM	Matriks Desain Proyek
Pemda	Local Government (either province or district/city)	Pemda	Pemerintah Daerah
Perda	Regional Regulation	Perda	Peraturan Daerah
Pergub	Governor Regulation	Pergub	Peraturan Gubernur
Permen	Ministry Regulation	Permen	Peraturan Menteri
Perpres	Presidential Regulation	Perpres	Peraturan Presiden
PNS	Government Staff	PNS	Pegawai Negeri Sipil
PO	Plan of Operation	PO	Rencana Operasi / Rencana Aksi
PP	Government Regulation	PP	Peraturan Pemerintah
PR	Spatial Management	PR	Penataan Ruang
Prov. Sul-Sel	South Sulawesi Province	Prov.Sul-Sel	Provinsi Sulawesi Selatan
R/D	Record of Discussion	R/D	Risalah Pembahasan
Ranperda	Draft Regional Regulation	Ranperda	Rancangan Peraturan Daerah
Raperpres	Draft Presidential Regulation	Raperpres	Rancangan Peraturan Presiden
REI	Real Estate of Indonesia	REI	Real Estate Indonesia
RTH	Green Open Space	RTH	Ruang Terbuka Hijau
District/City GSP	District/City General Spatial Plan	RTRWK	Rencana Tata Ruang Wilayah Kabupaten/Kota
National GSP	National Spatial Plan	RTRWN	Rencana Tata Ruang Wilayah Nasional
Provincial GSP	Provincial Spatial Plan	RTRWP	Rencana Tata Ruang Wilayah Provinsi

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Terms (English)	English	Terms (Indonesian)	Indonesian
Satgas	Task Force	Satgas	Satuan Tugas
SC	Steering Committee	SC	Komisi Pengarah
SDM	Human resources	SDM	Sumber Daya Manusia
Setda	Regional Secretariat	Setda	Sekretariat Daerah
SIMTAP	One-Stop Service	SIMTAP	Sistem Manajemen Satu Atap
SNI	Indonesian National Standard	SNI	Standar Nasional Indonesia
SP	Spatial Plan	RTR	Rencana Tata Ruang
Sub BWP	Sub-Parts of Planning Area	Sub BWP	Sub Bagian Wilayah Perencanaan
Sul-Sel	South Sulawesi	Sul-Sel	Sulawesi Selatan
TKR	Takalar District	TKR	Kabupaten Takalar
TOR	Terms of Reference	TOR	Kerangka Acuan
TPA	Landfill Site	TPA	Tempat Pembuangan Akhir
UPT	Technical Implementation Unit	UPT	Unit Pelaksana Teknis
UPTDMM	Technical Implementation Unit of Mamminasata	UPTDMM	Unit Pelaksana Teknis Dinas untuk Mamminasata
UU	Law	UU	Undang-Undang
WG	Working Group	POKJA	Kelompok Kerja
Zone (B)	Development Zone	Zona (B)	Zona Budidaya
Zone (L)	Conservation Zone	Zona (L)	Zona lindung
Zone (P)	Supporting Zone	Zona (P)	Zona Penyangga

Prepared through cooperation between



**Mamminasata Metropolitan Development Cooperation Board
(MMDCB)**



**Dinas of Spatial Planning and Settlement of South Sulawesi
Province**

through Technical Support by



Directorate General of Spatial Planning, Ministry of Public Works



**JICA Technical Coordination Project on Enhancement of Urban
Development Management in the Mamminasata Metropolitan**