



IUTC - UNHABITAT

Land Readjustment as Tools for Urban Regeneration

Case Study Indonesia :
Banda Aceh, Jakarta, Surabaya





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US Dept of State Geographer

0°43'09.62" S 115°15'13.54" E - elev: 2212 ft

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Eye alt 3195.38 mi

elevation of 0.80 meters above sea level. The city regency covers an area of 64 square kilometers and according to the 2003 census had a population of 264,618 people And have 9 sub-district with 90 village

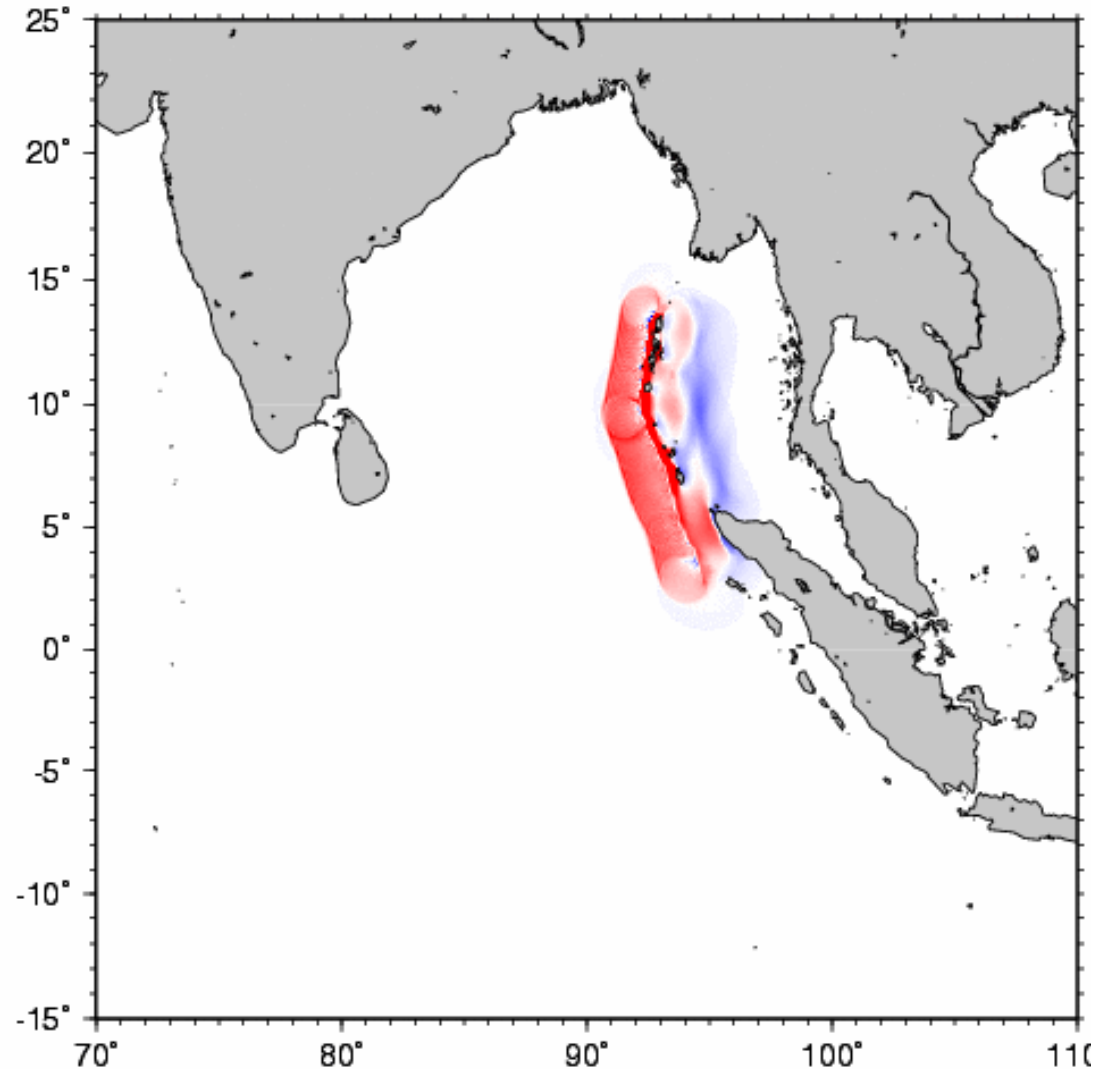
Tsunami 26 December 2004 (simulation)
(Source : Latief, Aditya & Haris, 2006)

Official estimates indicate that at least 223,492 people perished across 12 countries (Lyons, 2009)

In Aceh province the total loss estimated at more than \$4.6 billion, about 95% of regional domestic product of Aceh (United Nations Environment Programme (UNEP), 2006)

Image © 2010 TerraMetrics
Image NASA
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image © 2010 DigitalGlobe
5°33'17.94" N 95°16'04.33" E elev 10 ft

2004 Sumatra Earthquake 010 min





Before disaster



After disaster



After Land
Readjustment

Objective of the project

- Lambung community aspire to have a neat, well ordered and a settlement that able to coup with the problem that occur in the previews model of settlement before tsunami

Key Stakeholder

Community

Non Government

Government (Local, BPN adn P2KP)

Multi Donor Funds (MDF)

Illustration result of LR process
from interview with Mr. Numairi
from village official.

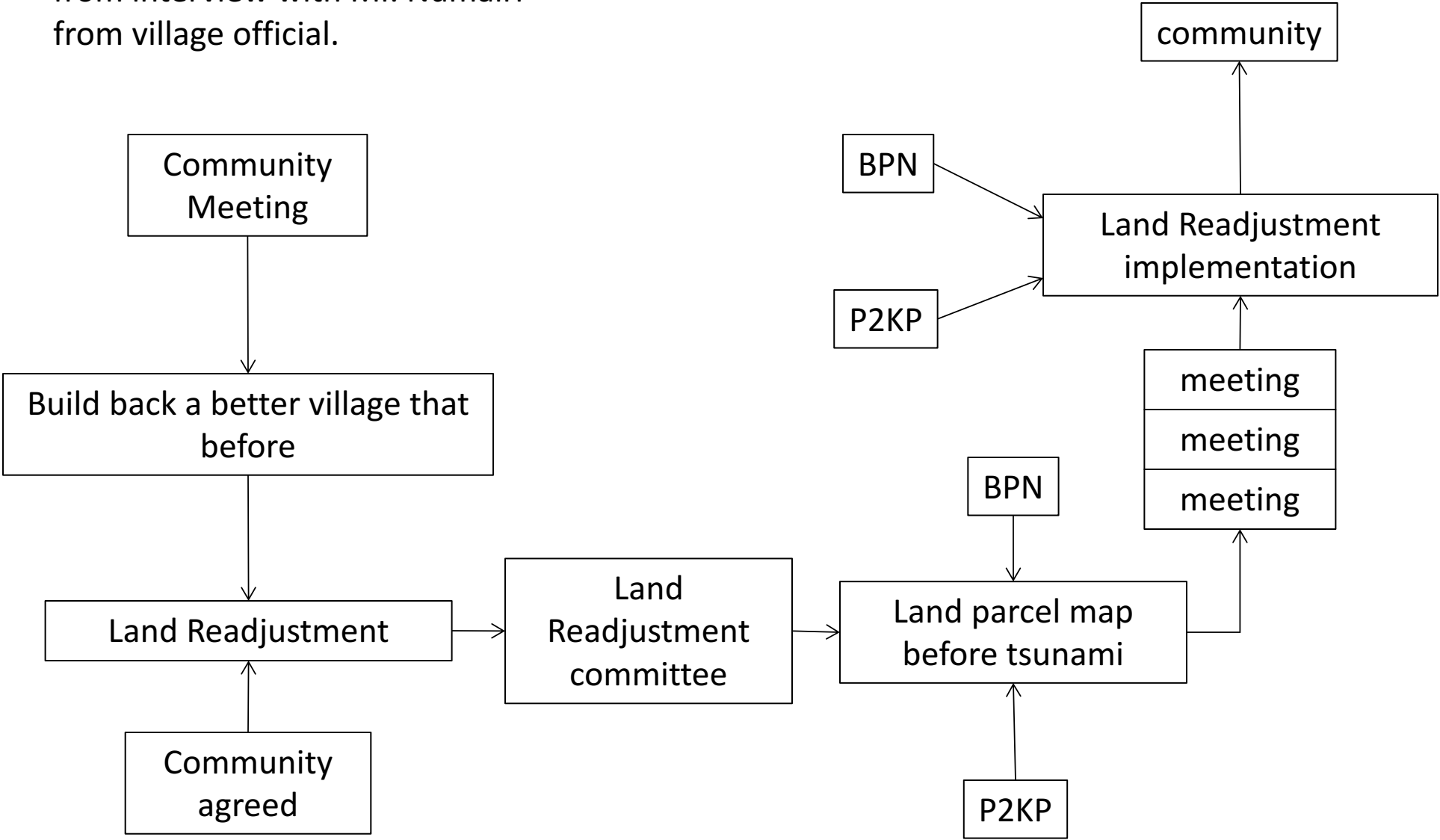
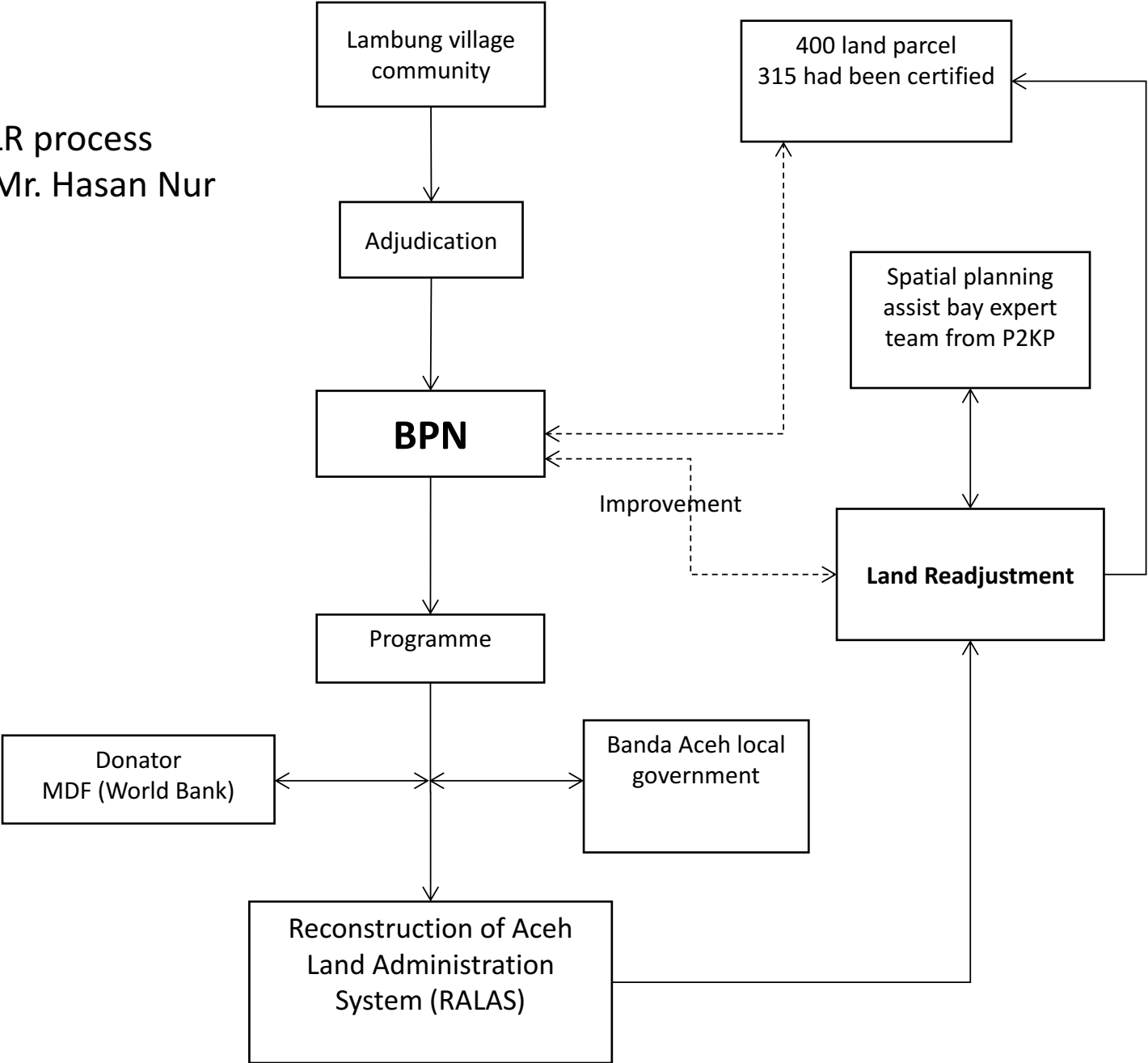


Illustration result of LR process
from interview with Mr. Hasan Nur
from BPN.



Main Challenges

- The government policy should encourages the LR project by subsidies the project as well as part of government responsibility on the provision of urban infrastructure such as road, drainage, clean water and electrical power supply.
- No framework for the landowners decide not to take part in the project



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Jakarta Case:

“Land Use Conversion to Child Friendly Integrated Public Space (RPTRA)”

JAKARTA:

- CAPITAL OF REPUBLIC OF INDONESIA
- POPULATION : \pm 12 MILLIONS (DAY)
 \pm 9,7 MILLIONS (NIGHT)
- TOTAL AREA : 662,33 KM² (LAND) DAN
6.977,5 KM² (SEA)
- CONSISTS OF 5 CITY ADMINISTRATION AND 1 DISTRICT

IN 2030, GREEN SPACE IN JAKARTA MUST BE 30% FROM PROVINCE TOTAL AREA

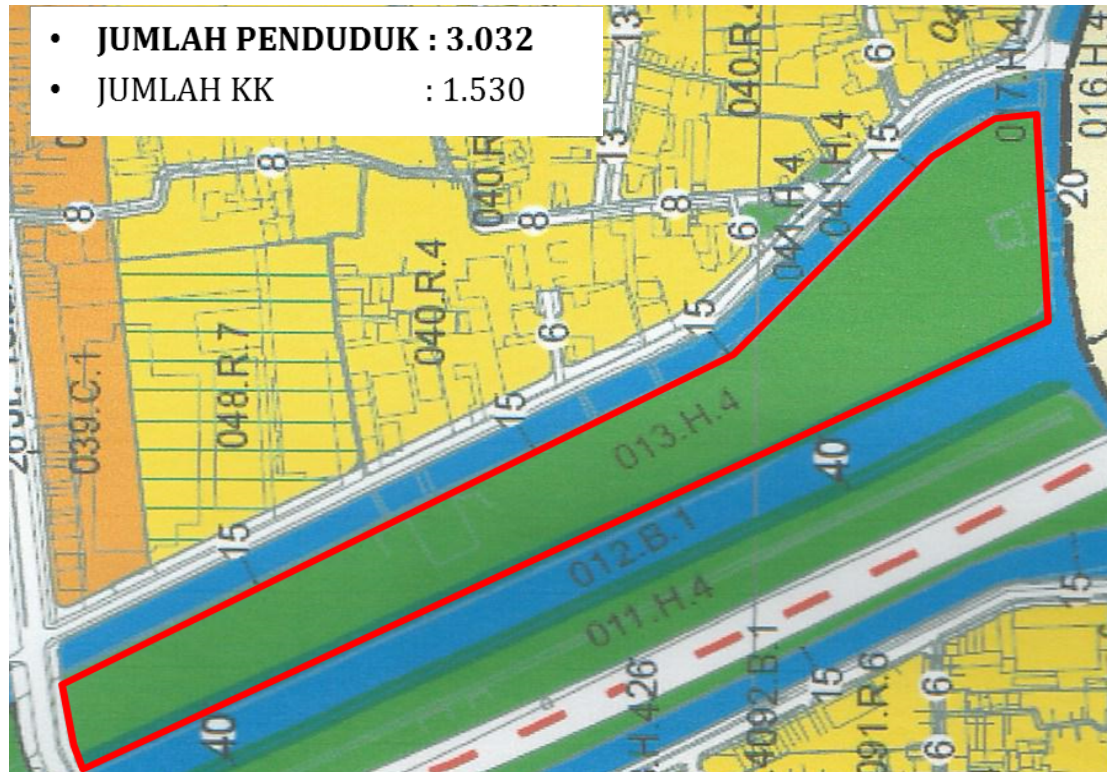
UNTIL NOW, GREEN SPACE IN JAKARTA IS ONLY 9,8%

→ LAND CONVERSION MAKES PARK BECOME UNINTERESTING PLACE

→ LACKS OF OPEN SPACES IN SETTLEMENTS FOR PUBLIC INTERACTION



**KAWASAN KALIJODO, KELURAHAN PEJAGALAN
KECAMATAN PENJARINGAN – JAKARTA BARAT**



PERUNTUKKAN : PHU
LUAS WILAYAH : \pm 4 Ha

- **JUMLAH PENDUDUK : 3.032**
- **JUMLAH KK : 1.530**

- **RW. 05, TERDIRI : 5 RT**
(RT. 001, 003, 004, 005 & RT 006)
- **BANGUNAN :**
 - PERMANEN : 250
 - SEMI PERMANEN : 300
 - MEMILIKI PBB : 188
 - JUMLAH 'CAFE' : 60
 - PABRIK : 1
(Pabrik Bihun)
- **SARANA UMUM :**
 - MASJID : 1
 - MUSHOLLA : 2
 - AL MUTAQIN
 - NURUL HASANAH
 - GEREJA : 1
 - VIHARA : 1
 - PAUD SERUNI : 1
 - KANTOR RW : 1

KEY STAKEHOLDERS

1. JAKARTA GOVERNOR
2. LOCAL GOVERNMENT
3. SOCIAL COMMUNITY
4. PRIVATE COMPANY
(CORPORATE SOCIAL RESPONSIBILITY)

KEY STEPS OF THE PROJECT



COMMUNITY LETTER REFUSE PROSTITUTION ACTIVITY
12 FEBRUARY 2016



GOV' LETTER TO COMMUNITY
12 FEBRUARY 2016



LOCAL GOV' COORDINATION MEETING
12 FEBRUARY 2016



LOCAL GOV' PREPARATION TO INFORM COMMUNITY
14 FEBRUARY 2016

Main challenge on the critical steps

MECHANISM FOR RELOCATION OF CITIZENS

1. Location and Site Identification
2. Identification Social Economic and Culture Condition of the Community
3. Identification of Problems and Obstacles
4. Coordination Meeting with Engage Residents Affected
5. Socialization and Inform the Information to Community and Mass media
6. Preparing for Post and Temporary Escrow
7. Preparation and Maturation Security Plan in coordination with the relevant parties
8. Securing site location



Kalijodo Citizens was relocated to Government Public House (Rumah Susun), Such as Rumah Susun Marunda and Rumah Susun Pulogebang



TOOLS AND POLICY AREA

Penataan Kawasan (UU No. 26 Th 2007)

- Merelokasi pemukiman pd area yg berfungsi sbg resapan air & RTH
- Normalisasi/revitalisasi sungai
- Mengembalikan fungsi lahan RTH
- **Optimalisasi fungsi tapak sbg RTH kota sempadan sungai**

Rencana Tata Ruang 2030 (Perda No.1 Th 2012)

- Sempadan sungai merupakan kawasan perlindungan setempat (kawasan hijau lindung).
- Berfungsi sebagai ruang terbuka hijau, pengendali banjir, drainase, penggelontor, konservasi sumber daya air
- tidak dapat diubah fungsi dan peruntukannya.

RDTR Dan PZ Perda No. 1 Th 2014

- Daerah Bantaran Sungai Adalah Merupakan H.4 (Sub. Zona Jalur Hijau).
- Sebagai Daerah Resapan Air





CONDITION BEFORE LAND READJUSTMENT
IN KALIJODO

KALIJODO LAND RE-ADJUSTMENT MASTERPLAN



SKATER PARK



MULTIFUNCTION AREA



PUBLIC GREEN SPACE



ON GOING
DEVELOPMENT
IN RPTRA
KALIJODO
(UNTIL NOV 2016)



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Surabaya Case:

Land Sharing Concept as Alternatives in Urban Coastal Housing Regeneration

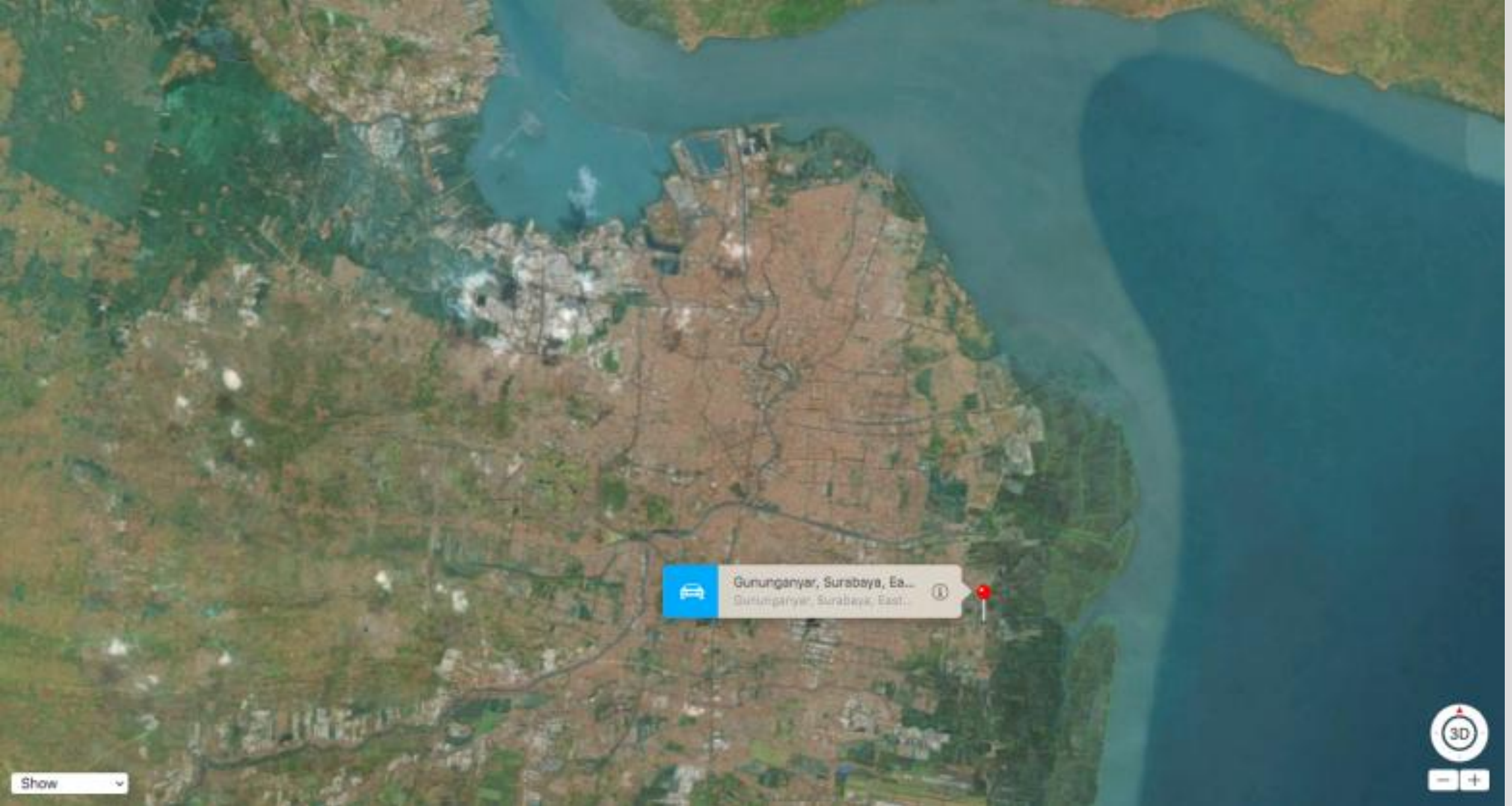
Location and context:

Kampung Gununganyar Tambak in Eastcoast of Surabaya City

A group of urban housing that were build through people's own initiation, resources, and represents 'self-help housing' since the process is unplanned it manifested on **irregular settlements' layouts and inadequate basic infrastructures**. Land readjustment through land sharing process.

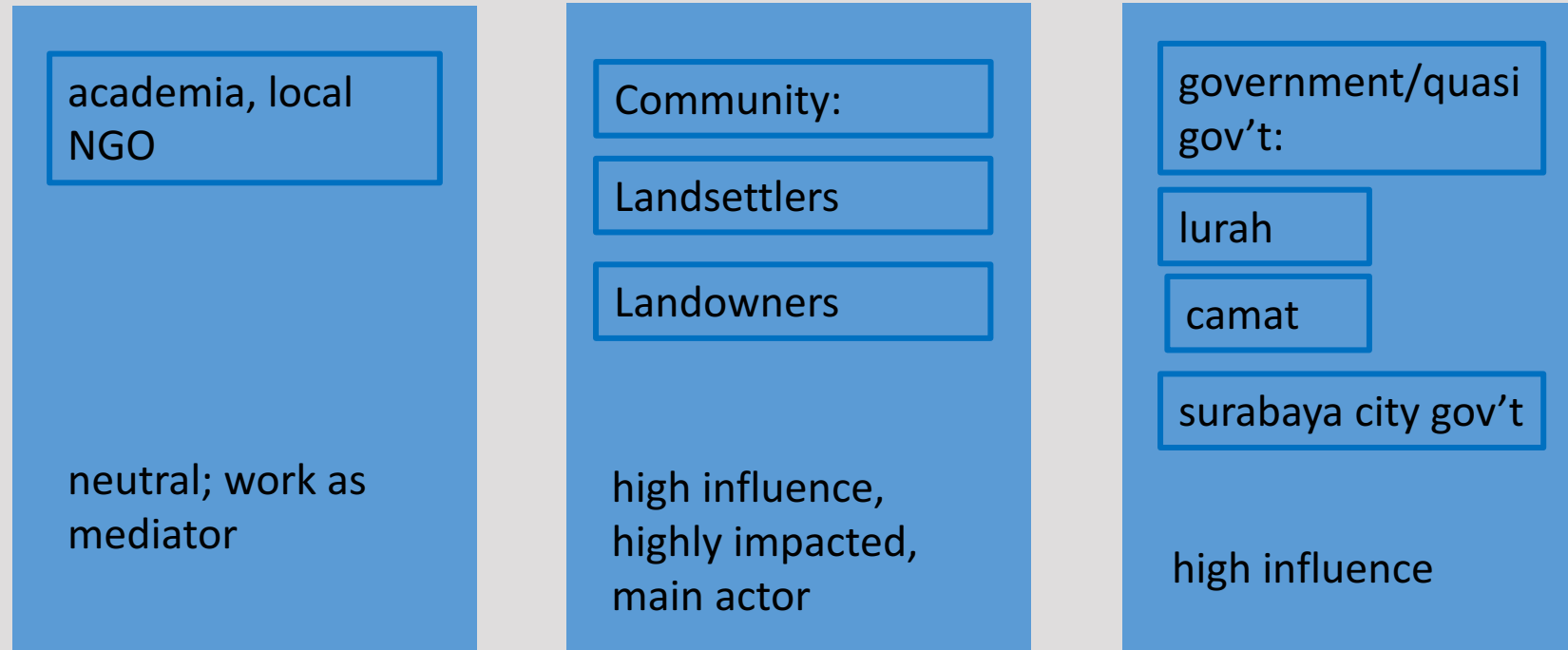
Objectives:

To make a sustainable coastal housing through efficient land plots managements based on landowners and land settlers agreement



Surabaya as 2nd largest city in Indonesia and also a coastal city have to fulfil the people needs live in it

Key Stakeholders:

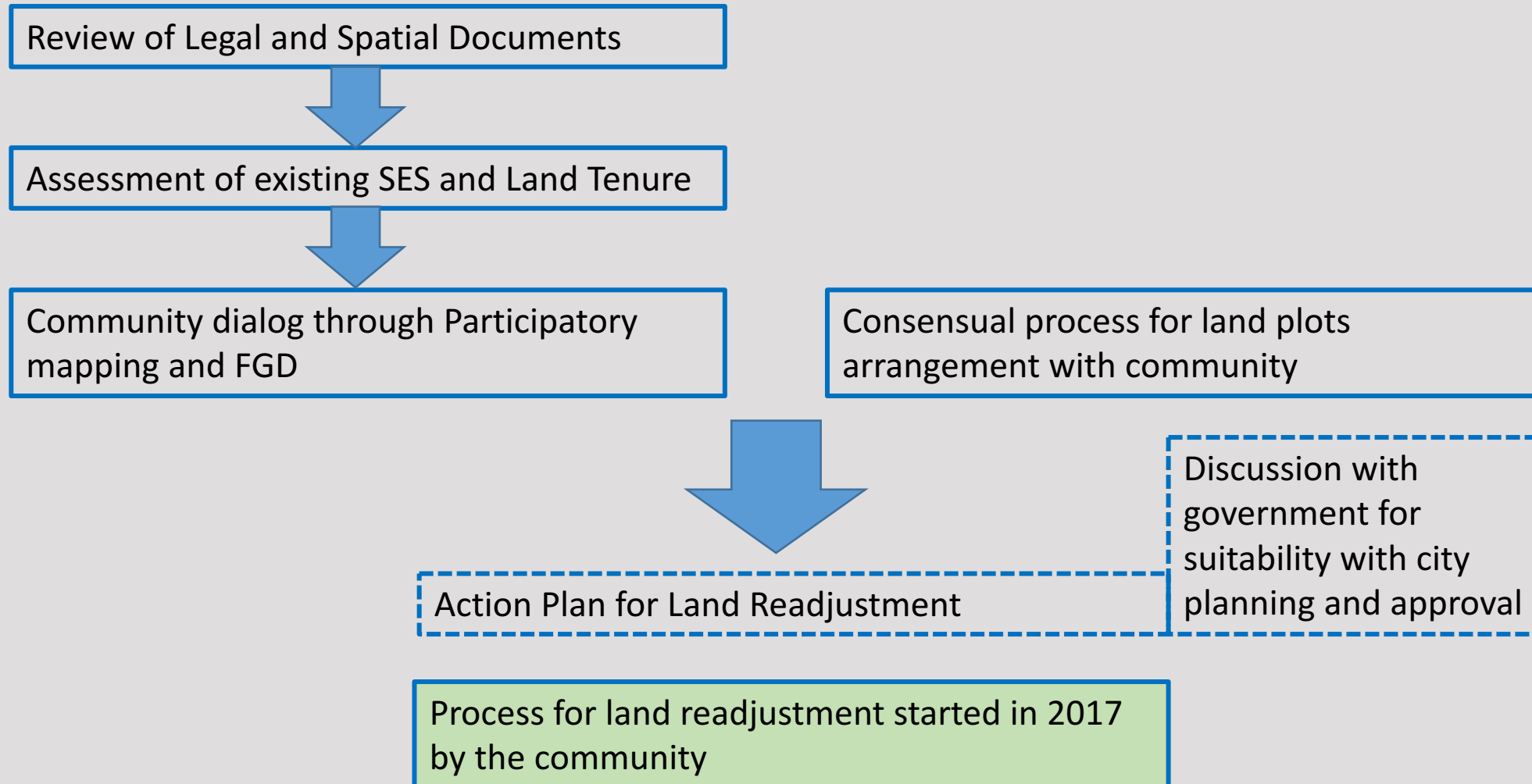


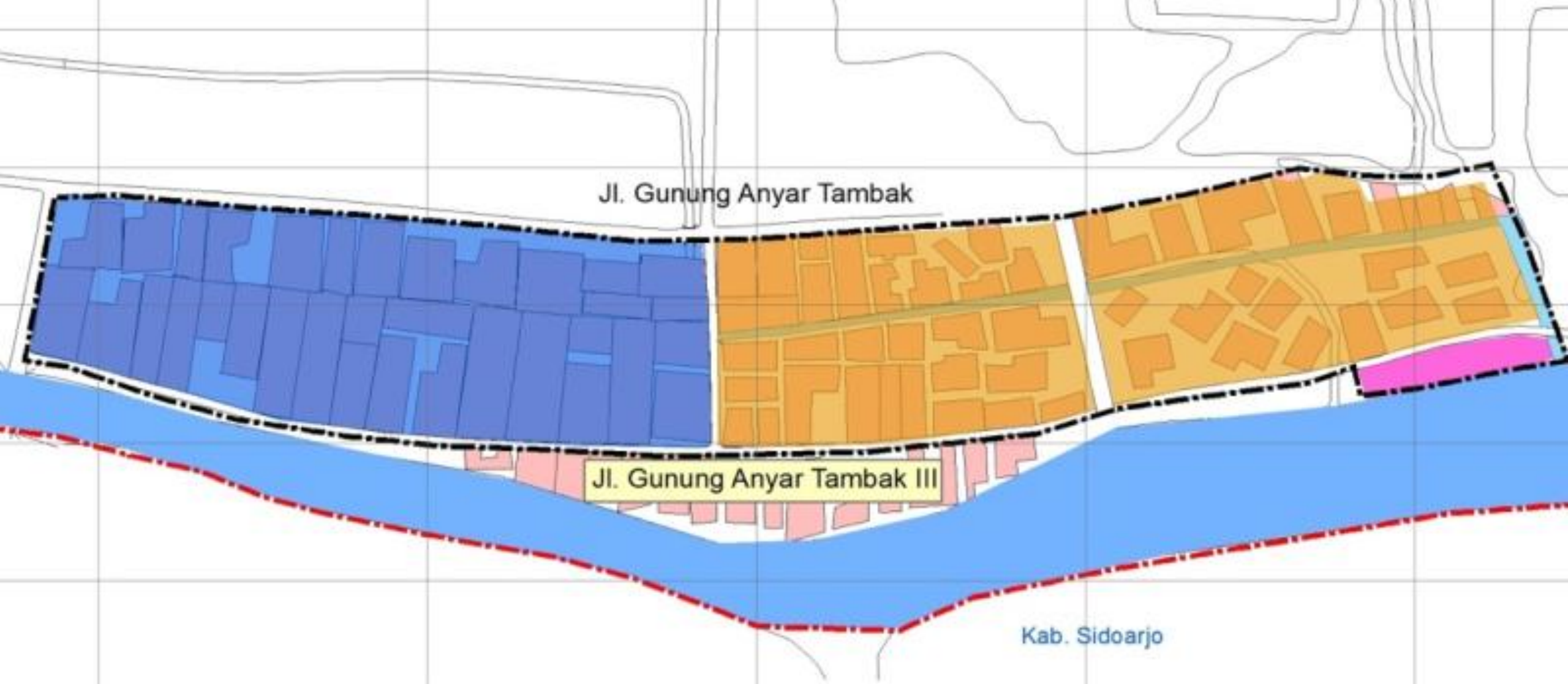
Objectives:

To make a sustainable coastal housing through efficient land plots managements based on landowners and land settlers agreement

Key steps of the projects:

*Review of Legal and Spatial Documents;
Assessment*





Gununganyar Kampung main problems

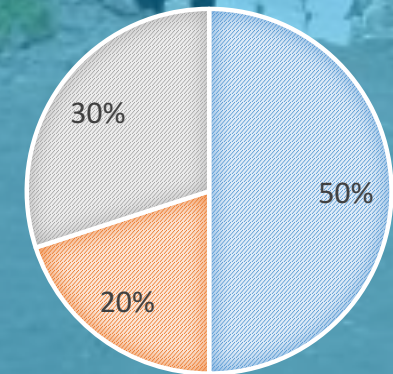
irregular layouts and unclear land tenure



Gununganyar Kampung main problems

Non permanent building material

Non Permanent Semi Permanent Permanen





Gununganyar Kampung

main problems

inadequate public facilities and
infrastructure

The Kampung area Based on Land Use

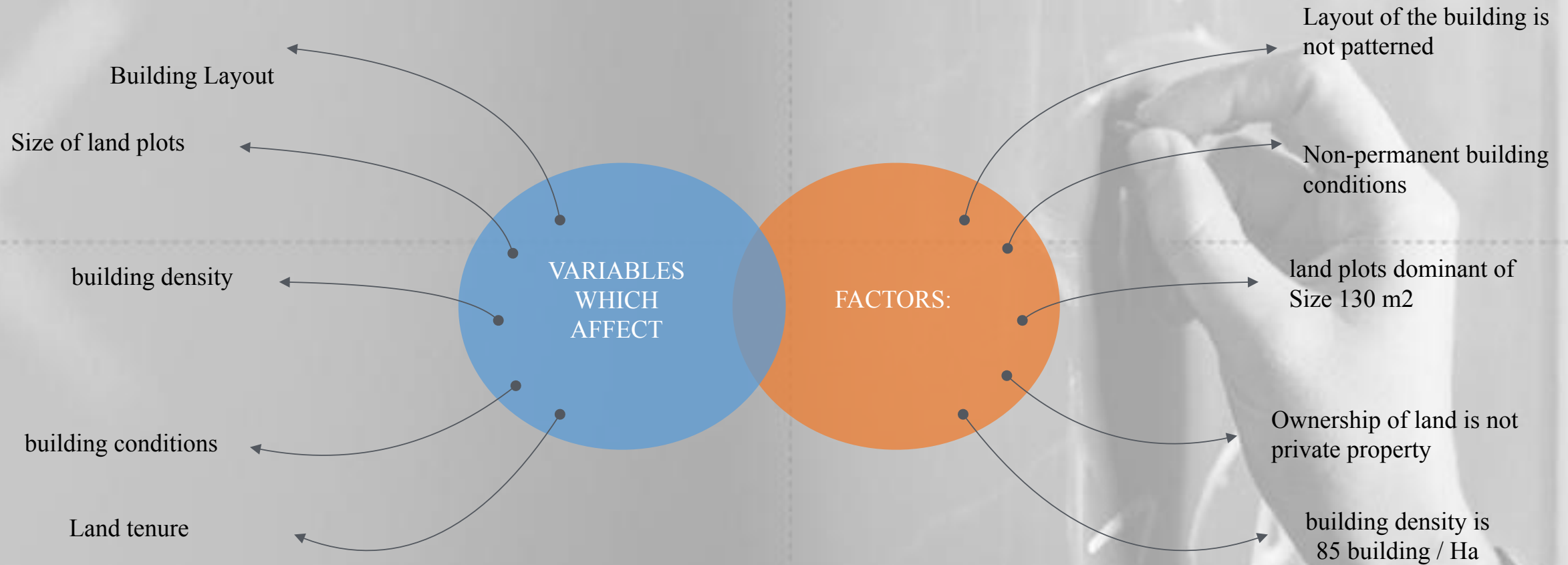
	land area (m2)	Percentage of the area of Village
Settlement	4.778	99%
Public facilities	7	0,01%
Dock	15	0,99%
Total	4.800	100%

Analysis of Factors Influencing the Implementation of Land Sharing Concepts

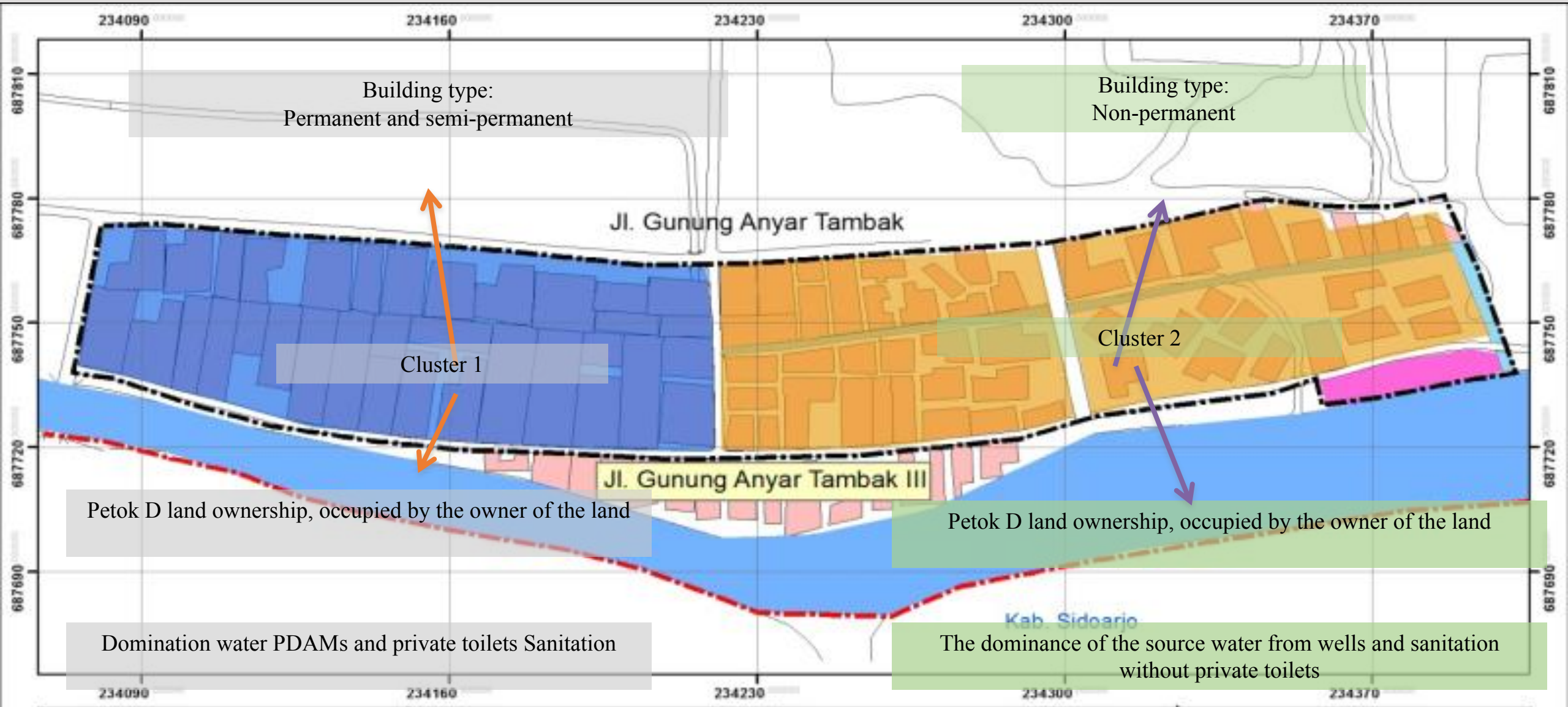
RESEARCH VARIABLE	LEVEL OF INFLUENCE		
	1	2	3
building Layout	0	0	3
	0%	0%	100%
Size of land plots	0	0	3
	0%	0%	100%
building density	0	0	3
	0%	0%	100%
building conditions	0	0	3
	0%	0%	100%
Land tenure	0	0	3
	0%	0%	100%
facilities and infrastructure of settlements	1	2	0
	33%	67%	0%
basic facilities and infrastructure of fisherman settlement	1	2	0
	33%	67%	0%
migrations	1	2	0
	33%	67%	0%

The results of questionnaires and interviews with stakeholders

Analysis of Factors Influencing the Implementation of Land Sharing Concepts



Settlement Cluster Mapping Based Similarity Characteristics - Results SPSS



Building Layout



Percentage of Land Plot Size



Size Of Land Plot



Building density



Before



After

Guidance regulation of fisherman settlements on kampong gunung Anyar Tambak using Land Sharing concept

Reconstruction of non-permanent building with grid patterns of settlement



The physical condition of building constructed in accordance financial ability landowners



building density planned to keep 85 building / Ha



Land ownership status:
purchased on credit
rent paid per month



The mechanism of land distribution:
60% for owners and 40% land for settlers
70% for owners and 30% remaining land for settlers



CHALLENGES

There needs to be more advanced research in the form of settlements reflects the settlement of fishermen

There needs for further action concerning on the third part stakeholder who help in the funding scenario of provision settlement in kampong Gunung anyar

OPPORTUNITIES

Indonesia's main focus today is strengthening the ocean and coastal area. Coastal spatial allocation will be managed to be more efficient and valuable. Land readjustment would be a useful help for improving the value of the land

East Java Province including Surabaya city is currently processing the Coastal and Small Island Zoning Plan. The scheme of land readjustment for housing can be chosen as methods in urban coastal housing area regeneration

COMPARISON OF LAND READJUSTMENT PROCESS

Aspect	Banda Aceh Case	Jakarta Case	Surabaya Case
Context	Used for urban recovery after tsunami disaster	Used for returning land use for the original function	Used for rearranging urban settlements and amenities
Objectives	To build a well-ordered urban settlements after tsunami disaster	To increase the urban green percentage and relocate people to a more adequate shelter	To build a sustainable urban coastal settlements and provide more public facilities
Key Stakeholders	MDF, Community, Gov't, NGO	Governor, Gov't, Community, Private	Landowners, landsettlers, academia, gov't
Key Steps Characteristics	LR Committee (as int'l procedure)	Top Down	Bottom Up
Main Challenges	Time consuming, unprepared local gov't	Conflict in relocating the people	Planning ntegration and legalised from gov't
Tools and Policy	FS, structured organization, legalised on secure tenure	National Act, Local Regulation, Spatial Planning	Local Regulation, Coastal Zoning, Spatial Planning

TERIMAKASIH

