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Instituto de Planeamiento Urbano y Regional - Brian Alejandro Thomson

**Políticas Urbanas
Gestión Territorial y
Ambiental
para el Desarrollo Local**

4 y 5 de junio de 2015

áreas temáticas

**Políticas públicas urbanas
Revitalización de áreas urbanas
Movilidad y conectividad física
Uso de suelo urbano
Sustentabilidad urbano ambiental
Paisaje y morfología urbana**

6° Seminario sobre Políticas Urbanas, Gestión Territorial y Ambiental para el Desarrollo Local

Resistencia (Chaco) 4 y 5 de junio de 2015

Los días 4 y 5 de junio del año 2015 se realizará en la sede de la Facultad de Arquitectura y Urbanismo de la Universidad Nacional del Nordeste, el Seminario Internacional sobre "**Políticas Urbanas, Gestión Territorial y Ambiental para el Desarrollo Local**", organizadas por investigadores del Instituto de Planeamiento Urbano y Regional (IPUR) Brian Alejandro Thomson (BAT).

El presente Seminario, orientado a contribuir en la generación, debate y difusión de trabajos relacionados con Políticas Urbanas, Gestión Territorial y Ambiental para el Desarrollo Local, es la continuidad de un proceso iniciado en el año 2007 y que luego se replicó con éxito en los años 2008, 2009, 2011 y 2013 las ciudades de Resistencia y Corrientes. El producto de cada uno de estos eventos se tradujo en publicaciones digitales que recopilan una importante producción de Ponencias tanto locales como nacionales e internacionales.

En este marco se aborda nuevamente la problemática territorial y urbana, a fin de promover el conocimiento y difusión de las experiencias disciplinares, en materia de diseño, gestión y aplicación de políticas y estrategias urbano-ambientales así como de planificación física, que promuevan un mejor aprovechamiento y ocupación racional del territorio y los recursos en general, de nuestras ciudades.

Se invita a los docentes, investigadores, becarios y adscriptos que desarrollan trabajos sobre las temáticas del Seminario, así como y a dirigentes, gobernantes, funcionarios y gestores de la ciudad a presentar sus trabajos de investigación y experiencias de gestión, en formato de ponencias sobre los temas propuestos:

AREAS TEMATICAS

- Políticas publicas urbanas
- Revitalización de áreas urbanas
- Movilidad y conectividad física
- Uso de suelo urbano
- Sustentabilidad urbano ambiental
- Paisaje y morfología urbana

NORMAS DE PRESENTACIÓN DE PONENCIAS

El archivo conteniendo el trabajo debe estar editado en una sola columna, tener una extensión máxima de 20 hojas, pudiendo contener tablas, figuras y/o gráficos insertos en el mismo. Los trabajos completos deben ser enviados **hasta el día lunes 27 de abril** del año 2015, por e-mail a la siguiente dirección:

ipur-bat@hotmail.com.ar

Los ítems a desarrollar deben respetar la siguiente disposición:

Políticas Urbanas, Gestión Territorial y Ambiental para el Desarrollo Local
 6th Seminar of Urban Policies Environmental Land Management for Local and Regional Development

**Enhancing Quality of Environment by Creating a Concept of Revitalization
 for the Port Area of Sunda Kelapa, Jakarta**

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ABSTRACT *For decades, the area of Sunda Kelapa, Jakarta has been regarded as a historical area within Jakarta. Nowadays, this area has been designated as a part of the Jakarta Old Town Area. The condition of Sunda Kelapa is, particularly, deemed to be a concern of local government. The main issues behind the poor condition of Sunda Kelapa are the lack of utilities in the area and the need for more action to tackle criminality. The issue of so many old buildings within area, has meant that there are concerns for preserving the history and identity of a significant part of the heritage of Jakarta. One of the efforts to preserve these old buildings is the adoption of the concept of revitalization within the Sunda Kelapa area. As Purwantiasning mentioned in her previous research, revitalization has been regarded as activity or efforts to bring back the vitality of an area within a city. An area may need to be revitalized because it has suffered from degradation in its infrastructure and utilities, as well as problems both socially and economically. The process of revitalization for an area must include improvement to physical, economic and social aspects and approaches must recognize and exploit the potential of the environment (its history, meaning, unique location and the image of the place) that supports the local character of an area or region. As such, revitalization efforts should support the identity of a city.*

As well as the revitalization of buildings, then, revitalization activities for an area should be applied through a variety of physical and non-physical approaches. In the case of the Sunda Kelapa area, physical aspects include the form of the buildings themselves and their infrastructure, as well as non-physical aspects related to social, economic and cultural factors for the community living in the surrounding area. It is intended to deliver positive impacts for the surrounding area, particularly to enhance the quality of the environment and the sense and community. Within development theory, revitalization can be considered a highly complex activity affected by urban planning, and so the implementation of revitalization programmes are not only related to buildings, but also to the effectiveness of urban planning systems and their impact on the surrounding area and its environment. This paper builds on previous research undertaken in 2014 and aims to present a design concept as an alternative solution for enhancing the quality of environment within the Sunda Kelapa Port Area of Jakarta, so that it can be a better place for all the community. The research methodology has a planning perspective resulting in the delivery of an alternative design for Sunda Kelapa Port Area Jakarta.

Keywords: Revitalization, port area, Sunda Kelapa Jakarta

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INTRODUCTION

Sunda Kelapa Port has been known since the 12th century and has become the most important port for the Sunda Kingdom with the city of Pajajaran as a prime city. Following the movement of Islam and European immigrants, Sunda Kelapa has been fought for by European and Nusantara kingdoms. In the end, Holland was victorious and dominated for almost 350 years. All the various conquerors changed the name of Sunda Kelapa Port and its surrounding areas; however since the early 1970s, the name of Sunda Kelapa has remained to this day. For decades, the area of Sunda Kelapa Jakarta has been regarded as a historical area within Jakarta and, nowadays, this area has been designated as a part of the Jakarta Old Town Area. The condition of Sunda Kelapa has become a particular concern of local government, with the main issues being poor conditions in the area due to the lack of utilities and the need for more action to decrease the level of criminality within the area. Recently, the preservation of the many historical buildings within the area has become a concern as there is a perception that the area is significant for the identity of Jakarta; one of the efforts to preserve these old buildings is through the adoption of the concept of revitalization within the Sunda Kelapa area.



Figure 1 and 2: The above figures show the condition of Sunda Kelapa in 1970s
(Source: Heuken, 2000)

Local government is now willing to maintain the historical area of Sunda Kelapa, particularly for the sake of the tourism industry. The area has now been designated as a conservation area, with the many old buildings within the Sunda Kelapa Port area considered precious; it has become an important area and people can explore its many beautiful old buildings. Indeed, many tourists have begun to visit this area to enjoy its beauty and take photographs. The situation has encouraged local government to enhance the quality of environment by delivering a number of revitalization and conservation projects. These projects, however, have not worked as well as intended. With this background, the researcher aims to analyse the condition within the area, both physically and non-physically, and to conclude in delivering a new concept of revitalization for Sunda Kelapa Port to enhance the quality of the environment.

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Políticas Urbanas, Gestión Territorial y Ambiental para el Desarrollo Local
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Within previous research, Purwantiasning has described the definitions of *conservation* and *preservation*. Numerous theories provide definitions of what conservation and preservation are within the context of urban planning and there are differences between what those two terms are understood to mean. Preservation is a type of intervention that aims to protect and repair historic buildings and, in general, the term is used widely in the USA. Similarly, conservation is an action to keep as much of the existing historical elements of a building intact, possibly using a traditional repair method, or using synthetic materials and current technologies. The term conservation tends to be used more widely in the UK and Australia (Larsen, 1994). With a diversity of understanding, other opinions have appeared regarding the meaning of preservation as an effort to create or bring something back exactly to its original state, including efforts to prevent destruction. Meanwhile, conservation can be considered as an effort to conserve an old building, perhaps, with efficient usage and the setting of the direction for future development. Even in the Burra Charter, the definition of conservation may include all maintenance activities in accordance with local conditions and situations, and may also include the acts of preservation, restoration, adaptation, reconstruction and revitalization (Purwantiasning et al., 2013). Furthermore, the term *revitalization* is often coined within the field of urban planning. Revitalization can be defined as an action to revitalize abandoned areas within a city which may have been destroyed by war or earthquake, for example. There are several reasons why an area may have been abandoned, such as a lack of utilities, degradation in economic activities and so on.

Revitalization in Indonesia could be defined as activities to preserve cultural heritage without making any changes. For example, the activity of revitalization in Indonesia can be seen in the revitalization of the Prambanan Temple in Central Java. Due to the impact of natural disaster, i.e. the earthquake in 2006, the aim of revitalization of the Prambanan Temple has been to restore the authenticity of its cultural heritage and to strengthen its structure; these efforts can be seen from historical and archaeological perspectives as well as the technical effort involved in preserving cultural and historical heritage. Borobudur Temple, on the other hand, is an example of a historical temple that has been revitalized however, nowadays, Borobudur Temple has degraded in quality, and requires further revitalization. Local and central government have been concerned with the condition of Borobudur Temple as it is regarded as the biggest Buddhist Temple with very high historical value. The spiritual value of Borobudur Temple and its surrounding environment have encouraged both local and central government to seek funding from many local and international sources with concern for historical heritage. The activity of building or revitalization of an area can be implemented through various aspects, from physical to non-physical. Physical aspects cover the form of the building itself including the infrastructure within the building, meanwhile non-physical aspects can be related to social and economical factors and cultural factors for the community living in the areas surrounding the historical site. The aim is to make a positive impact on the area itself and surrounding areas, particularly, in order to improve the quality of the environment and quality of life for the community. Thus, it can be concluded here that revitalization activities should be related to the role and involvement of the community itself. The needs and interests of the community can be delivered within revitalization activities, with the program, perhaps, combined with other community development programs.

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Fig. 3: The Fatahillah Museum complex, a part of Jakarta Old Town. This area is one of the designated conservation areas which have been chosen by government for revitalization of historical heritage.

(Source: Private documentation, 2013)

REVITALIZATION WITHIN HISTORICAL AREAS

Kamil (2008) has stated that revitalization cannot be separated from urban planning; revitalization can be defined as a complex activity related in some aspects to, and to parties within, urban planning. In terms of implementation, revitalization is not only related to the building, but also to the surrounding area and its environment. In the implementation of a revitalization program, there are several stages that require a certain period of time. As such, each activity requires different thoughts and understanding in some regard. Important stages within revitalization are as follows:

Physical Intervention

Physical intervention is an initial physical revitalization activity and is implemented in stages to cover improvement and enhancement of the quality and physical condition of buildings, the green line, the transportation system, signage and open spaces at a historical site. The image of an area is related to the visual condition of the historical site; thus, physical intervention is needed to attract visitors. The issue of environment, particularly a sustainable environment, has become an important matter, so physical intervention should be concerned with the environmental context.

Economic Rehabilitation

Revitalization programmes that have been initiated within a process of rejuvenation of urban artefacts should support economic rehabilitation activities. The improvement and enhancement of physical areas in a short period should accommodate either informal or formal economic activities (local economic development). These economic activities should enhance the value of an urban area. In the context of revitalization, mixed use functions

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should be delivered within historical sites that support economic and social activities within the area (new function or new vitality).

Social Revitalization

Successful revitalization could be reflected in the environment itself, with a place becoming an interesting place to visit, with the environment being a liveable place for the community in the vicinity of a historical area. Rather than the beauty of a place, social revitalisation is about how a place becomes part of the identity of a city, with positive impacts to improve the quality of life for the community, either in terms of social life or the economy.

Ridwan Kamil has stated in his article that an area could be revitalized for the following reasons:

- a. Degradation of economic activity;
- b. Degradation of spatial and physical quality of the buildings;
- c. Degradation of the image of the historical area;
- d. Lack of infrastructure.

PHYSICAL ANALYSIS WITHIN THE SUNDA KELAPA AREA

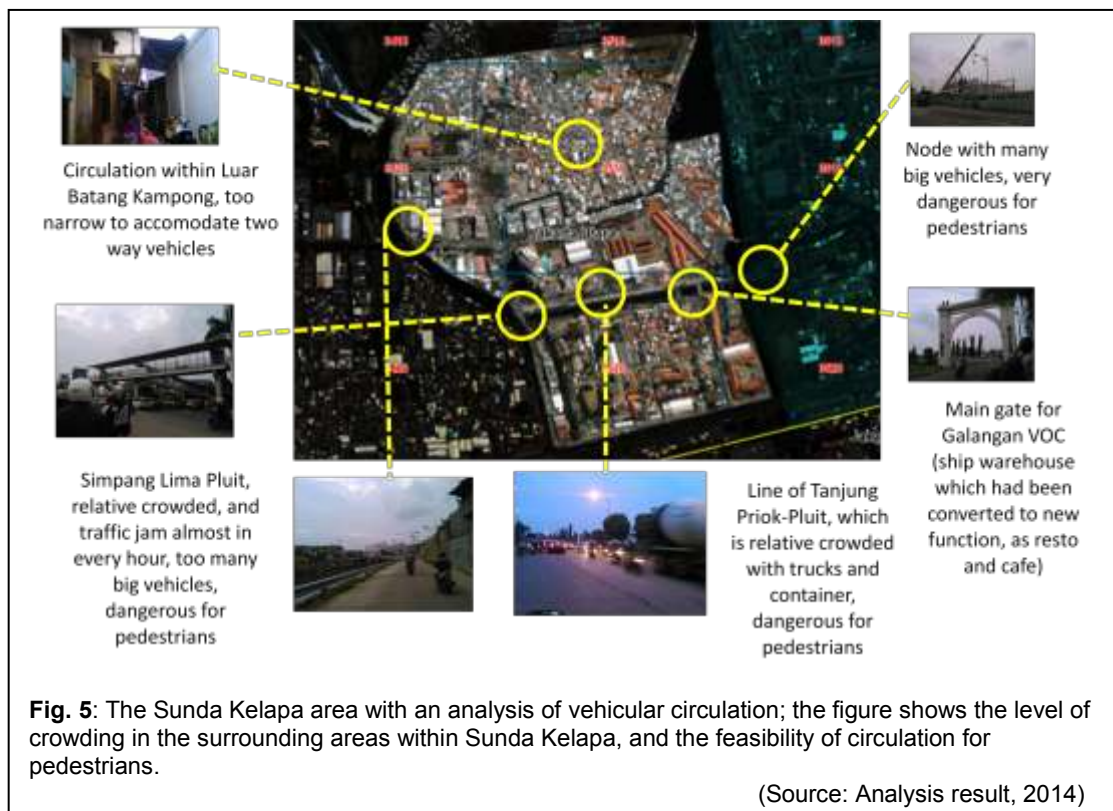
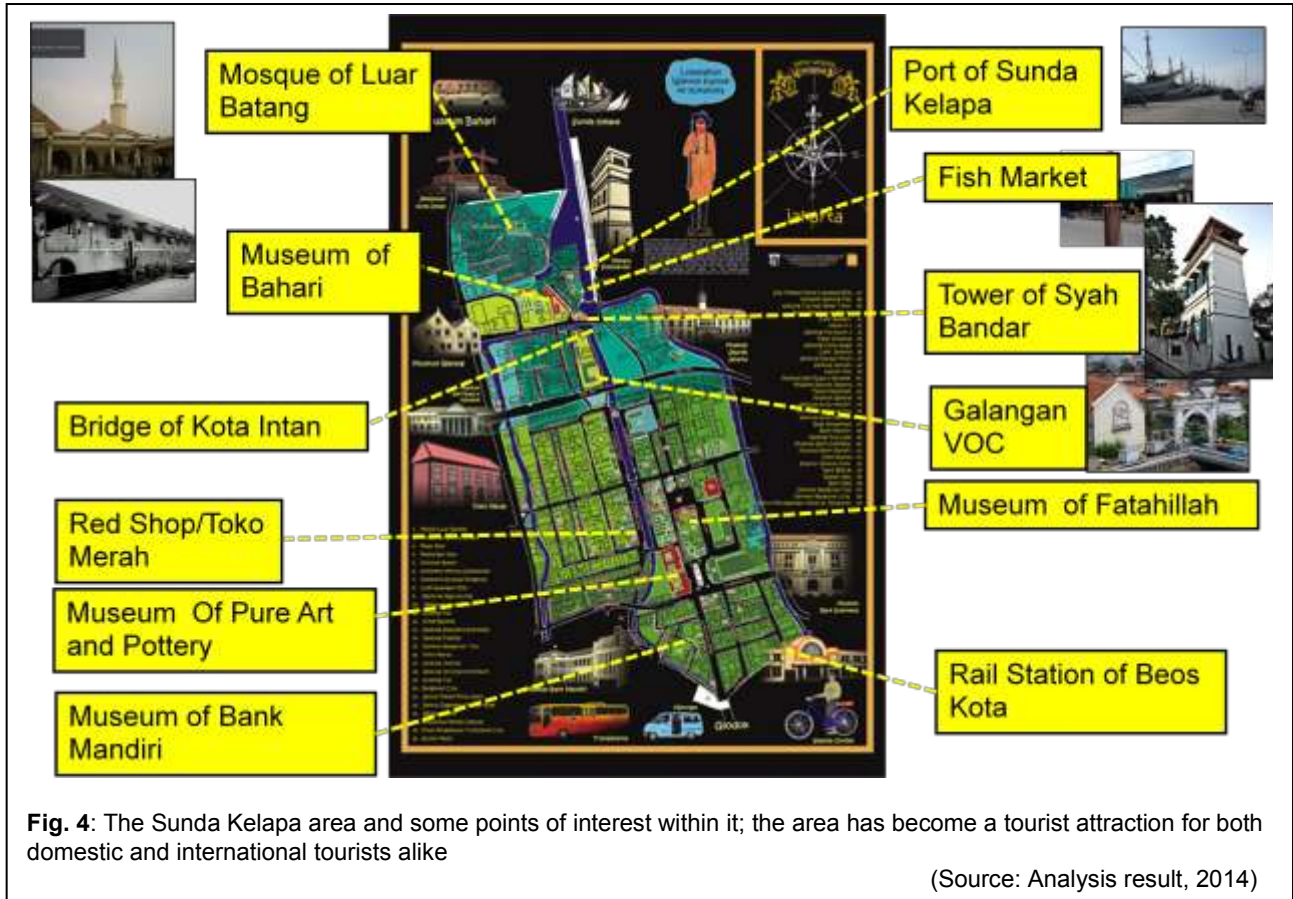
Sunda Kelapa is a part of the Jakarta Old Town Area and is now regarded as a conservation area. Sunda Kelapa is a former name of Jakarta, and has been known as a port area. Sunda Kelapa was an important place because it is at the heart of Jakarta with economic activities centered within it. Today, Sunda Kelapa is known as a tourist area that delivers several attractions. The Sunda Kelapa area has several places of interest (see Figure 4) such as the Menara Syahbandar (harbour tower), the Museum Bahari (Maritime Museum), Sunda Kelapa Port Area, Galangan VOC (VOC Dock), and the Masjid Luar Batang (Mosque). These old buildings have been designated as listed old buildings within the Jakarta Old Town Area. The condition of these buildings is relatively bad and these buildings need to be physically revitalized. Several proposals, either from the private sector or NGOs concerned with historical sites, have been submitted to government, however there has still been no significant action implemented.

The Sunda Kelapa site is a strategic location because it is surrounded by a number of access routes (see Figure 5); it could be easy to get into the Sunda Kelapa area. Research analysis has shown that there should be division between the line of big vehicles, small vehicles and pedestrians; without them crossing each other and better, more comfortable destination will be created, along with a decrease in the number of traffic accidents.

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There are many historical buildings within the Sunda Kelapa area that would become landmarks. There is considerable potential for the existence of these historical buildings to make Sunda Kelapa a attraction for either domestic or international tourists. This situation has encouraged the researcher to create an alternative solution to enhance the quality of the area to make it more feasible as a place that is good to visit, comfortable to live in and that could be enjoyed for its beauty.



Fig. 6: This figure shows the analysis of public transportation which could be used to go to the Sunda Kelapa area.

(Source: Analysis result, 2014)



Fig. 7: An analysis of the existing public facilities within the area surrounding Sunda Kelapa

(Source: Analysis result, 2014)

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Using the theory of Kevin Lynch and the five elements of the city (paths, edges, nodes, districts and landmarks), this research could define either the problems that exist within an area and the potential for an area to be promoted as a point of interest of the Sunda Kelapa Area. This research has defined certain elements within the area as landmarks, edges, paths, nodes and district. There are at least five buildings which could be defined as landmarks; the Tower of Syah Bandar, the Galangan VOC Resto and Cafe, the Mosque of Luar Batang, the Fish Market and the Museum of Bahari. Five of them have their own characteristics and used to have different functions, however some have now been converted into new functions whilst within the same building and still having the same characteristics; Galangan VOC and Museum of Bahari, for example. Galangan VOC used to be a ship warehouse, and has been converted into its new function as a restaurant and cafe. On the other hand, the Museum of Bahari, originally buildings that were used for storage of spices and herbs, has been converted into its new function as a maritime museum combined with cafe.



Fig. 8: Using the theory of Kevin Lynch with its 5 defined elements of the city, this research will use those 5 elements within Sunda Kelapa Area to study the potential of the area

(Source: Analysis result, 2014)

NON-PHYSICAL ANALYSIS WITHIN THE SUNDA KELAPA AREA

This analysis has covered some aspects of the social, economic, and cultural aspects of the community within the Sunda Kelapa area. This analysis has been conducted to define the needs of the community and the problems that have occurred within the Sunda Kelapa area and to see if the area can be revitalized with an alternative design solution. The non-physical analysis will help the researcher to support the process of design in creating an alternative design for the Sunda Kelapa Area.

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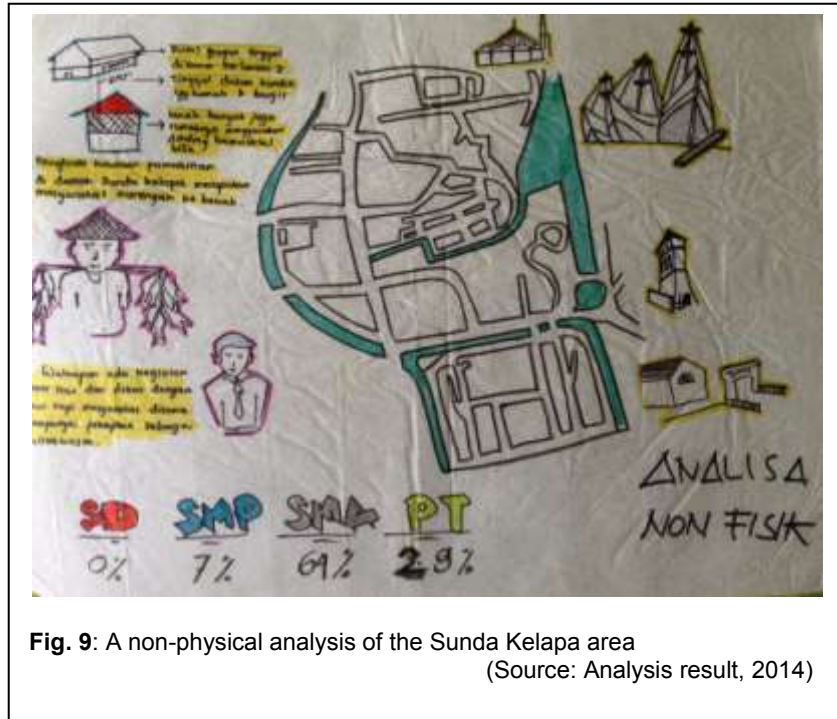


Fig. 9: A non-physical analysis of the Sunda Kelapa area
(Source: Analysis result, 2014)

The non-physical analysis covers what are the main economical activities of the community within the Sunda Kelapa area, how the social life of the community is conducted, whether the social conditions of the community within the area are homogeneous or heterogeneous, and how the cultural life of the community within the area manifests itself. The facts show that the community of the area mostly has the main employment activity as a fisherman or tradesman. The economic conditions of the community are relatively varied, with some in the middle class and some in the lower class. This social gap within the community has encouraged some criminal activities within the area. This situation has encouraged the researcher to create a better environment to reduce the criminal activities within the area.

DESIGN CONCEPT SOLUTION

Based on either the physical or non-physical analysis of the designated Sunda Kelapa area, the researcher has delivered an alternative design to solve some of the problems within area of Sunda Kelapa. The researcher has separated 5 (five) zones within the area; the residential zone, the fish market zone, the tourism area, zone of the business area and the greenbelt zone. Those five zones will be linked to each other and will be designed to be one contextual design for the Sunda Kelapa area as a tourism area. Those five zones will support each other so that the area of Sunda Kelapa will become a better place for tourism and the quality of the environment will be enhanced, along with the community within it.

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Fig. 10: The area separated into 5 zones and those 5 zones will be linked and supported each other to create better sense of place within the Sunda Kelapa area.

(Source: Design process, 2014)



Fig. 11 The design process for the main zone of the Sunda Kelapa area, located surrounding the mosque (Masjid Luar Batang), to become the main attraction of Sunda Kelapa Area

(Source: Design process, 2014)

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Fig. 12: The design draft of Sunda Kelapa Area for enhancement into a better place for tourism

(Source: Design process, 2014)

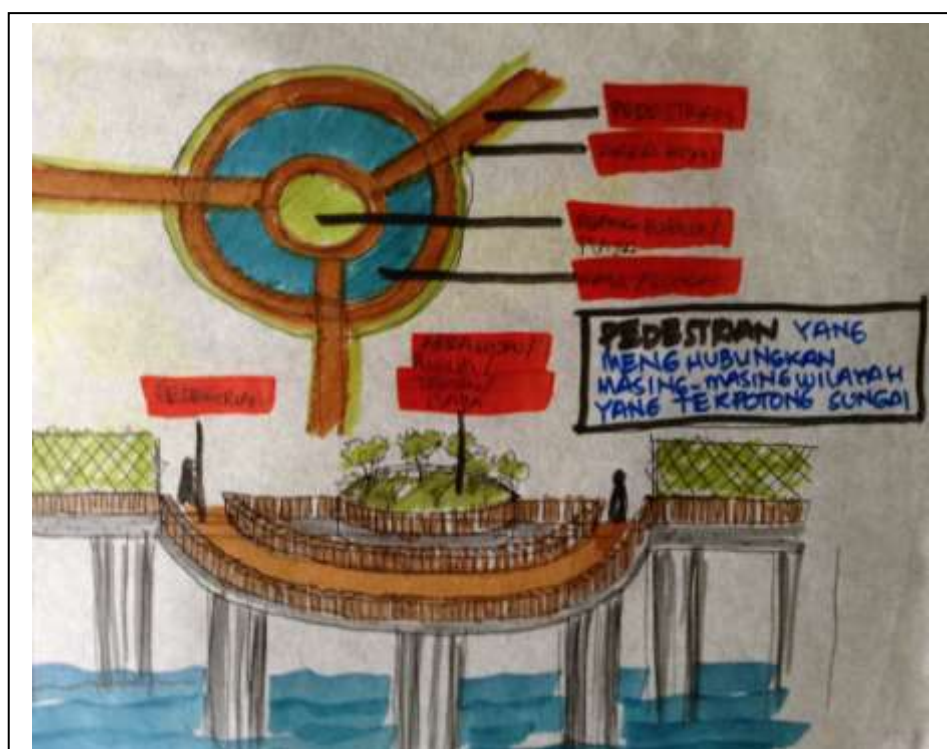


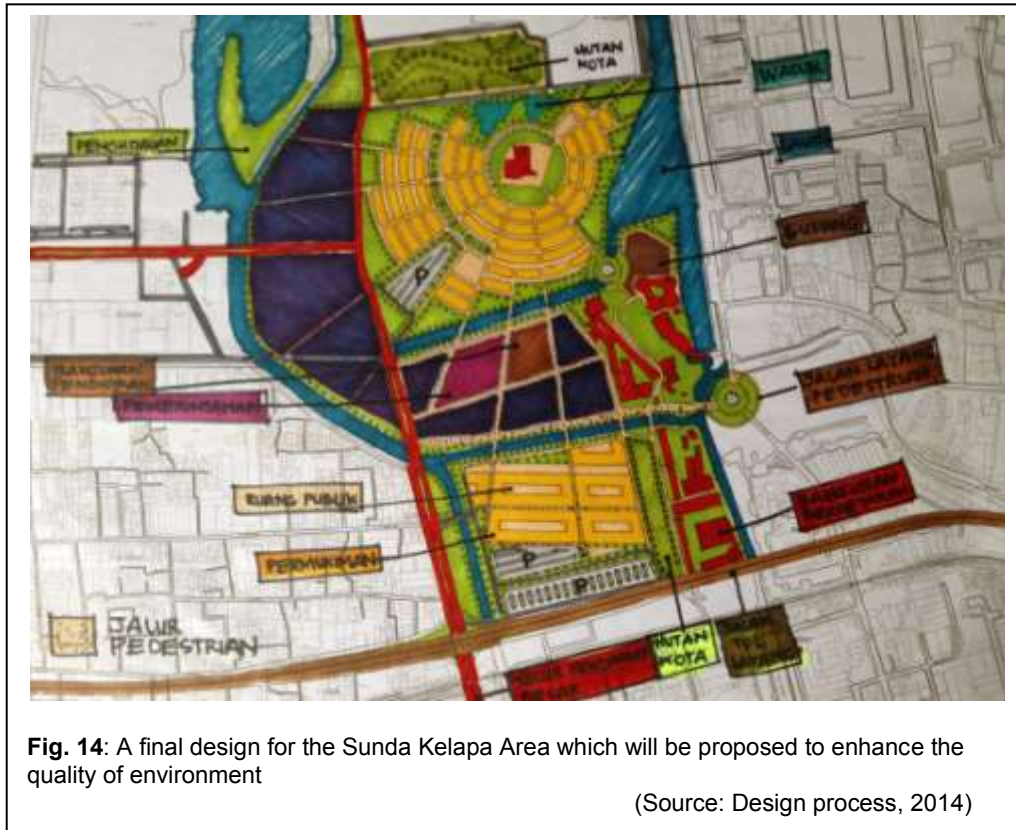
Fig. 13: A proposed design for delivering a pedestrianization concept for within the Sunda Kelapa area to make it a comfortable place for pedestrians. The above figure shows a pedestrian concept above the river within the Sunda Kelapa area

(Source: Design process, 2014)

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CONCLUSION

With reference to previous research results related to successful revitalization concepts, applied in several historic cities within England and Singapore, and in conducting physical or non-physical analysis, it can be concluded that submission to local government of an alternative design solution contributes to efforts to enhance the quality of the environment within the designated historical Sunda Kelapa Port Area.

ACKNOWLEDGEMENT

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SURAT-TUGAS

No. : 76 /F.4.-UMI/V/2015

Menindak lanjuti surat dari Ketua Jurusan Arsitektur Nomor : 136/F4.ARST.UMI/V/2015 tanggal 7 Mei 2015, dan dalam rangka kerjasama Jurusan Arsitektur Fakultas Teknik Universitas Muhammadiyah Jakarta dengan Facultad de Arquitectura y Urbanismo Universidad Nacional del Nordeste Resistence Argentina, Dekan Fakultas Teknik Universitas Muhammadiyah Jakarta menugaskan :

Nama : Ir. Ari Widyati Purwantiasning, MATRP., IAI.
NIDN : 03.030172.01
Jabatan : Dosen Jurusan Arsitektur Fakultas Teknik UMI.

Untuk menjadi Dosen Tamu dan memberikan kuliah dalam rangka program Lecturer Exchange (Pertukaran Dosen Tamu), yang akan dilaksanakan pada :

Waktu : Tanggal 28 Mei – 10 Juni 2015
Tempat : Resistencia, Argentina

Demikian surat tugas ini disampaikan kepada yang bersangkutan untuk dapat dilaksanakan dengan sebaik-baiknya.

Jakarta, 20 Mei 2015

Dekan



Dr. Hj. Mutmainah, S.Sos. MM.

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SEMINARIO

Políticas Urbanas
Gestión
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para el Desarrollo Local

I.P.U.R.



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FACULTAD DE ARQUITECTURA Y URBANISMO

Por la presente se certifica que

ARI WIDYATI PURWANTIASNING


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PARA EL DESARROLLO LOCAL**

Con el trabajo denominado

**ENHANCING THE QUALITY OF ENVIRONMENT BY CREATING A CONCEPT OF
REVITALIZATION FOR PORT AREA OF SUNDA KELAPA JAKARTA**

Organizado por el Instituto de Planeamiento Urbano y Regional (IPUR) Brian Alejandro Thomson (BAT) en el marco del Proyecto de Investigación Acreditado "Políticas Urbanas en las Provincias de Corrientes y Chaco. Planificación, Gestión y Evaluación de sus Procesos de Urbanización" y la "Red de Políticas de Revitalización de Áreas Metropolitanas. Una mirada comparativa de experiencias en países componentes de esta red" aprobado por Resolución N° 4426/14 de la Secretaría de Políticas Universitarias (SPU) del Ministerio de Educación de la Nación. En la Facultad de Arquitectura y Urbanismo, los días 04 y 05 de Junio de 2015.

Resistencia, 05 de Junio de 2015.


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