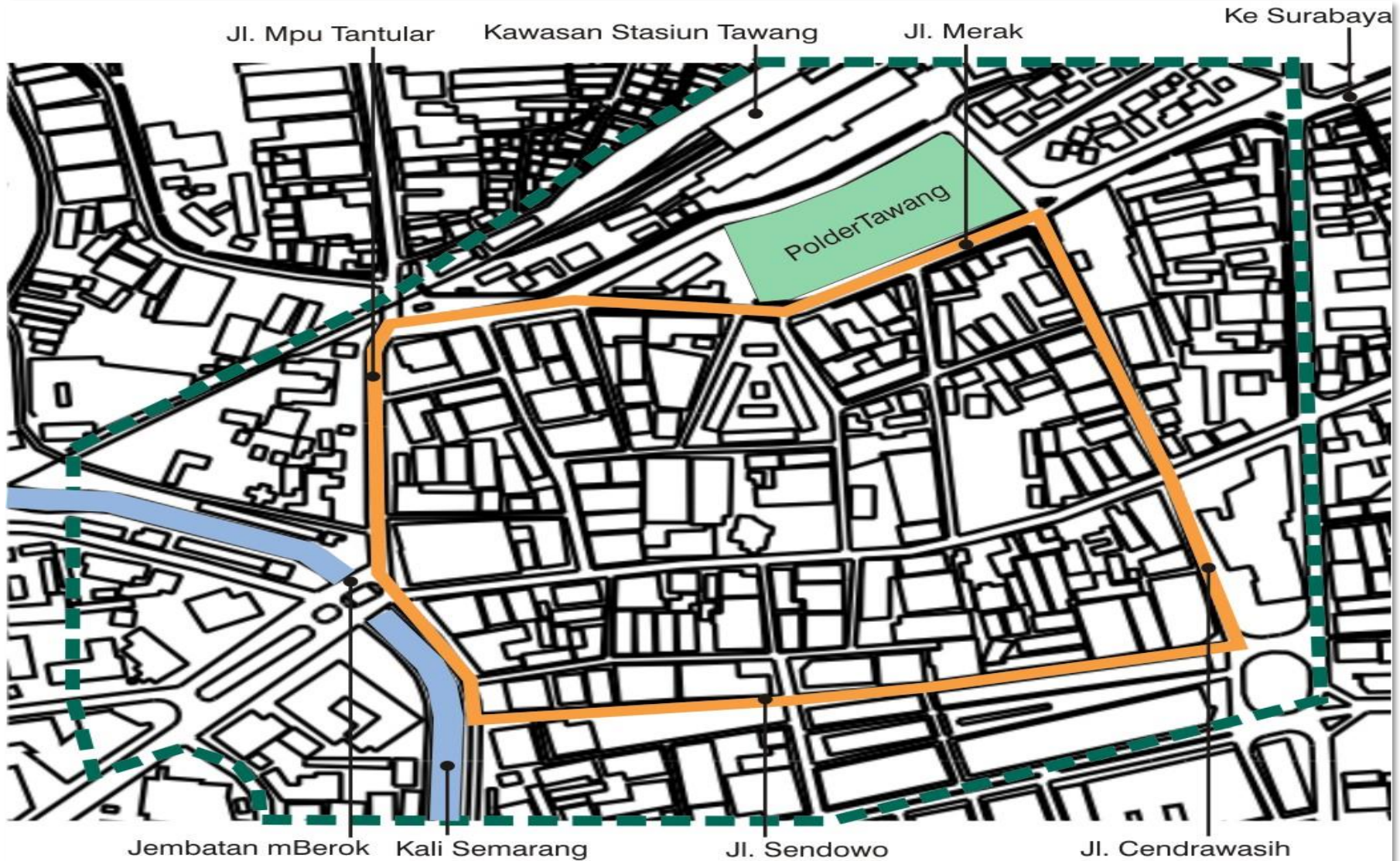


Revitalizing **Kota Lama** Semarang



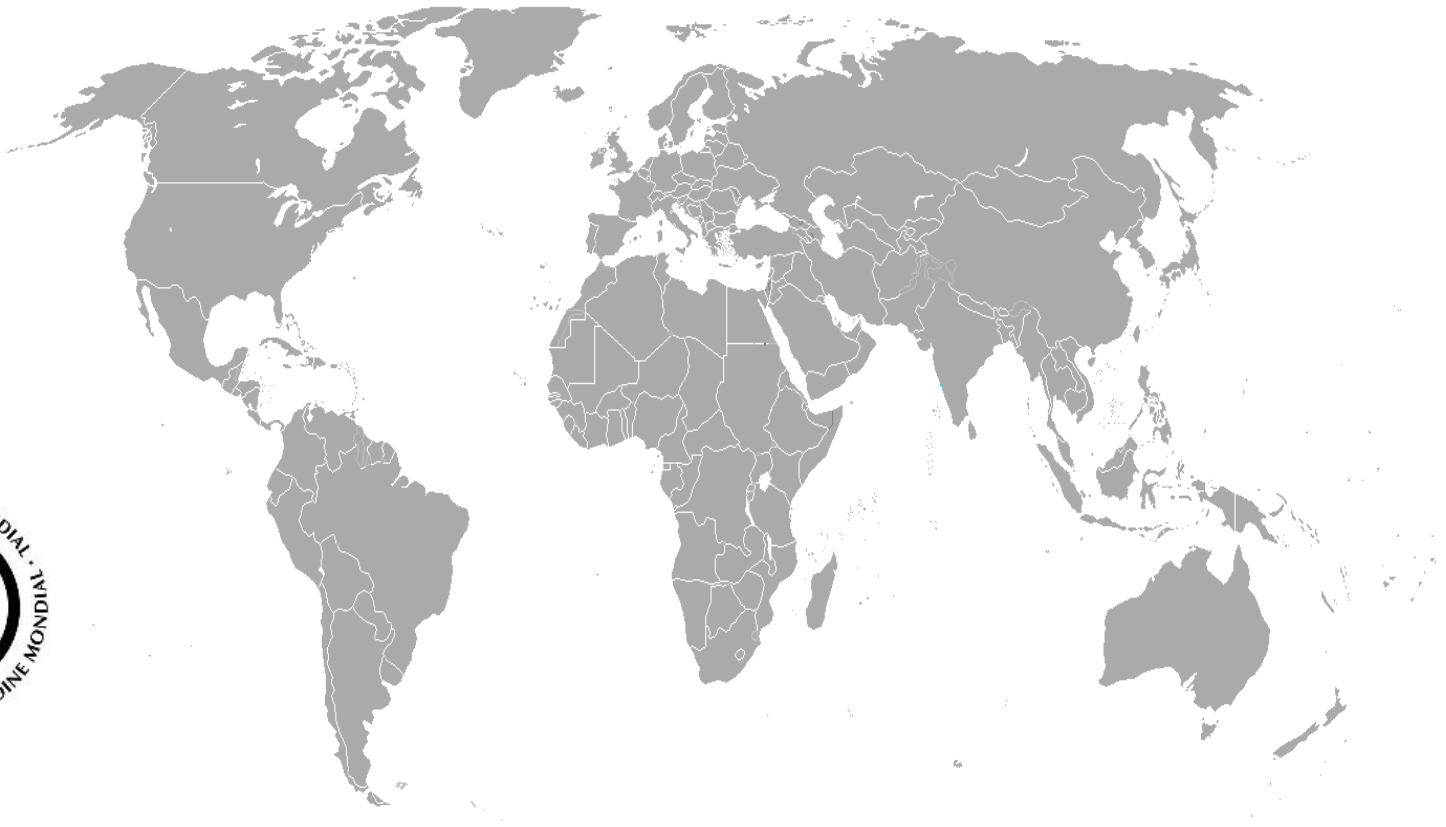
BAPPEDA Kota Semarang
Semarang City Planning Agency

Delineation of Kota Lama (Old City) Semarang Area 0.4 Km²



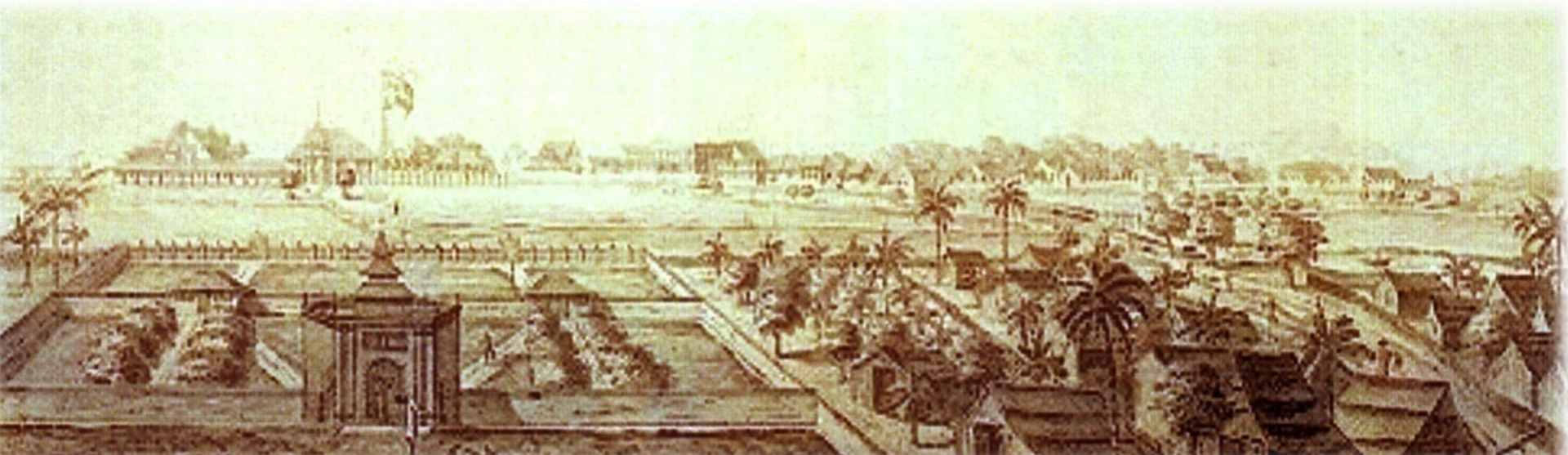
VISION of KOTA LAMA SEMARANG

Towards World Heritage 2020

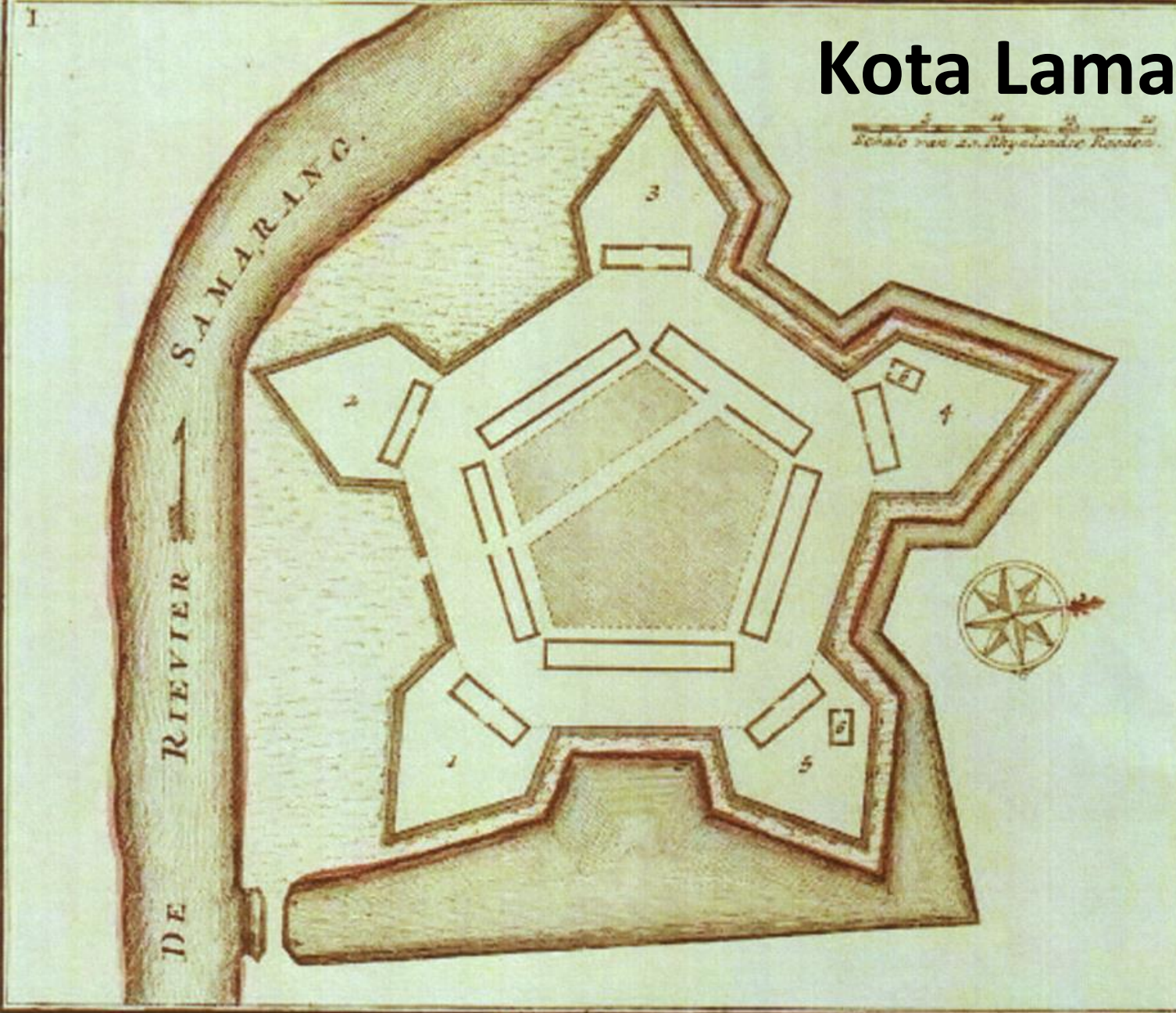


Pointers of History

- In 1678, Mataram's Sultan Amangkurat II, gave Semarang to VOC (Netherland's Trading Company)
- Semarang business area in 18th century
- Surrounded by fortress (VIJFHOEK) built in 1705
- Also called as OUDESTAD and KLEIN HOLLAND (Little Netherland)



Kota Lama in 1708

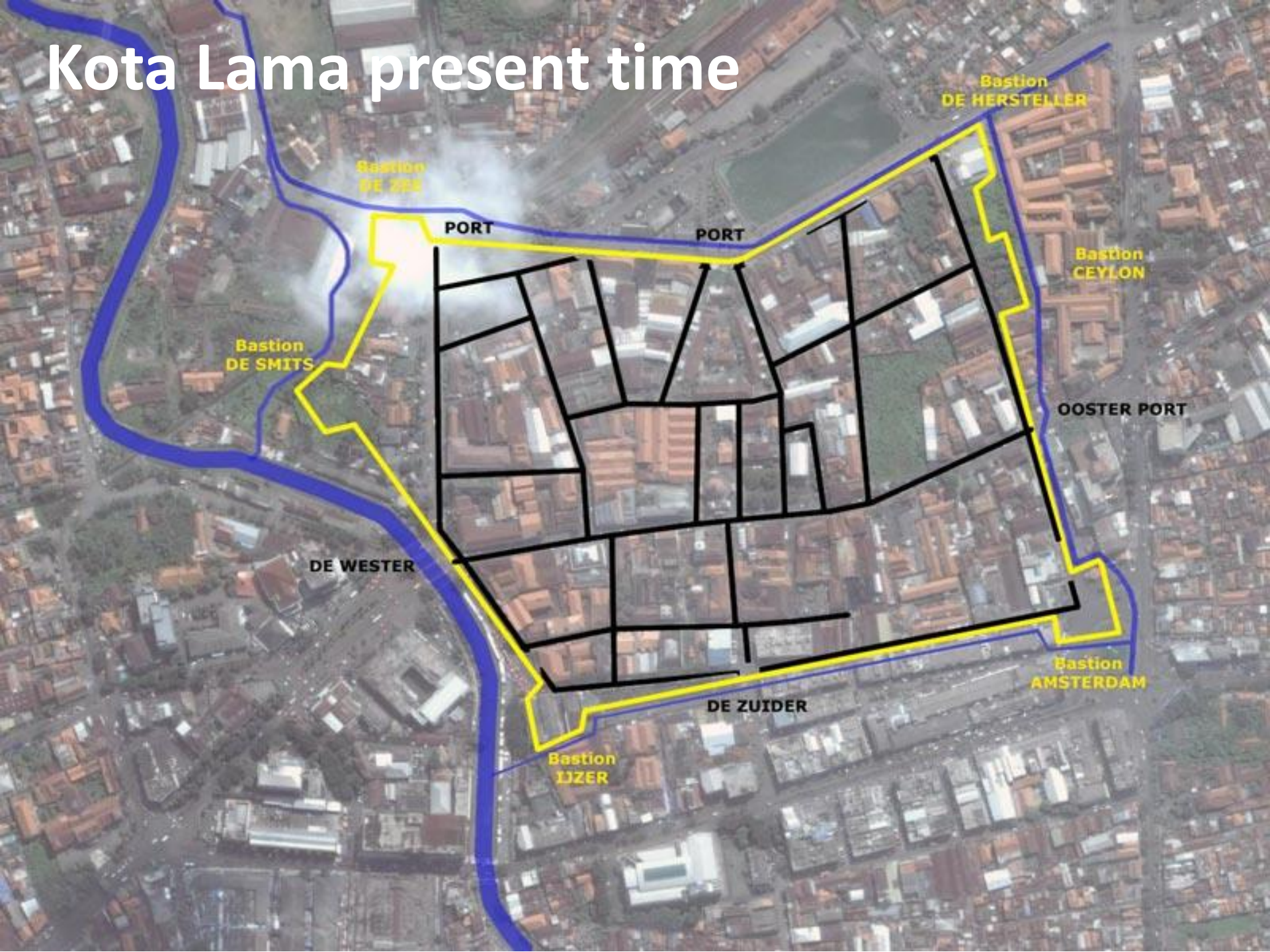


KAARTE VAN DE VESTING VAN SAMARANG.

Gemeeten in 1708. door G. v. Broekhuysen.

1. Zeeland. 2. Amsterdam. 3. Utrecht. 4. Raamsdonk. 5. Bunshoten. 6. Kruyt Kelders.

Kota Lama present time



■ KONSEP KOTA KOLONIAL SEMARANG

TIGA PUSAT INTI

- A. KANJENGAN, ALUN2, MASJID**
- B. KOTA LAMA/KOTA BENTENG**
- C. KAWASAN PECINAN**

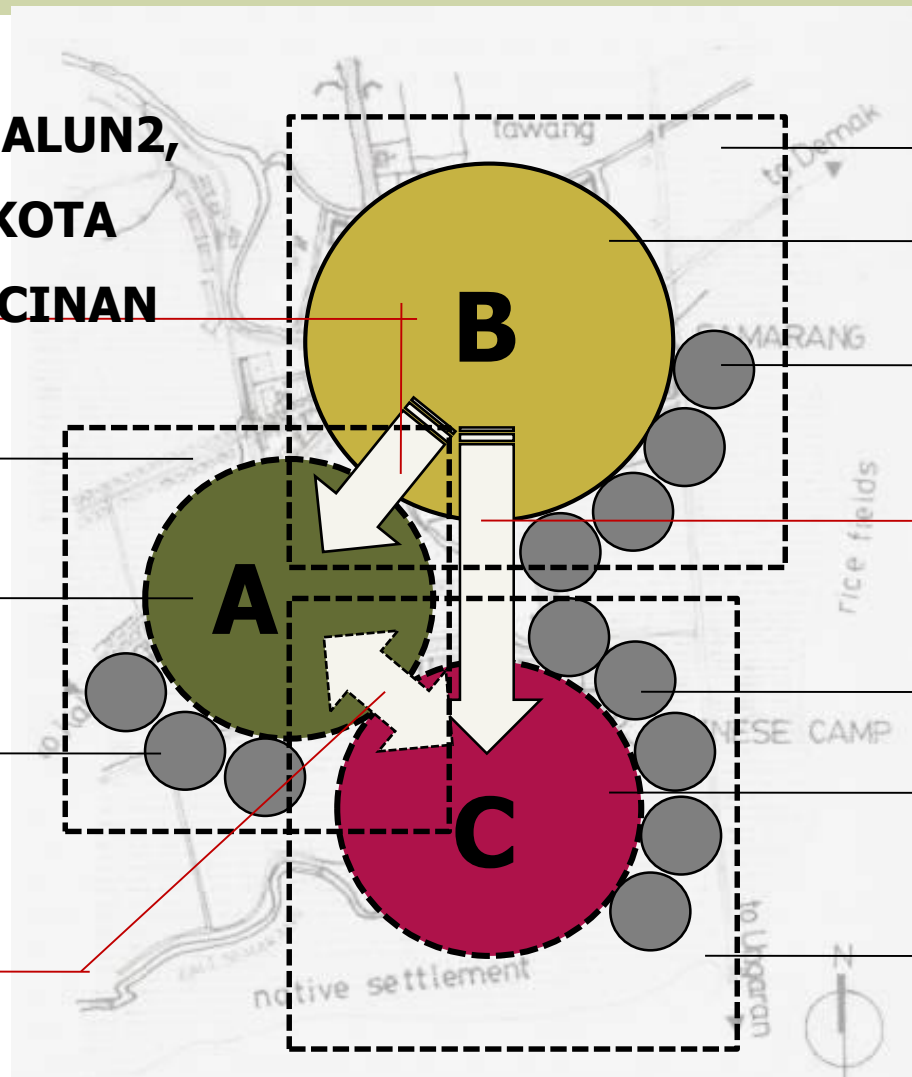
JALUR PERINTAH

PUSAT KOTA LAMA
SEJAK ABAD KE 17

PUSAT
PEMERINTAHAN
TRAD JAWA
KANJENGAN
ALUN2, MASJID

PEMUKIMAN
ETNIS JAWA
DISEKITAR ALUN ALUN

JALUR KORDINASI



PUSAT PEMERINTAHAN
SEJAK ABAD KE 18

PUSAT
PEMERINTAHAN
KOLONIAL
KOTA LAMA/ KOTA
BENTENG

PEMUKIMAN
ETNIS JAWA
DISEKITAR KOTA LAMA

JALUR PERINTAH

PEMUKIMAN
ETNIS JAWA
DISEKITAR PECINAN

PUSAT
PEMERINTAHAN
ETNIS CINA
KAWASAN PECINAN

PUSAT PERDAGANGAN
SEJAK ABAD KE 17

Problems

Conditions in 2000 – 2006

Words to Express : Environmental Degradation, Flood, Slum, Abandoned, Social Problems





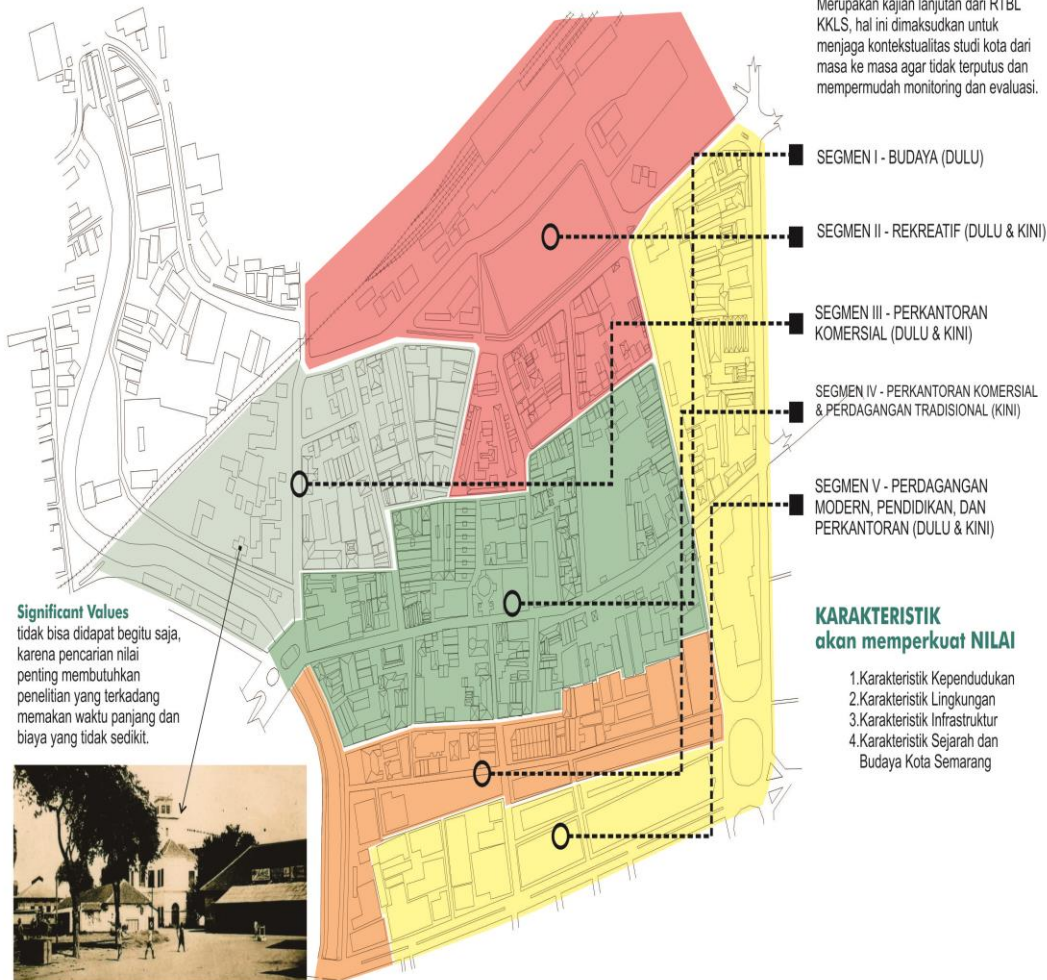


STRATEGI & ARAH PENGEMBANGAN KAW. KOTA LAMA

BENTUKAN MINTAKAT

GRAND DESIGN KKLS 2012 - 2018

berdasarkan analisis Perda No.8 Tahun 2003 dan Kondisi Terkini



BATAS :

Barat : Kali Semarang
Utara : Jln. Stasiun.Tawang
Timur : Jln. Ronggowarsito
Selatan : Jln. Agus Salim

LUAS WILAYAH : 40 Ha

JUMLAH BANGUNAN : 245 buah

milik pribadi : 177 buah (72%)

milik perusahaan : 68 buah (28%)

rumah tinggal : 139 buah (56%)

bangunan kosong : 19 buah (0,7%)

bangunan non hunian: 87 buah (35%)

Status hak diketahui : 130 buah (53%)

Status hak tak diket : 115 buah (47%)

BANG YG DI KONSERVASI : 105 buah

VISI :

**menuju
kota warisan dunia 2020**

TEMA :

Living Heritage

TUJUAN:

KESEJAHTERAN KAW, KOTA LAMA

6 Revitalization Strategies

1. Regulation Development

- Local Government Policy for Building & Environment Guidelines (*Perda No. 8 Th. 2003 tentang RTBL Kota Lama*)
- Local Government Policy for Spatial Planning (*Perda No. 14 Th. 2011 tentang Rencana Tata Ruang Wilayah*)

2. Institutional Development

- Establishment of Kota Lama Management Board (*Badan Pengelola Kawasan Kota Lama*)

6 Revitalization Strategies

3. Identification

- Heritage building
- Ownership

4. Design

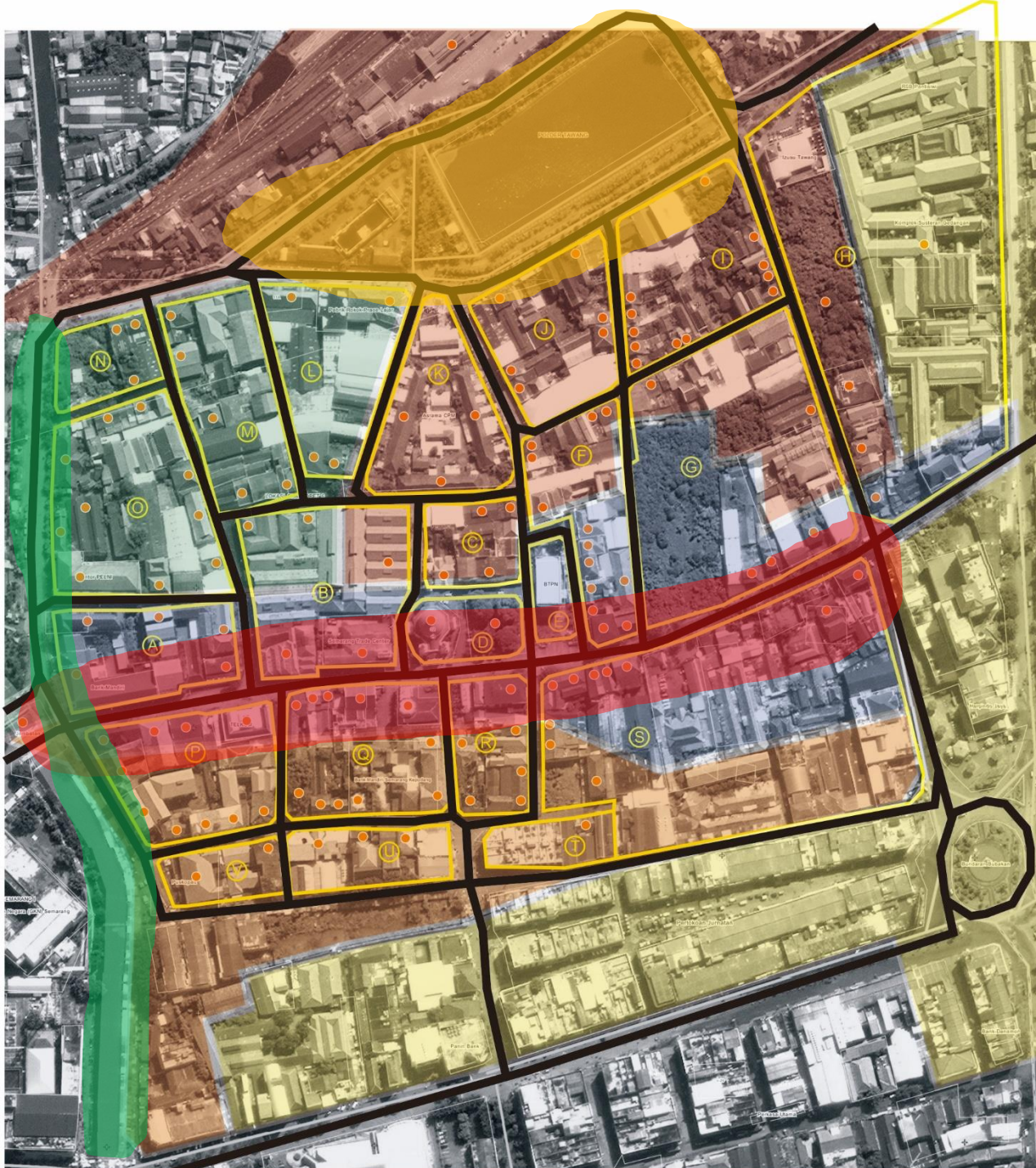
- Grand Design of Kota Lama (2011)
- Detailed Engineering Design of Kota Lama (2015)

5. Tax Holiday

- Incentive of Land and Building Tax for Heritage Building (50% discount)

6. Participation

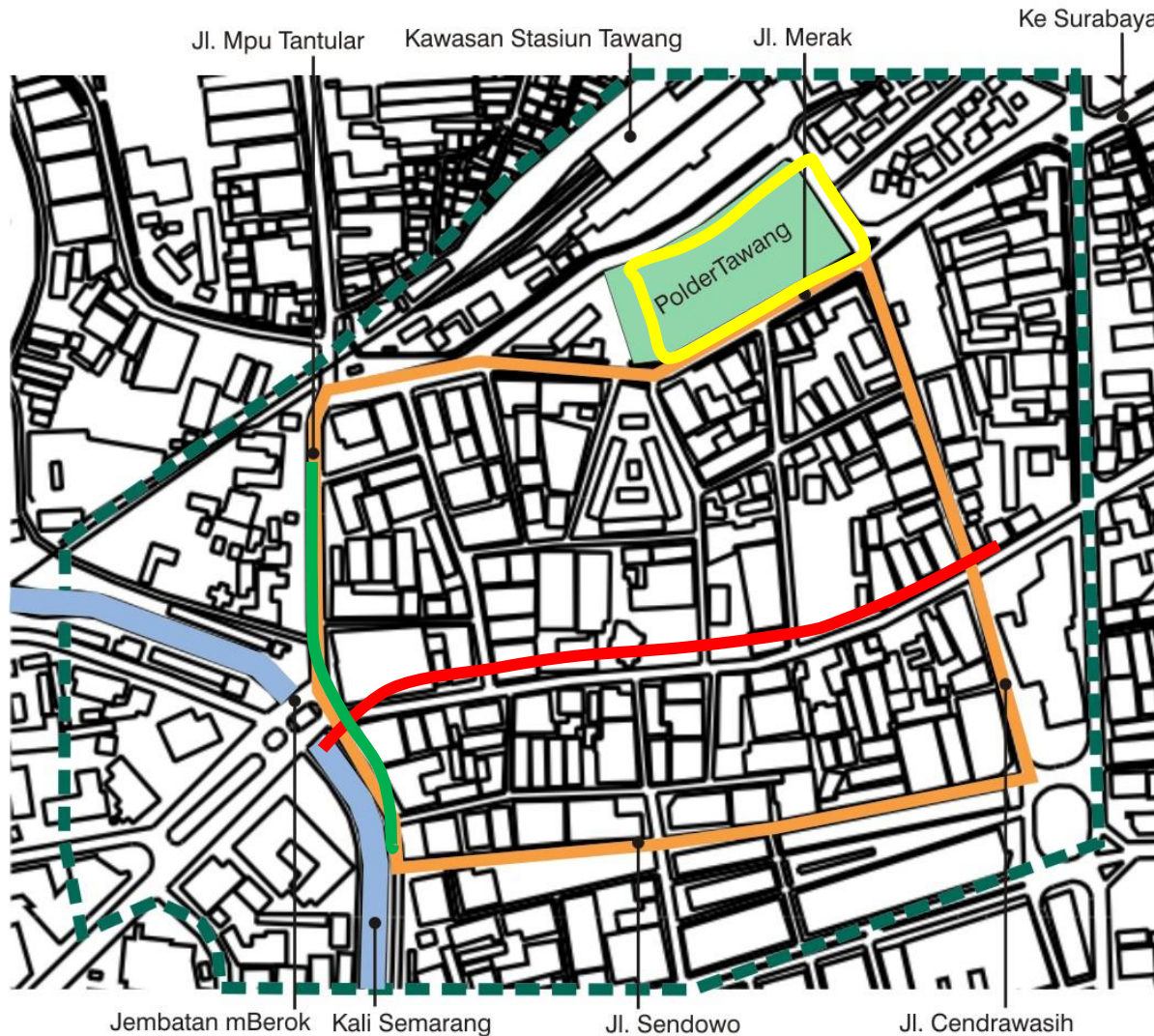
- Private sector and community participation



Where do we have to start?

1. Letjen Suprpto corridor
2. Tawang Retention Pond in Jl. Merak
3. Mpu Tantular corridor

SHORT AND MID-TERM STRATEGIES



Red Arrow:

- Srigunting Park
- Building facade beautification
- Decorative lighting
- Illegal housing
- Signage and reclame

Yellow Arrow:

- Pond beautification
- Water fountain
- High mast lamp
- Street vendor's arrangement
- Signage and reclame

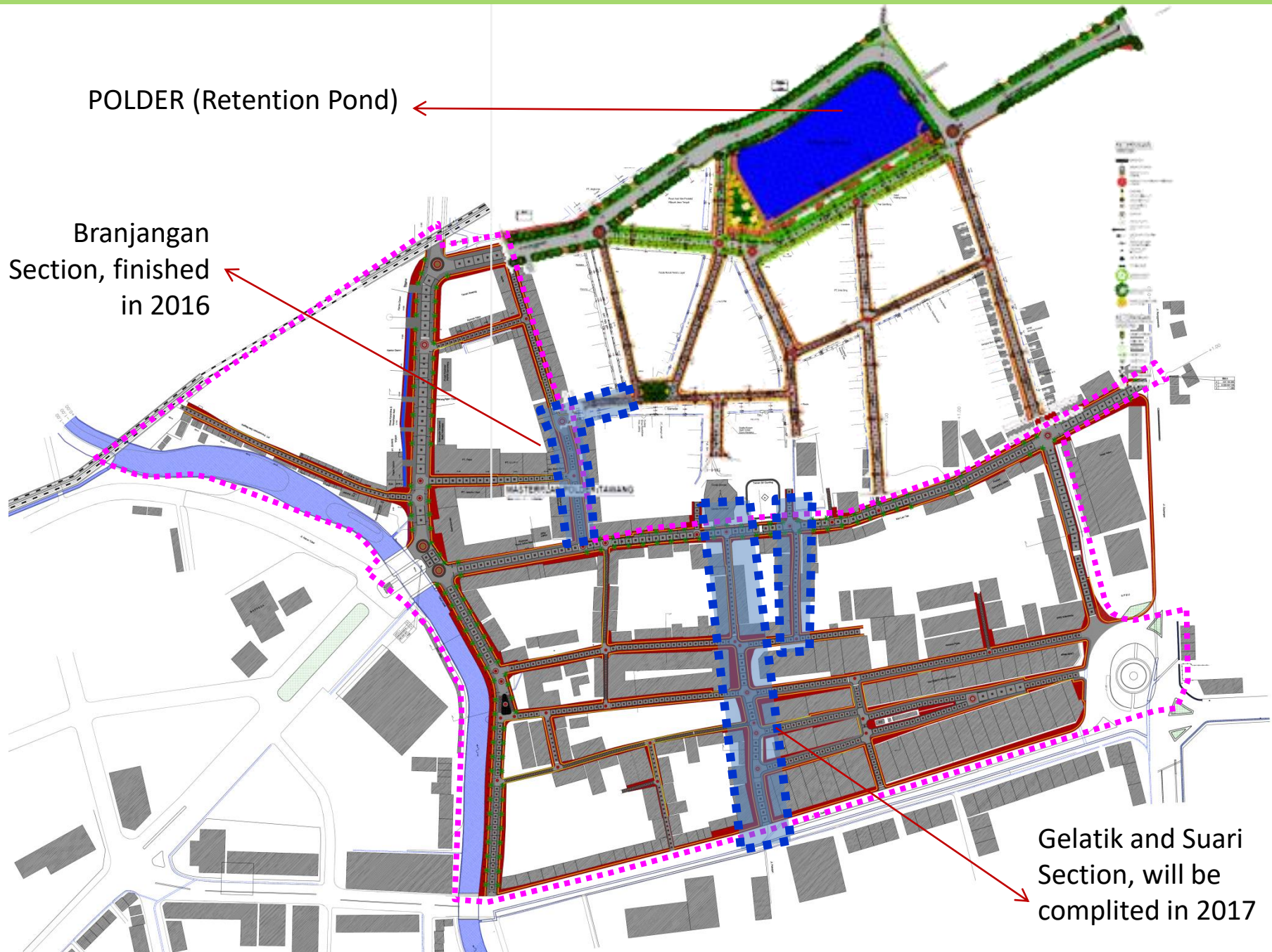
Green Arrow:

- River and drainage dredging
- PTPN IX building restoration
- Building facade beautification
- Street vendor along the river
- Angkot station
- Mberok Bridge beautification
- Decorative lighting

Batas Kawasan Kota Lama
Batas Kawasan Pengaruh



DRAINAGE AND ROAD MASTERPLAN



REKAPITULASI RENCANA ANGGARAN BIAYA

Pekerjaan : Perencanaan Teknis Kota Pusaka Kota Semarang
 Kegiatan : Penyusunan DED Kawasan Kota Pusaka Kota Semarang
 Lokasi : Kawasan Kota Lama Kota Semarang
 Tahun Anggaran : 2015

Cost Plan from Detailed Engineering Design of Kota Lama

NO.	URAIAN PEKERJAAN	TOTAL (Rp)
1	PEKERJAAN RUAS JALAN DAN DRAINASE DI JALAN R.SOEPRAPTO	Rp 13.948.894.457,73
2	PEKERJAAN RUAS JALAN DAN DRAINASE DI JALAN PERKUTUT	Rp 996.186.930,07
3	PEKERJAAN RUAS JALAN DAN DRAINASE DI JALAN KEPODANG	Rp 4.578.503.951,23
4	PEKERJAAN RUAS JALAN DAN DRAINASE DI JALAN GELATIK	Rp 1.032.482.148,40
5	PEKERJAAN RUAS JALAN DAN DRAINASE DI JALAN CENDRAWASIH	Rp 1.908.957.147,71
6	PEKERJAAN RUAS JALAN DAN DRAINASE DI JALAN JORNATAN	Rp 5.996.456.315,39
7	PEKERJAAN RUAS JALAN DAN DRAINASE DI JALAN SUARI	Rp 3.182.849.592,27
8	PEKERJAAN RUAS JALAN DAN DRAINASE DI JALAN KENARI (POT.O)	Rp 731.794.816,60
9	PEKERJAAN RUAS JALAN DAN DRAINASE DI JALAN KENARI (POT.J)	Rp 1.548.836.935,50
10	PEKERJAAN RUAS JALAN DAN DRAINASE DI JALAN PINGGIR KALI SEMARANG	Rp 5.338.962.670,86
11	PEKERJAAN RUAS JALAN DAN DRAINASE DI JALAN SENDOWO	Rp 5.569.117.780,69
12	PEKERJAAN RUAS JALAN DAN DRAINASE DI JALAN MPU TANTULAR	Rp 5.229.784.539,77
13	PEKERJAAN RUAS JALAN DAN DRAINASE DI JALAN TIANG BENDERA	Rp 2.231.270.770,74
14	PEKERJAAN RUAS JALAN DAN DRAINASE DI JALAN MERAK	Rp 1.560.486.340,83
15	PEKERJAAN RUAS JALAN DAN DRAINASE DI JALAN BRANJANGAN	Rp 4.958.184.846,29
16	PEKERJAAN RUAS JALAN DAN DRAINASE DI JALAN KASUARI	Rp 1.279.765.572,33
17	PEKERJAAN RUAS JALAN DAN DRAINASE DI JALAN KUTILANG	Rp 2.350.265.502,93
18	PEKERJAAN RUAS JALAN DAN DRAINASE DI JALAN GARUDA	Rp 537.912.433,91
	JUMLAH	Rp 62.980.712.753,25
	PPN 10 %	Rp 6.298.071.275,32
	PEMBULATAN	Rp 69.278.784.028,57
	TOTAL	Rp 69.278.784.000,00

Terbilang : "Enam Puluh Sembilan Milyar Dua Ratus Tujuh Puluh Delapan Juta Tujuh Ratus Delapan Puluh Empat Ribu Rupiah"



Outputs : tangible results

De Spiegel Building



Before



After



Srigunting Park

Outputs : tangible results

LLOYD Building – Semarang Art Gallery



Before



After

Outputs : tangible results

OUDETRAP Building



Before

Outputs : tangible results

OUDETRAP Building, will be used as Semarang tourism agency representative office



After

Outputs : tangible results

Monodhuis Building



Before



After

Outputs : tangible results

Restaurant



Before



After



Paved Road nearby Blenduk Church

Lesson Learnt

highlight of best practices

1. Good management board

- *Putting right person in the right place in the Kota Lama Management Board*

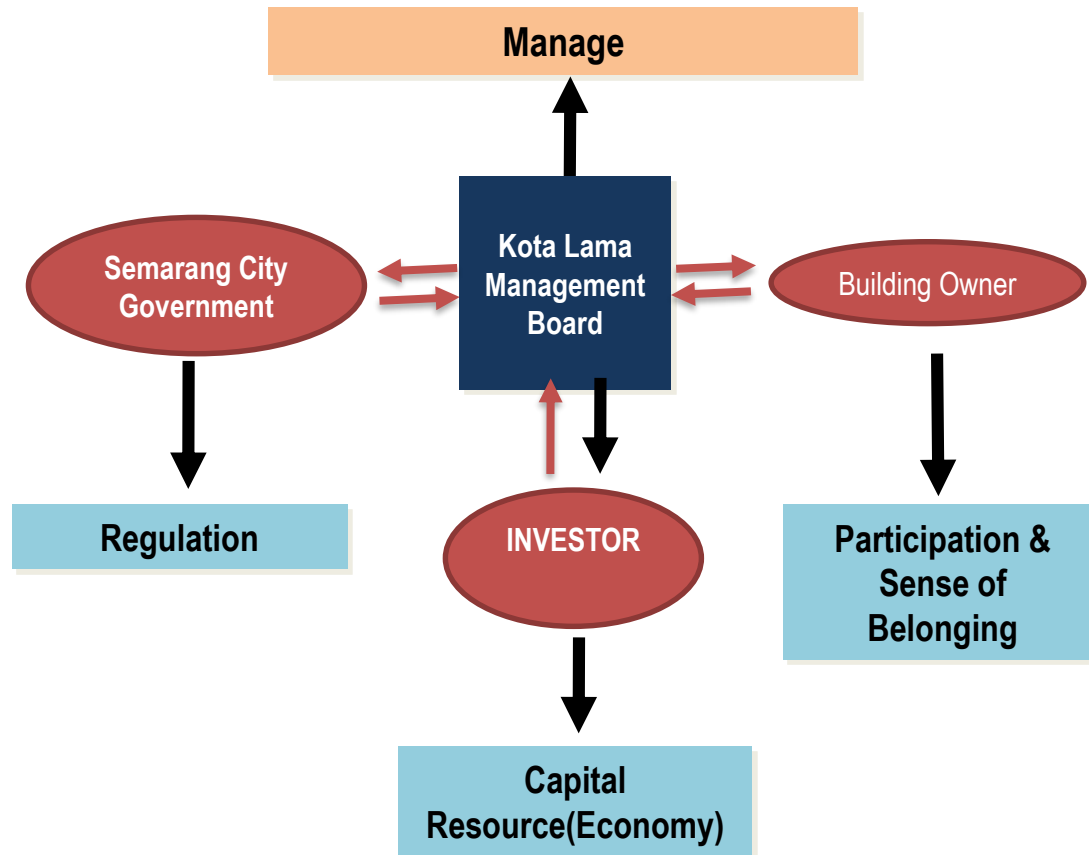
2. Good funding

- *Local Government has limited budget. So we have to propose donation from Central Government*
- *Combination of good plan, communication and persistence will bring donation from the Central Government*

3. Good infrastructure is the main key

- *When the road is good, the drainage is good..then the economic rising will find a way*

The first step to be transferred to another place would be to establish the right management board. With right persons and the big authority, the board would be able to identify what are the right things to do and accelerate it. Here by the scheme :





Thank You