



Lessons Learned from Revitalization of Kota Tua

Urban Renewal in the Historic Town Center of Jakarta

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Starting Point

Kota Tua (Old Town) is a historical center located in the North of Jakarta. The 300 hectare area is surrounded by several architecture of Dutch heritages, such as Fatahillah Museum and Kota Tua station.

Why is Kota Tua important?

Few years ago, the condition of Kota Tua was deteriorated because of limited attention to the preservation of its cultural heritages.

Main Challenges

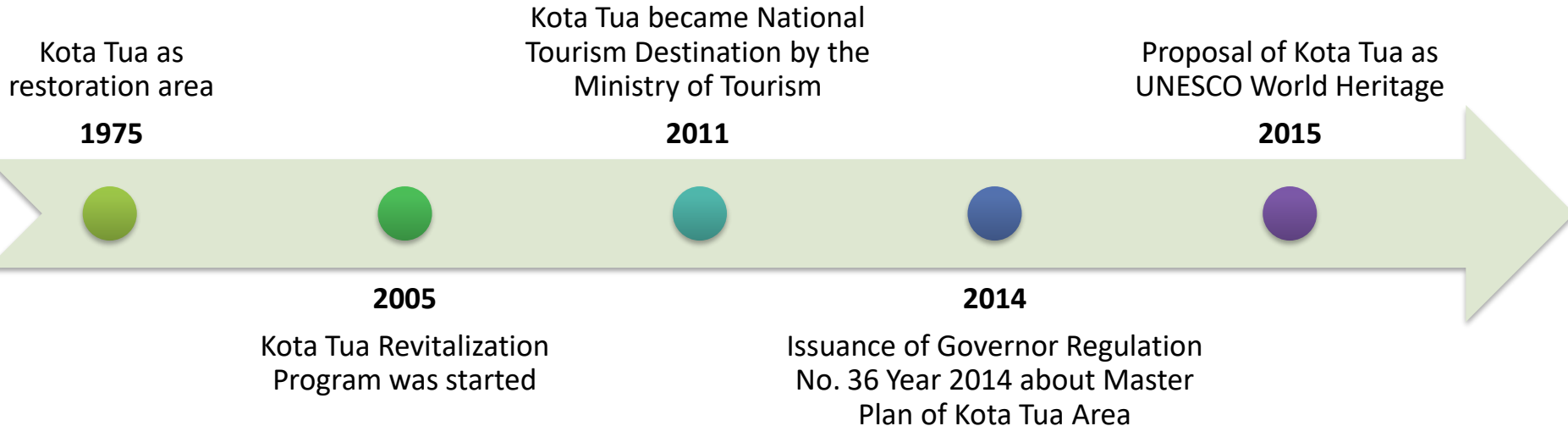
- ☐ Demolition of heritage and historical buildings
- ☐ Asset ownership
- ☐ Poor infrastructure and service provision
- ☐ Air and water pollution
- ☐ Floodings
- ☐ Traffic jam
- ☐ Delineation of the preservation area

Kota Tua was also proposed as UNESCO Heritage City in 2015, but this attempt has not been satisfactory yet.



Efforts to Revitalize Kota Tua

An effort to start restoration on Kota Tua began in 1975 and intensified in 2005 onwards. In 2014, the Provincial Government of DKI Jakarta issued Master Plan of Kota Tua Area, which included urban revitalization, redevelopment, and renewal in order to maintain cultural heritage buildings for tourism purpose.



Institutional Setting

Kota Tua was initially managed by UPT (Unit Pengelola Teknis - Technical Management Unit), but more recently the UPT was later changed into UPK (Unit Pengelola Kawasan – Regional Management Unit) under the supervision of DKI Jakarta Tourism Board.

Stakeholders involved in Kota Tua was varied from time to time. There are several non-state actors, including NGOs and local communities, who have been actively engaged in the development and preservation of Kota Tua.

Despite involvement of various actors, lack of coordination is still the main issue. Also, multi-stakeholder partnership is in urgent need to take place in managing Kota Tua.



Approach

Revitalization of Kota Tua was suggested to use peer-to-peer approach, to learn from experiences and good practice examples from other cities as well as to bid potential partnership with relevant stakeholders.

Several Asian cities have been successful in terms of managing their cultural heritages to become popular tourism destination. Melacca (Malaysia), Intramuros (Phillipine), and French Quarter and Hoan Kiem Lake (Vietnam) are only few examples of Asian cities who have been successfully transforming and revitalizing historical site in their area.

By learning from fellow cities, Kota Tua could apply similar approaches in managing cultural heritage tourism destination more sustainably.



Melacca, Malaysia



Intramuros, Phillipine



French Quarter, Vietnam

Lessons from Others

	Melaka – Malaysia	Old Quarter Hanoi – Vietnam	Intramuros – Philippines
Starting point	<ul style="list-style-type: none"> ○ Disconnected between residents and the heritage ○ Tensions between tourism and infrastructure development 	Known as an ancient urban heritage with a range of handicraft and trade activities	Manila's oldest district and endangered, insufficient management, development pressures
Challenges	<ul style="list-style-type: none"> ○ Significant distrust in the state governance ○ The heritage was perceived as 'un-Malaysian' 	Dense population and residential infrastructure deterioration	Conflict of interest between stakeholders
What did they do?	<ul style="list-style-type: none"> ○ Establish a consortium of stakeholders ○ Make the heritage is relevant and meaningful to contemporary inhabitants ○ Safeguard the traditional features ○ Ensure the economic viability while maintaining their traditional facades ○ Establish a system of governance that facilitates ○ Collaborate with residents and create a common vision 	<ul style="list-style-type: none"> ○ Hanoi authorities established a project management board (tasked preserving and restoring) co-operation with international organizations and scientists ○ invested in urban infrastructure development ○ relocate residents from the congested Old Quarter to a new urban area 	<ul style="list-style-type: none"> ○ In the 1980s, the government led a major restoration effort that reconstructed Intramuros ○ Formulate the intramuros development plan, supported by Department of Tourism ○ establishes community participation in tourism, heritage and economic programs ○ Collaborate with poverty alleviation movement and donors

Source: <http://www.gmanetwork.com/news/news/nation/204716/intramuros-fort-santiago-among-most-vulnerable-historic-sites-intl-group/story/>, <http://lifestyle.inquirer.net/49845/what-being-%E2%80%98endangered%E2%80%99-means-for-intramuros/>, <http://english.vietnamnet.vn/fms/art-entertainment/115879/preserving-hanoi-s-old-quarter-soul-during-urbanisation.html>, <http://whc.unesco.org/sustainabletourismtoolkit/guide-3-%E2%80%933-case-study-melaka-and-george-town-historic-cities-straits-malacca-malaysia>

Lessons Learned

*These lessons are about
the conditions that need to
be prepared to implement
Preservation of Historical
Site*



- Political will from local and national government is important in order to ensure the commitment from government
- The availability of supporting laws and regulations
- The presence of one strong single unit who fully dedicated to the preservation project (especially if rotation system is used within the government)
- The silos in the government should be avoided and governments need to work more closely with more diverse stakeholders
- Capacity building of its officials must be considered, some of them need to be trained to have specialties in related field
- Involving community, allow them to share their vision
- Observing visitors and residents' attitude, it might influence the policy and strategy

Lessons Learned

*Necessary preconditions to
transfer the practice to
another place*

- Need to understand its history
- Attempt to preserve and maintain historical building
- Financial allocation
- Capacity from bureaucratic and other stakeholders

The steps to take

- Create a comprehensive sustainability of the historical area
- Prepare for the budget and finance to support preservation project
- Ensure asset ownership of the historical building
- Build a strong management and cross-sector collaboration