North Coast Jakarta Land Reclamation as a Solution of Land Requirements

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Abstract. North Coast Jakarta land reclamation policy is a comprehensive effort undertaken by the city administration to increase space requirements in Jakarta. Interpretation of the North Coast Jakarta land reclamation policy and provisions of the spatial plan raises various debates on the pros and cons. In the implementation, there are still two conflicting sources of law on this reclamation policy, between Presidential Decree No. 52 of 1995 and Presidential Decree No. 54 of 2008. The peak was in June 2018, Jakarta Governor Anies Baswedan stop and seal all the property on the reclaimed land due to not completing a building permit. This action became a new polemic reclamation. The study was conducted with a descriptive-analytical method, which describes the underlying spatial phenomena and has an impact on the North Coast Jakarta land reclamation specifically at D Island “Gold Island”. The results of this study indicate that land reclamation is a necessity for the city that has highly increasing of population growth rate. Facts implementation of the land reclamation project on D island until now contrary to the main purpose of land reclamation of North Coast Jakarta. The complexity of the implementation land reclamation project comes from the inconsistency of policies and orientation of economic benefits. The orientation of economic benefits from extra spaces on D island is a form of capitalist space and ignores the social space. On the other hand, there is no benefit in terms of environmental, economic, and social for North Coast Jakarta local communities.

Keywords: North Coast Reclamation Jakarta, spatial, Golf Island, capitalist.

1. Introduction
Pressure from population growth in Jakarta, currently at 11 million inhabitants (Jakarta in Figures 2018) continues to rise sharply, which in turn requires the land to accommodate the needs of housing for the the people. Land pricing in Jakarta is very volatile due to land speculation associated with the strong development of market-driven Jakarta. The amount of land in Jakarta is difficult to obtain, even for south, east, and west area of Jakarta itself can not be more adding. The North Coast area of Jakarta is the only region that allows for an expansion of land. The difficulty of the land acquisition process to acquire land for the development of the city of Jakarta has prompted the Jakarta Government concerning to economic growth by made a policy to develop the northern region. Economic growth is necessary to sustain the sustainability of the city and to encourage Jakarta parallel to the major cities in the world International [1].

17 island reclamation project in the North Coast Jakarta is part of the mega project of integrated development of coastal capital of the State (National Capital Integrated Coastal Development / NCICD) which is projected to attract around 1.7 million people to live there. This amount does not include the projected population will occupy the reclamation of 17 islands, between 750 thousand to 1.5 million residents. [5]
Based on Minister Policy PU No. 40 In 2007, the land reclamation is the area expansions coastal areas through technical engineering for the development of the new district. According to Law No. 1 of 2014 concerning amendments to the Law No. 27 Year 2007 on the Management of Coastal Areas and Small Islands in Article 1, stated that reclamation of the activities carried out by individuals in order to enhance the benefits of land resources in terms of environmental and socioeconomic angle by means build up new land and land drainage.[2]

[3] Land reclamation needs to be done for reasons of protection of the coastal region itself. (Kolman, 2015) The coastal area has long been a center of economic activity and becomes the motor of the economy of a country where the phenomenon was only found in developing countries like European coast, the west coast and the eastern United States, as well as Indonesia, Sri Lanka, India, Australia, and Japan. Land is one of the factors of production or capital (capital) to humans. [3] Land reclamation becomes the preferred strategy for the development of coastal towns and cities of the island because that way the elite actors (government and corporate) to create a new urban space than creating urban space on land that is already there. [9] Due to land reclamation will get a completely new, empty and free of public intervention. However, if its analyzed politically, it is not justified to consider the reclaimed land is vacant land that has potential spaces and being ignored. According to the Chairman of the Association of Planning Indonesia (IAP) Bernardus Djonoputro, reclamation in Jakarta more driven because of the assumption the cost of construction at sea is cheaper than creating a space of new development on land which is much more expensive due to overly bureaucratic, out of control land prices, as well as many social problems such as slums and squatters.

Jakarta spatial problems lie in the gap between the density of human/land area and city density (KLB). Finding land for the construction of vast new was difficult and expensive. North Coast Jakarta reclamation policy is a comprehensive effort undertaken by the city administration to increase the construction space in Jakarta. Not only that, but the reclamation of North Coast Jakarta also aims to reorganize the Java North Coast area (north coast) by building coastal areas and make Jakarta as waterfront city. [4] Reclamation is another and the worst forms of urban sprawl, especially reduced sea add and change what was once belongs to community into private property. In particular, the aspects of spatial, the strategy of inclusive development is an effort to create a fair spatial planning, which can accommodate all the interests of the public, especially communities with poor access to this area due to resource limitations.

2. Method
The approach used in this study is a qualitative approach that produces data in the form of a descriptive analysis of previous research in the form of journals and news published through the internet. A descriptive type of analysis is a type of research that attempts to describe the complex social reality through simplification and classification to offer concepts that could explain a social phenomenon analytically. The author illustrates and describes the reality behind the development of the island reclamation D "Golf Island" which is the solution to the phenomenon of land requirements in Jakarta. While data sort out through the document search process conducted in-depth to support the achievement of the objectives of the research. The components in this study analysis using data reduction, so that the data is simplified and transformed into structured information.

3. Results and discussion
Speaking Reclamation reclamation in the North Coast Jakarta, is not new. Activities to enhance the benefits of backfilling land resources and land drainage or drainage has been done since the 1980s. PT Harapan Indah Pluit Coast region reclaiming width of 400 meters to form a new area that is used for luxury residential Mutiara Beach. Besides, PT Pembangunan Jaya Ancol reclamation northern side to an industrial area and recreation around 1981. Ten
years later, Kapuk reclaimed mangrove forests for a luxury residential area that is now known as Pantai Indah Kapuk. In 1995, following the reclamation is used for industry, namely Marunda Bonded Zone. This describes how the spaces will be set up in the North Coast Jakarta reclamation loaded with the interests of capital. Coastal and marine whose essence is a public space that is open access and lots of interest or users who use it later to be transformed into a limited area and owned by private equity holders. [5]

Various opinions supporting the reclamation, among others; (1) to increase the construction space Jakarta, (2) develop the northern area of Jakarta, (3) generating taxes and levies. Land reclamation of the North Coast region of Jakarta worried would be a form of privatization because the reclamation process is financing entirely from the private developer and the management was also handed over to them. Reflecting on the experience of previous land reclamation, namely in Pantai Mutiara, Pantai Indah Kapuk, Ancol, and others, it is not likely the same thing happens again. Designated reclamation area will be limited to the upper class because developers will make this area a luxurious area with a very high value to profit after the cost that they spend on reclamation. [10]

In the aspect of spatial planning, land reclamation caused land added area but reduced sea and change what was once belong to community into private property. The reclaimed land now becoming into private land for certain groups of society and not all people get access to this spatial due to resource limitations. It is feared the reclamation area designation will be limited to the upper class because developers make this region as a region of luxury with a very high value for the benefit after their expenses for reclamation. In other words, a reclamation is a form of privatization of the coastal area of Jakarta. [6]

Involvement with various forms of regulation led to the interpretation of the North Coast Jakarta reclamation policy or provisions in its spatial planning. In draft of regulation planning related to zoning, the reclamation area has been planned with the public space and open green spaces. The reclaimed island is the island of D has a land area of 312 ha. The composition of the planned use of reclaimed land on the island of D is at least 20% for public green spaces (RTH), at least 10% for private green spaces, at least 10% for the road network, minimum 5% for public and social services department and a maximum of 45% for horizontal and vertical residential areas, mix, support, port, industry and warehousing. Thus the islands D are already built into alternative housing land supply for the citizens of Jakarta [7]
Table 1. D Island Content and Development Timeline

| Developer | PT. Kapuk Naga Indah, sister company of Agung Sedayu Grup |
|-----------|----------------------------------------------------------|
| Content   | • 11 Residential Cluster (3 & 4 Bedroom)  
            • 4 Storey Shophouses  
            • Golf Course  
            • Food Plaza with Sea View Alfresco |
| Timeline  | 1997 Jakarta City Council signing cooperation agreement with PT.Kapuk Niaga Indah.  
            2007 Sutiyoso (Formerly Governor of Jakarta) signing Principal Permit (Izin Prinsip).  
            2010 Fauzi Bowo (Formerly Governor of Jakarta) given the Izin Pelaksanaan.  
            2012 Land reclamation on D Island already shown up on google earth.  
            2016 Moratorium of D Island by Ministry of Environment.  
            2017 Environmental Permit issued by Jakarta City Council.  
            Amdal D island accepted by Environment & Forestry Ministry.  
            HGB of D Island issued.  
            Moratorium cancelled by Maritime ministry, D Island land reclamation continue.  
            2018 Anies Baswedan stop and seal all activity in D Island.  
            2019 Food Street, night hawker market opened.  
            Main access to D Island by the bridge open for public. |

Figure 2. Timeline Land Reclamation of D Island

The D Island masterplan shows the function of occupancy and supporting facilities office/home office 4-storey floor which is characteristic of the development of the Great Sedayu Group reappear. With the theme of Golf & Sea View, office/shophouse 4 floors to hit the market in late 2012 are already sold out. Based on interviews with marketing Golf Island, marketing shophouses and homes in Golf Island is not for PIK 2. This is due to the controversy Reclamation of the island D. At this time residences and rental locations F & B in the area of Food Plaza are still marketed but not published massively. Based on data obtained in May 2019 212 buildings have been completed with the distribution of 409 houses and 311 units of the residential shophouses and unfinished buildings. In total there are 932 buildings without permission that has been established. There are 2 of the 11 clusters that are already sold 90%, already handover to the occupants. There is another two is underway for the construction process with the estimated 2021 handover to residents.
Construction phase on the ongoing development are construction of residential, supporting facilities at the Golf Island includes future project Food Plaza, PIK Icon and Mitsubishi Showroom. The only activity in the reclaimed island D in addition to the construction which is the area of snacks and culinary "Food Street" in the afternoon-evening. With locations in the office parking lot in Block A, dozens of stalls with semi-permanent buildings in operation since the beginning of January 2019. Visible visitors who enjoy live music late at night and many visitors are coming. Access to Markets PIK directed to rotate to Golf Island in advance and pass Food Street, so indirectly and slowly Food Street is published and full of visitors.

Concept formation in the space reclamation process on the North Coast Jakarta expressed by Henri Lefebvre as an abstract entity space produced by capitalism. Space is no longer seen as something concrete that brings the reality of human activity occupants but seen as merely an ideal design or idea to bring the interests of capital behind it. Lefebvre also details some of the contradictions that accompany the development of abstract spaces of capitalism’s products, one of which a loss of joint space controlled by the regime of property rights (private property). Consequently fled communal spaces are loaded with social activity changed into private spaces are loaded with the interests of capital to access it. [8]

4. Conclusion

Departing from Jakarta Bay reclamation cases, some things should be a concern of all parties when the policy will be carried out reclamation of coastal areas. The purpose of reclamation and reclamation did is to whom should be a major concern for policy reclamation is done. Orientation additional economic benefits by developers can be seen directly from observations of physical Golf Island. Reclamation which originally the primary goal as the solution of the space requirements in Jakarta is very contrast with spaces that are formed on the D island which is also a form of capitalist space and ignores the social space.

Government policy in issuing and revoking the moratorium on the D island is the title only because of the reality. The reclamation project continues and implemented quickly and secretly. Hundreds 4 story house and shophouse cluster magnificently plastered with a high selling price although the Building Permit has not been published and was only armed with HGB by extension every 25 years. Some public spaces and other activities that are planned, bring more crowds and continued as if sealing and stops all activity on D island never happened.
In particular the aspects of spatial aspects, the strategy of inclusive development with efforts to create a spatial fair, which can accommodate all the interests of society, particularly communities that are difficult to gain access because of resource constraints this is what needs a comprehensive review and participatory by involving all elements of society. So the main goal to develop the North Beach area of Jakarta as a waterfront city and as a solution needs to be realized at the same space, not as a capitalist space and private space in a public area. In the end, this reclamation to boost sustainable economic growth carry the city to encourage Jakarta parallel to the major cities in the international world.

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