

# Humboldt Alumni Award: Networking Initiative 2019

## URBAN STRANGULATION: CONSTRICTED CITIES IN RAPID PRIVATE URBAN DEVELOPMENT

September 2 - 5, 2019 • Hotel Santika - BSD City, Serpong, Indonesia



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## FOREWORD

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Welcome to the 2019 Networking Initiative Summer School “**Urban Strangulation: Constricted Cities in Rapid Private Urban Development**” organized by Universitas Pembangunan Jaya and supported by the Humboldt Foundation through the Humboldt Alumni Award and the Ministry of Research, Technology, and Higher Education of Indonesia. The summer school aims to bring experts to guide young scientists in solving the problem arising in the interface of the highly sophisticated private communities/cities and less-developed isolated regions from the urban perspectives.

Rapid urban development drives the speed at which cities are growing. Huge strain on the growing cities will take place as there are increased demand in infrastructure and services due to migrating people toward the urban centers, often beyond the expansion or development capacity of the municipal government. The increased need for infrastructure to cater the urban expansion has spawned the emergence of private communities/cities offer comfort and convenience for their inhabitants; however they pose serious challenges on bigger scale where isolated pockets of underdeveloped by-product appear in-between. This summer school, as the second phase of the 3-year networking initiative program, presents a unique opportunity for young scientists to observe and experience real-world challenges in the constricted regions.

We hope that we will have fruitful discussions during the school. We wish you a pleasant and memorable time during your stay in Jakarta.

Yours sincerely,

Eddy Yusuf  
Organizing Committee

# SCHEDULE

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	
08:00 - 08:30		Speed dating and welcoming remark/rules	Site Visit briefing: Safety/Transportation				
08:30 - 10:00		Lecture: city and regional planning: Prof Bernhard	Site visit	Wrapping session based on site visit	Preparation of Scientific Monograph (Draft)	Departure	
10:00 - 10:30		Coffee break		Coffee break	Coffee break		
10:30 - 12:00		Participant presentation: previous/current research (10 Presenters)		Group discussion: potential problems and prepare solutions (Mind Mapping and Tree Solution)	Presentation on project: Presentation of Scientific Monograph - 3Min talk		
12:00 - 13:00		Lunch	Lunch at Site	Lunch	Lunch		
13:00 - 14:30	Arrival and registration	Lecture: urban transportation: Frans Sunito	Site Visit (Continue)	Pinwheel discussion/philosophical chair : inputs#1-Members	Collaboration meeting: Reshape the research paper		
14:30 - 15:00		Coffee break		Coffee break			
15:00 - 16:30		Participant presentation: previous/current research ( 8 Presenters)	Return to venue/hotel/break		Pinwheel discussion/philosophical chair : inputs#2-Mentors	Conclusion remarks/Award session	
16:30 - 17:30		Participant presentation: previous/current research ( 8 Presenters)			Reflection and Closing		
17:30 - 19:00		Dinner					
19:00 - 20:30		Site Visit TOR Rest/Dinner	Rest/free time/discussion	Poster: detail previous/current research	Free time/preparation for morning departure		

# PROGRAM

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**Sunday, 01 September 2019:**

**Arrival and registration of participants at Hotel Santika BSD (13.00 am – 19.00 pm)**

**Day 1 – 02 September 2019**

08.00 am	<b>Speed Dating and Welcoming Remark</b> Introduction of the Participant and Introduction to the Programme  <b>Facilitators: Eddy Yusuf, Resdiansyah</b>
08.30 am	<b>Lecture: City and Regional Planning</b> Bernhard Müller Fakultät Umweltwissenschaften Technische Universität Dresden  <b>Moderator: Paulina Schiappacasse</b>
10.00 am	Coffee Break
10.30 am	<b>Participant Presentation #1: Previous/Current Research</b>  <b>Moderator: Bernhard Müller</b>
12.00 pm	Lunch
13.00 pm	<b>Lecture: Urban Transportation and Mobility</b> Frans. S. Sunito Director, Pembangunan Jaya Infrastruktur, Indonesia  <b>Moderator: Resdiansyah</b>
14.30 pm	Coffee Break
15.00 pm	<b>Participant Presentation #2: Previous/Current Research</b>  <b>Moderator: Paulina Schiappacasse</b>
16.30 pm	<b>Participant Presentation #3: Previous/Current Research</b>  <b>Moderator: Eka Permanasari</b>
18.00 pm	Dinner
19.00 pm	<b>Site Visit Presentation: TOR (Term of Reference)</b>  <b>Facilitators: Eddy Yusuf/Resdiansyah</b>

**Day 2 – 03 September 2019**

8.00 am	<b>Registration, Site Visit and Safety Briefing</b>  <b>Facilitator:</b> Resdiansyah
8.30 am	<b>Site Observation: Task#1-Observation, Problem Identification, Physical Measurement, on site interview, etc</b> <b>Location:</b> Lengkong Kyai/Ulama District-RW-01;RT012,RT02 and RT03  <b>Facilitators:</b> Bernhard Müller, Paulina Schiappacasse, Eddy Yusuf, Eka, Resdiansyah, Hadijah (DJ)  <i>Lunch provided at Site</i>
13.00 pm	<b>Site Observation: Task#2- Observation, Problem Identification, Physical Measurement, on site I nterview, etc</b> <b>Location:</b> Lengkong Kyai/Ulama District-RW-01;RT012,RT02 and RT03  <b>Facilitators:</b> Bernhard Müller, Paulina Schiappacasse, Eddy Yusuf, Eka Permanasari, Resdiansyah, Hadijah (DJ)  <i>Snack Box will be provided at site</i>
16.30 pm	<b>Return to venue/base/hotel</b>
18.00 pm	Dinner
19.00 pm	<b>Poster Day-1: Detail previous/current research in relevant topic:</b> 1. City and Regional planning (system, management, development and planning) 2. Urban Transportation (system and planning)
21.00 pm	Closing Day 2

**Day 3 – 03 September 2019**

8.00 am	<b>Wrapping Session Based on Site Observation</b>
10.00 am	<b>Coffe Break</b>
10.30 am	<b>Group Discussion: Problem and Solution on Urban Strangulation</b>  <b>Facilitators:</b> Bernhard Müller, Paulina Schiappacasse, Eddy Yusuf, Eka Permanasari, Resdiansyah, Hadijah (DJ)
12.00 pm	Lunch Break and Praying
1.00 pm	<b>Pinwheel Discussion: inputs#1-Members</b> <b>Issue to discuss: Case study from site visit: Urban Strangulation phenomena?</b>  <b>Facilitators:</b> Bernhard Müller, Paulina Schiappacasse, Eddy Yusuf, Eka Permanasari, Resdiansyah, Hadijah (DJ)
2.30 pm	Coffee Break
3.00 pm	<b>Philosophical chair: inputs#2-Mentors</b>  <b>Issue to discuss: Who is responsible in urban strangulation? Goverment? Private City Developer?</b> <b>Facilitators:</b> Bernhard Müller, Paulina Schiappacasse
18.00 pm	Dinner
19.00 pm	<b>Poster Day-2: Detail previous/current research in relevant topic:</b> <ol style="list-style-type: none"><li>1. City and Regional planning (system, management, development and planning)</li><li>2. Urban Transportation (system and planning)</li></ol>
21.00 pm	Closing Day 3

**Day 4 – 04 September 2019**

08.00 am	<b>Preparation of Scientific Monograph (Draft)</b>  <b>Facilitators:</b> Bernhard Müller, Paulina Schiappacasse, Eddy Yusuf, Eka Permanasari, Resdiansyah, Hadijah (DJ)
10.00 am	Coffee Break
10.30 am	<b>Presentation on project: Presentation of Scientific Article</b>  <b>Facilitators:</b> Bernhard Müller, Paulina Schiappacasse, Eddy Yusuf, Eka, Resdiansyah, Hadijah (DJ)
12.00 pm	Lunch
13.00 pm	<b>Collaboration meeting: Reshape the scientific paper</b>
14.30 pm	Coffee Break
15.00 pm	<b>Conclusion Remarks and Award Session</b>  <b>Facilitators:</b> Eddy Yusuf, Leenawaty Limantara
16.30 pm	<b>Reflection on The Summer School Program</b>  <b>Facilitators:</b> Leenawaty and Committee
18.00 pm	Dinner
19.00 pm	<b>Free time/preparation for morning departure</b>



## EXPERTS

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Müller, Bernhard  
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## FACILITATORS

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## SITE VISIT: CONSTRICTED AREAS VISIT @LENGKONG DISTRICT

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Medtry, Haryo, B., and Madjid, K., *Kajian Penataan Eksistensi Kampung Terjepit (Enclave) Akibat Pengembangan Perumahan Skala Besar (Studi Kasus Kampung Lengkong Ulama Desa Lengkong Kulon, Kecamatan Pagedangan, Kabupaten Tangerang)*, **Prosiding Seminar Nasional Perencanaan Pembangunan Inklusif Desa Kota**, Universitas Andalas, 23 – 24 November 2016.

Tangerang Regency, an area part of the JABODETABEK metropolis where its position as a region transit between Jakarta and Merak makes the area suitable for industrial location which basically is the economic generator of the region. There are five main developers operating in Tangerang, namely Lippo Karawaci, Sinarmas Land, Summarecon, Jaya Real Property and Paramount Land. These developers have extensively acquired expanses of land and ambitiously planned to turn them into a modern development area known as private city. The acquired land was previously villages which are believed to be slum areas where the poor are concentrated and combined their resources to survive. Even with these development conditions, there are still a number of villages that have not been acquired and had become pocket areas amidst the real estate development where the villagers may benefit from the availability of new job vacancies — such as security guard members, gardeners, housemaids, drivers, etc. — even so, they have never been integrated with the development itself. Meanwhile, developers had created gated cluster to ensure the safety of its occupants, it also provided strict segregation from the surrounding villages with three meter high walls. This co-existence without cohesion is not ideal because it isn't in line with the sustainable development goals (SGD's) which requires cohesion among the community. This phenomenon is referred to as an urban strangulation/constricted cities/districts.

Furthermore, Tangerang Regency which borders Tangerang City and South Tangerang City, is a region with high growth. The influence of the core city of Jakarta, which greatly needed large-scale of housing land, had caused many villages to be displaced. Now, real estate housing developers have "surrounded" the region creating densely populated urban settlements or urban villages in the border areas especially at the watersheds (DAS) alongside the Cisadane river. Today these villages has turned into isolated, strangulated, constricted urban enclaves and a mere backyard of residential / residential real estate. One of them is Lengkong district; a village located in Tangerang regency, which is the home to an important historical site of the founder of the Tangerang that marks the beginning of the region. At present, Lengkong district is strangulated between the rapidly developed private cities called BSD City and Bintaro Jaya. The word "Lengkong" is originated from the name of the founder, Raden Arya Wangsakara. Raden Wangsa Di Kara, or Raden Arya Wangsakara of Sumedang, West Java was a religious leader who is believed to have a common thread with the Cirebon Sultanate. He moved to Banten to avoid the pressure of Mataram Kingdom and to flee the Dipati Ukur rebellion battle. The word 'Lengkong' also indicates that the location of this village is at a water / river bank. Lengkong district has gone through many historical events and today it is divided into 5 smaller areas, namely Lengkong Kyai / Ulama, Lengkong Karya, Lengkong Wetan, Lengkong Gudang, and Lengkong Gudang Timur. Out of these five, four areas are identified as constricted urban village/urban strangulation areas.

The areas along the Cisadane River have become densely populated urban settlements because of their strategic location and their regional position as the suburbs of Jakarta. One example is the Lengkong Ulama district in Tangerang Regency, an area that has become a constricted pocket surrounded by private cities and massive housing in Bumi Serpong Damai (BSD) and Bintaro Jaya. The district also suffers from the decline in economic levels, a narrow circulation of space, irregular building arrangements, poor drainage, and poor water and garbage supply systems which are feared to have the potential to become city slums coupled with the rapid development of private city areas and real estate housing developers who are increasingly "constrict" the region.

In this field visit, participants will be invited to see, observe, and interact with physical cities, residents, and the environment. The site visit is carefully designed so that participants will be able to understand, identify, and propose solutions to the problems associated with constricted cities.





Kabupaten Tangerang



Kampung Lengkong Kyai, Pagedangan

Along the Cisadane River has become a densely populated urban settlement because of its strategic location and also the suburbs of Jakarta. As example, in Lengkong Ulama, Tangerang Regency, is an area that has become a strangulated pockets by rapid urban development. Strategically located on the banks of the Cisadane River, it is possible that the future Cisadane border will become new slum pockets, which of course are not feasible, unsafe even far from comfortable

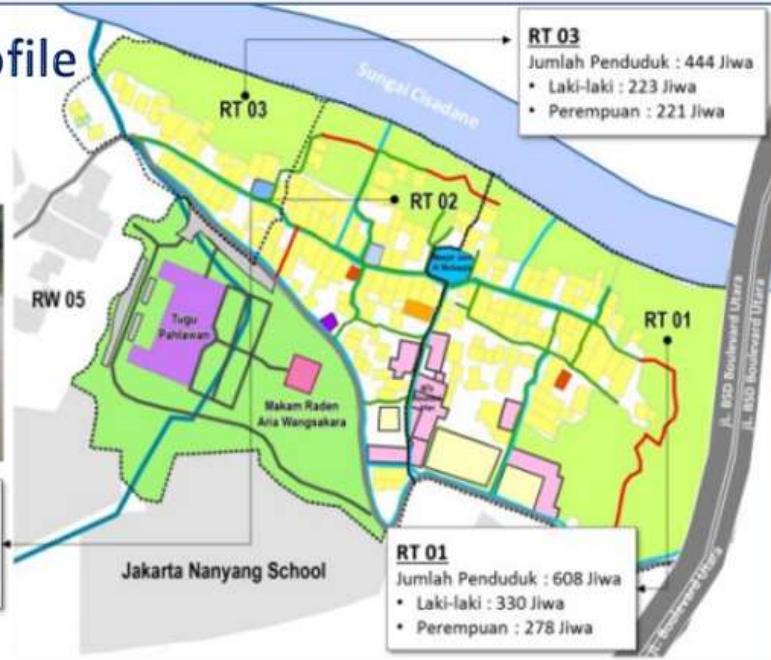
## Population Profile

Jumlah Penduduk Kampung Lengkong Ulama (RW 01) adalah **1500 jiwa**



### RT 02

Jumlah Penduduk : 448 Jiwa  
 • Laki-laki : 231 Jiwa  
 • Perempuan : 217 Jiwa



### Road Condition

Source: Medtry, 2017

### Main Issues:

- Accessibility
- Clean water
- Waste disposal
- Land use problems around the riverbank
- Lack of road infrastructure (if any: without pavement or damage)
- Drainage
- Garbage
- River overflow (flash flood)
- Etc.

The city area experiences fluctuations in the phases of life starting from forming, growing and decreasing. Likewise, the Lengkong Ulama district, a decline in regional functions due to declining economic levels, a narrow circulation of space, irregular building arrangements, poor drainage, and poor water and garbage supply systems which are feared to have the potential to become city slums. Coupled with the rapid urban development who are increasingly "constrict" the region

### Objective

In this field visit, several groups of young scientists will be invited to see, observe, and interact with physical cities, residents, and the environment, so participants will be able to understand the problems and quickly identify specific problems and explore the data needed for further discussions in the workshop to find some solutions.

### Focus of Observation

- RoW, road features, drainage, urban/village landscape, public space, market, school, public facilities, etc;
- Social-economical situation
- Urban culture and society





Humboldt Alumni Award  
Networking Initiatives: Summer School

