



# Riding the Tide of Transformation: Jakarta's Urban Planning Post COVID-19

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International Webinar:  
Rebuilding Cities Post COVID-19  
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# Opportunities to be seized



Change of mobility pattern:  
**The End of the  
'Origin-Destination'**



Change of interaction pattern:  
**The New Era of  
Contactless-Virtual Interaction**



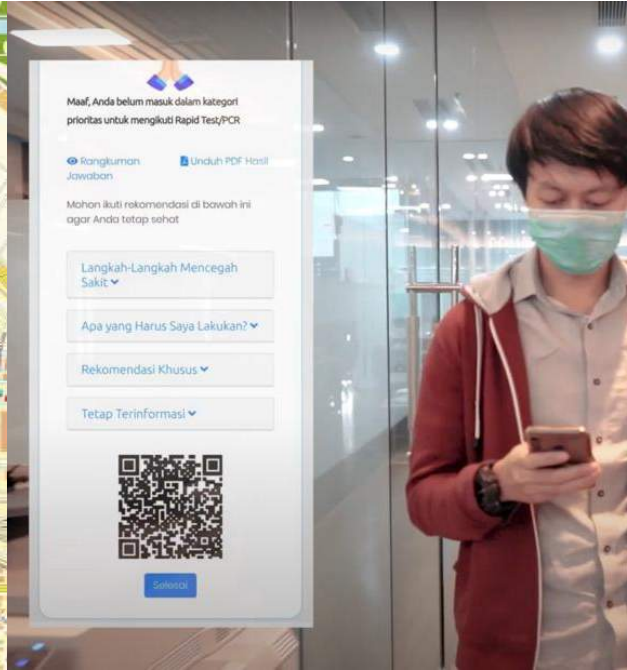
Change of activities pattern:  
**The New  
Freedom in Time & Space**



# Our Strategies and Response



**Reforming  
the City Planning**



**Upgrading  
Public Services**



**Prototyping  
Future Jakarta**

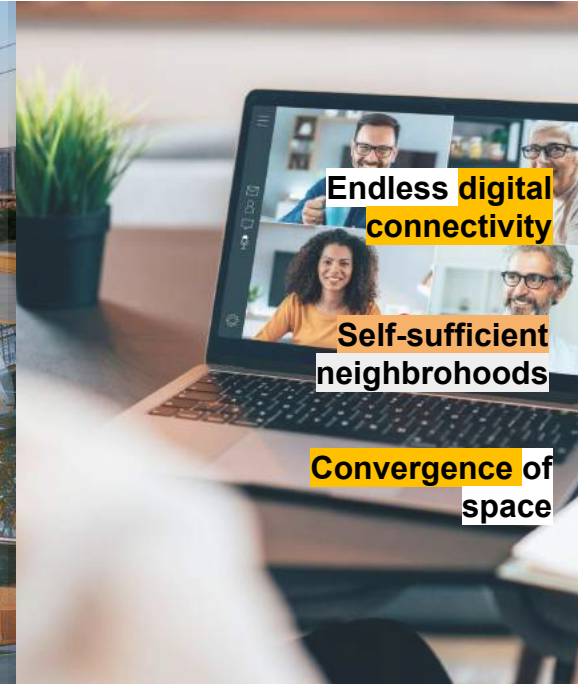
Redefining the City Planning:

# Transit + Digital Oriented Development (TOD+DOD)

## Existing Attributes



## Future Attributes





Redefining the City Planning:

# Introducing Performance Based Planning



## Legend

- Urbanization Promotion Area : High Density (700m radius from transit)
- Urbanization Controlled Area (Outside 700m radius from transit)

Special Zoning District:  
**flexibility in customizing  
land use planning to  
meet performance  
standard**



## District Performance Standard



20:20 rules\*



Participatory planning



High density



Waste management



Zero run-off



Emission reduction



100% clean water access



District permeability



Sidewalk and bike lanes



Emission reduction



Green building



equal to 30% green spaces



Hawkers centers



Multi-function open spaces

\*) minimum 20% housing, with 20% affordable housing.

Upgrading Public Service:

# Simplification and Digitalization of Construction Permit

## Existing Condition:

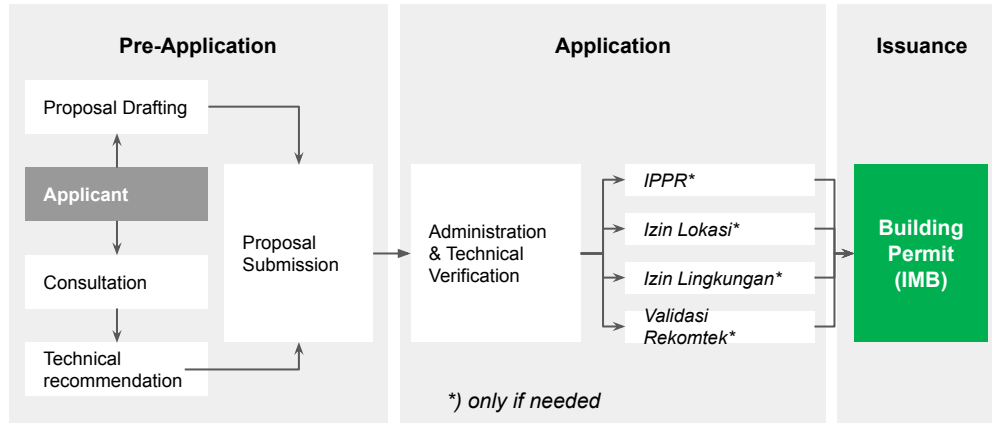
Existing duration of permit processing:

**360 Days**



## Intervention being carried out:

### 1) Simplification



### 2) Digitalization

Paperless Submission and Processing

## Expected Result:

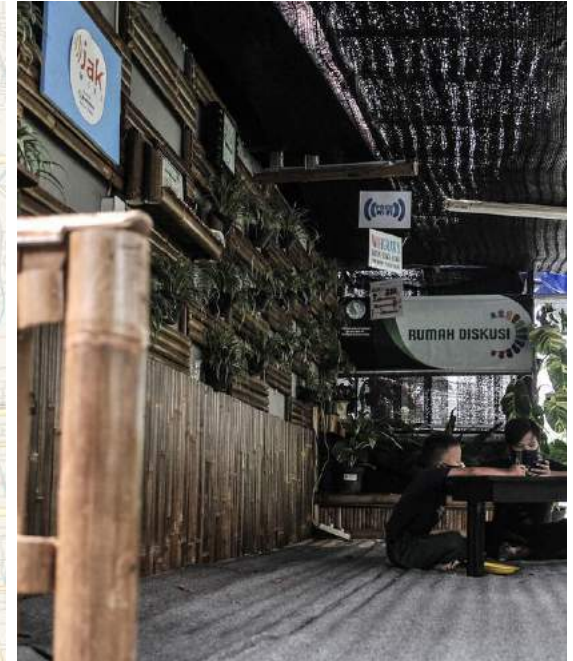
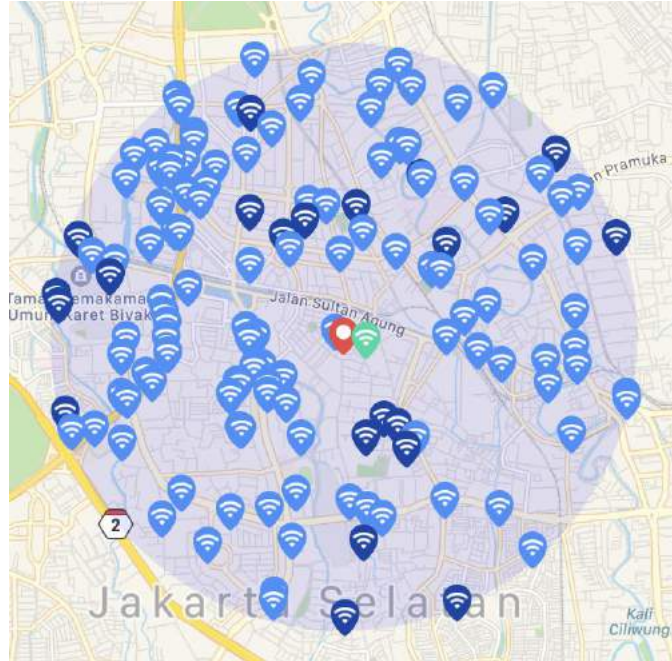
Duration of permit processing:

**57 Days**

Upgrading Public Service:

## Expanding free internet access for all: JakWIFI

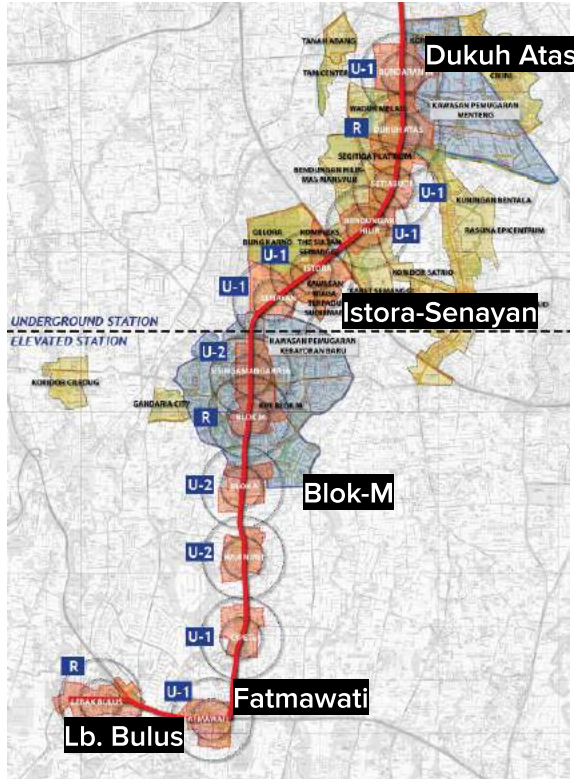
More than 9,000 new Public Wi-Fi Spots (JakWifi) are accessible for free in public places including school buildings, government buildings, parks and community centers (RPTRA)





Prototyping Future Jakarta:

# Pilot Districts of Transit Oriented Development



## Collaborative Development Scheme :

City Government  
as **Regulator**

MRT Jakarta  
as **Master developer**

Land owners as  
**Co-developer**

TOD Dukuh Atas - TOD Istora-Senayan - TOD Blok-M - TOD Fatmawati - TOD Lb. Bulus

## Features :



Compact &  
Mixed-use dev.



Intermodal  
interchange



Affordable  
Housing



Green Spaces



Bike Lanes

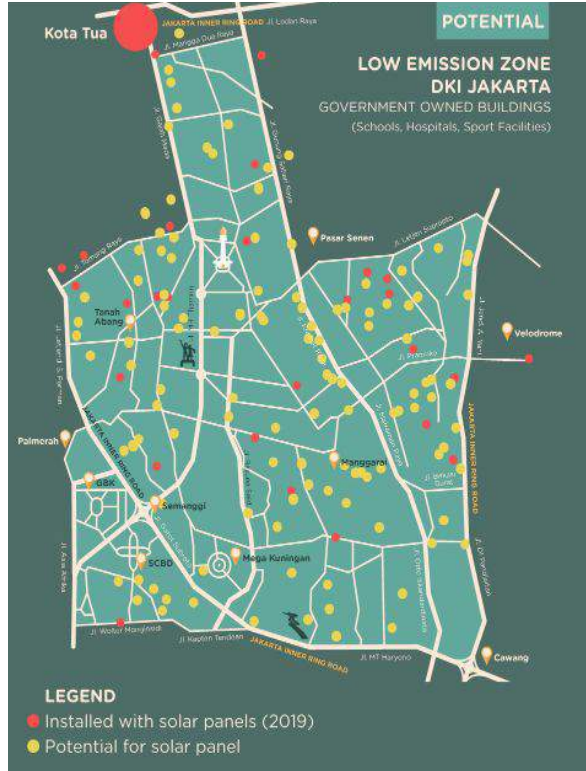


Sidewalks & Easement



Prototyping Future Jakarta:

# Implementing Low Emission Zone in *Kota Tua*



## Reducing vehicle based emission



Odd - Even



ERP



Vehicle  
Limitation :  
Emission Test



High  
parking tariff

## Mainstreaming low-emission mobility



Pedestrian  
Way



Bike  
Lane



Micro-  
Mobility



Scaling up  
Coverage &  
Headway of  
Transit

## Promoting renewable energy and natural environment



Solar panel on  
government  
building



Parks

# Impress & Inspire. The story of citizens and co-creators.

Coming Soon  
17-18th December 2020

More on JDCN:

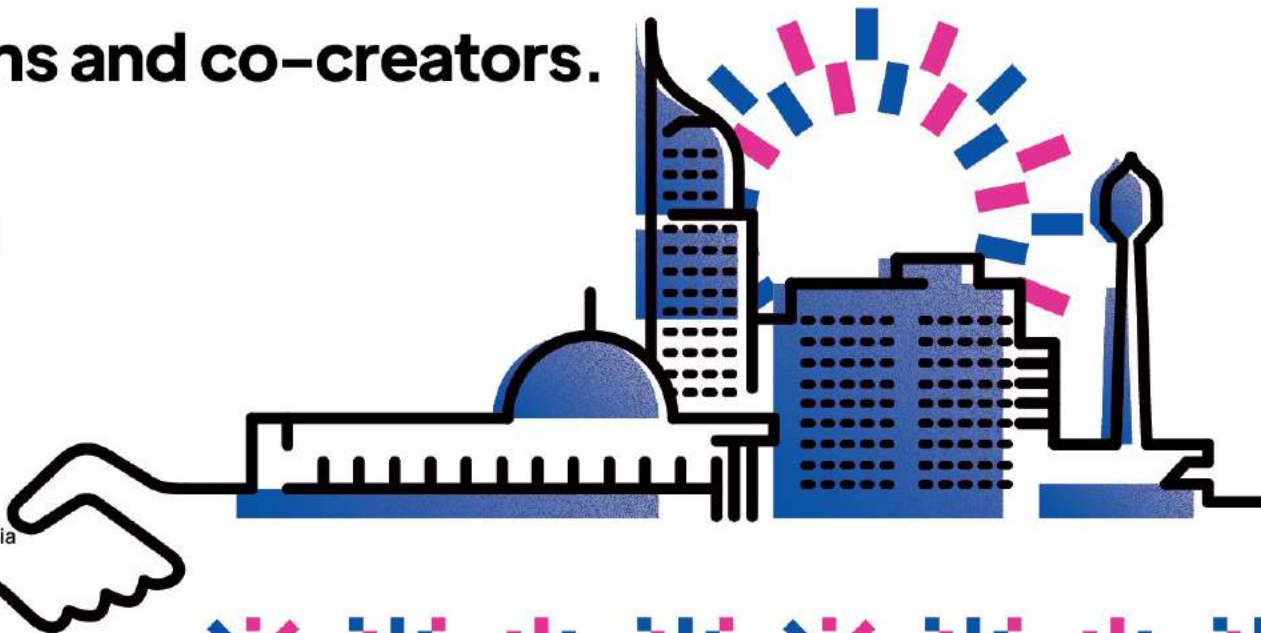


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[plusjakarta.com](https://plusjakarta.com)





Thank you



Source : Media Indonesia / Ramdani

# 1 Change of mobility pattern: The End of the 'Origin-Destination'

The citizen are not mobilizing from 'origin' to 'destination' anymore and any activities are being carried from anywhere. Spaces are converging and the dualism between home and office is coming to an end. The city planning has to be reformed.

A. More than 1 mil. workers from 4.007 companies are currently working from home (15 May 2020)

B. More than 1,5 mil. students and ten of thousands lecturer are currently doing distance learning





## 2 Change of interaction pattern: The New Era of Contactless-Virtual Interaction

Interaction and transaction no longer necessitates in person meetings. Adoption of new technology is rapidly increasing. Opening up a new opportunity for more diverse and global collaboration between cities and citizens.

During PSBB period, digital transaction in Indonesia rockets 64,48% with 37,35% digital transaction growth (Bank Indonesia, June 2020)



Source: Media Indonesia / Andry Widianto

## 3 Change of activities pattern: The New Freedom in Time and Space

People are now free to bike or walk in the morning before starting the work from their home, or from a nearby park. Now we are free to decide from where we work, we learn, and we play, or doing all of it at the same time on the same place? It's a new freedom!

A. 11.3 million workers in the area of Greater Jakarta have been able to adhere to flexible working systems (IDEAS, 2020)

B. The number of cyclists in Jakarta has increased by 1,000% (ITDP, June, 2020)