all about land:

issues and challenges of rural - urban transformation in the Indonesian new capital “NUSANTARA”

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München, November 8 2024

profile

Class of 2023 – 2025: Master Program in Land Management and Land Tenure

CURRENT JOB:

Full Professor at the Department of Urban and Regional Planning, Diponegoro University, Indonesia

EXPERTISE:

rural planning and development |climate related disaster and planning |rural transformation |land management

POSITIONS:

Indonesia	International
DAAD Research Ambassador	Council – Global Planning Education Association Network (GPEAN)
Advisory Board – Indonesian Planning Schools Association	Chair – Steering Committee World Planning Schools Congress (WPSC) 2026, Helsinki
Planning Expert – Nusantara New Capital Authority	

CURRENT PROJECT:

DAAD Exceed Program - Spatial Methods for Urban Sustainability (SMUS) 2020 – 2029; Host TU Berlin

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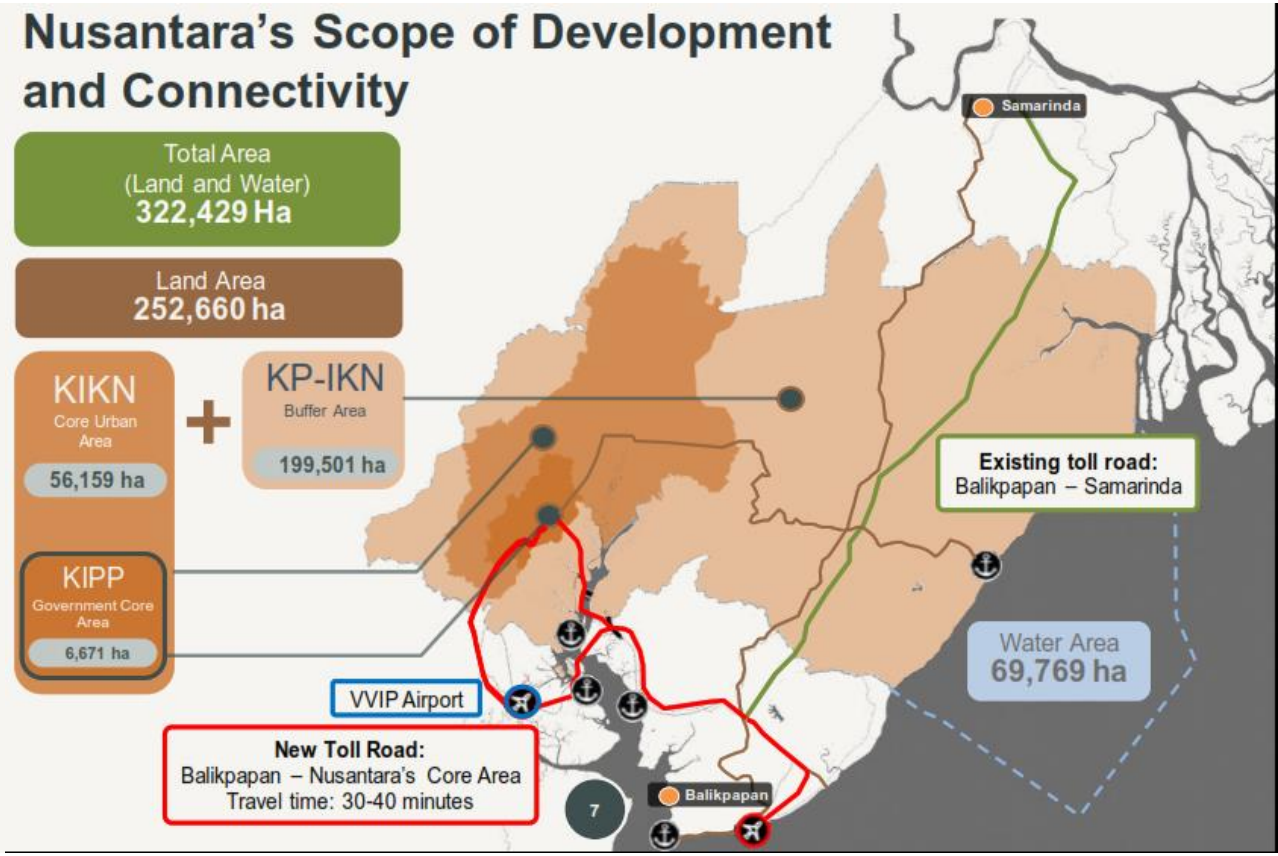
brief overview of Nusantara (IKN)

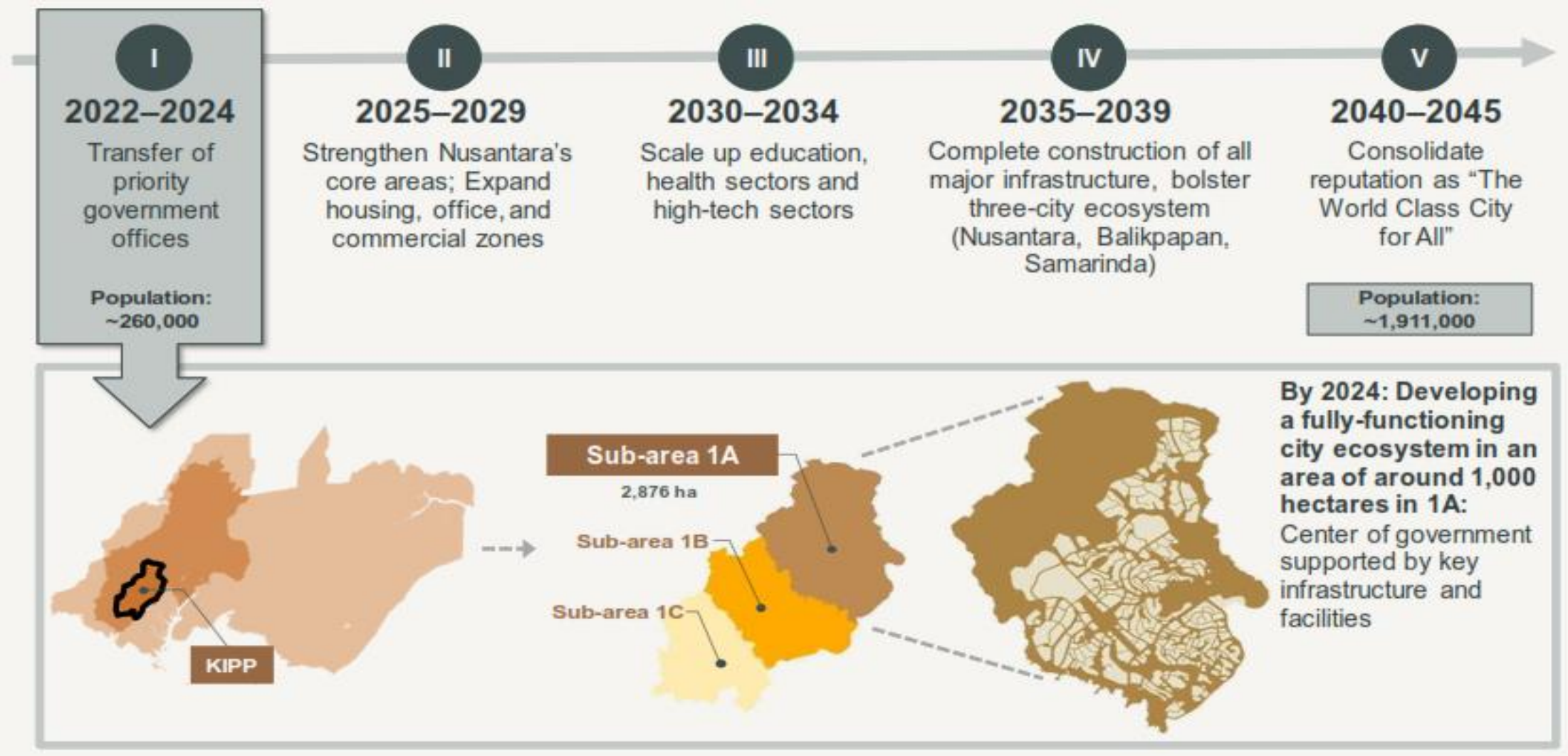


Key Performance Indicators

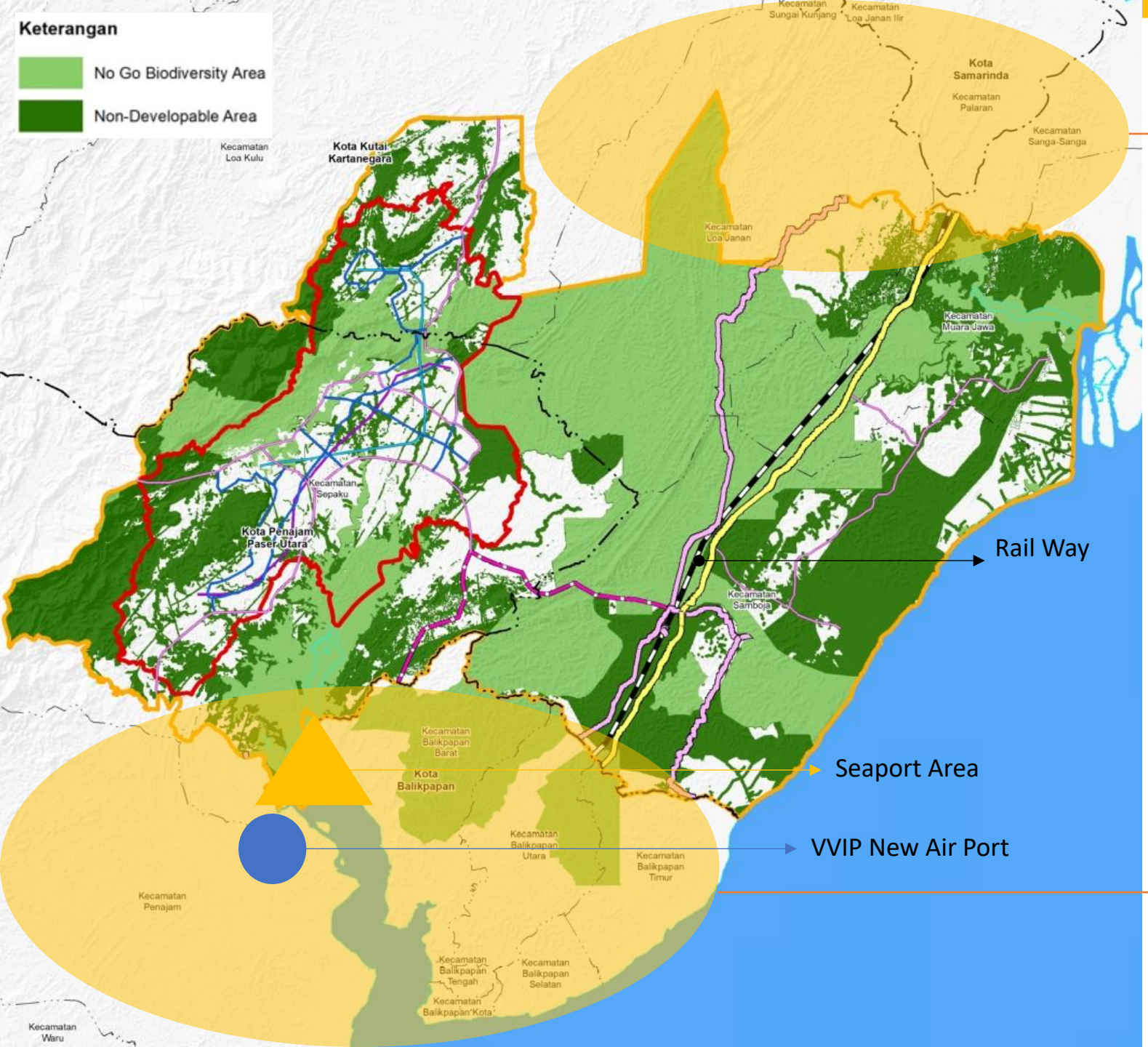
 Social Welfare	 Ecology & Natural Environment Preservation	 Connectivity/ Transportation	 Infrastructure	 ICT Infrastructure
Population: ± 280000	Green Area: 70-75%	Public Transport Share by 2045: 80%	Consumption of Local Water: 150 ml/day	Internet Access: 100%
Density: 90-100 prs/ha	Kalimantan Plant Conservation: 50%	Transport Service Coverage by 2045: 80%	Waste Reduction: 50%	WIFI Availability in Public Area
Accessibility to Public Utility and TOD: 10 minutes	Indonesia Plant Conservation: 30%	Walking Distance to TOD: < 500 m	Area for Water Sources Alternative: 50%	Data Center Availability
Residential Unit for Government Employee: 70%	Population Access to City Garden: 80%	Maximum Modal Change: 2x	Utilisation of Alternative Energy: 50-80%	ICT Integrated Operations Control Center (ICT IOCC)
Public Area for National Program	Discontinue Green Belt: 100%	Speed in Peak Hours: min. 25km/jam		E-Government in Public Services: 100%
National Cultural Symbol in Public Space	Carbon Sequestration from CO^2 Emission: 0.2%	Connection Transit Express to the Strategic Airport in 2030: < 50 minutes		
	Optimisation of Micro Climate Quality	Integrated Schedule, Information and Payment		

Source: de Vries et al., 2023

development phases



development of IKN and its potential in the surrounding region



Development of IKN area and supporting facilities → improving **rural-urban linkage** (flow of people, capital, commodities, and information)

Development in the surrounding areas accelerated the process of urbanization (changing of rural-urban status)

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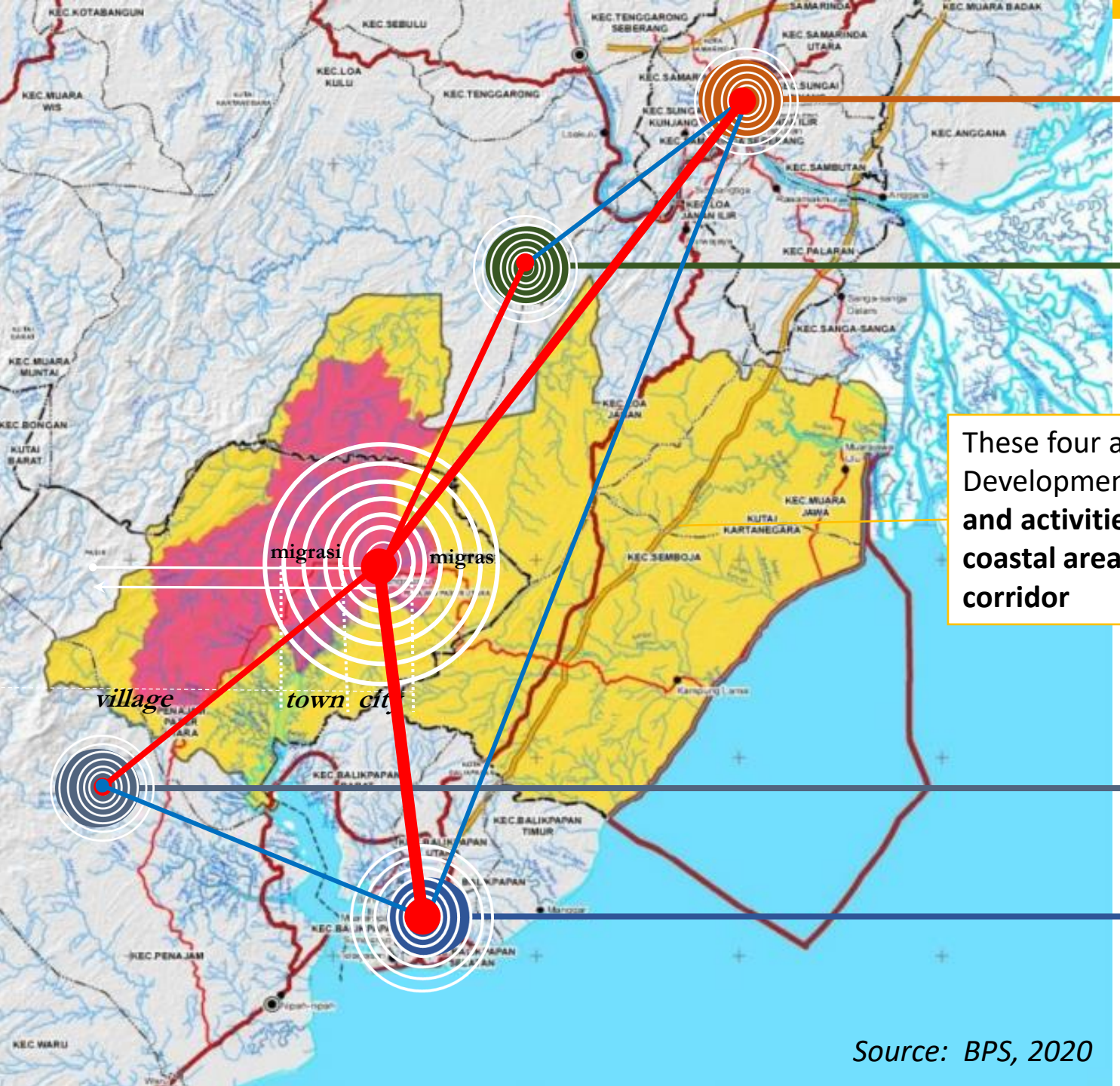
Rural – Urban Status around IKN



SAMARINDA CITY

97% urban

KUTAI KERTANEGARA REGENCY

36% urban

These four areas have the potential to get the direct impact of the IKN Development and its supporting facilities. Currently, **built-up areas and activities** in the IKN location districts **are still centered on the coastal areas and along the Balikpapan-Samarinda national road corridor**

53% urban

PENAJAM PASER UTARA REGENCY

Indicators determining rural-urban status:

- Population density
- Percentage of farms family
- Access to urban facilities

BALIKPAPAN CITY

100% urban

Source: BPS, 2020

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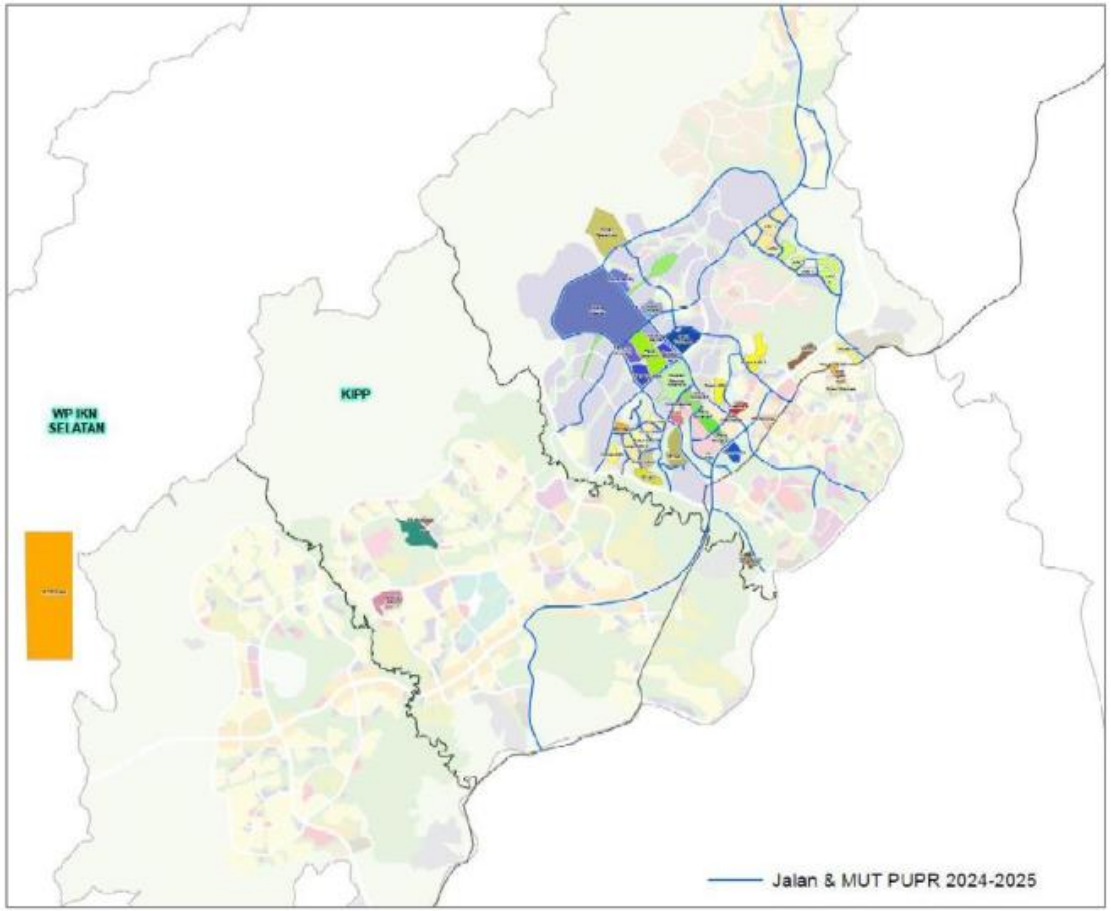
what has been done so far?

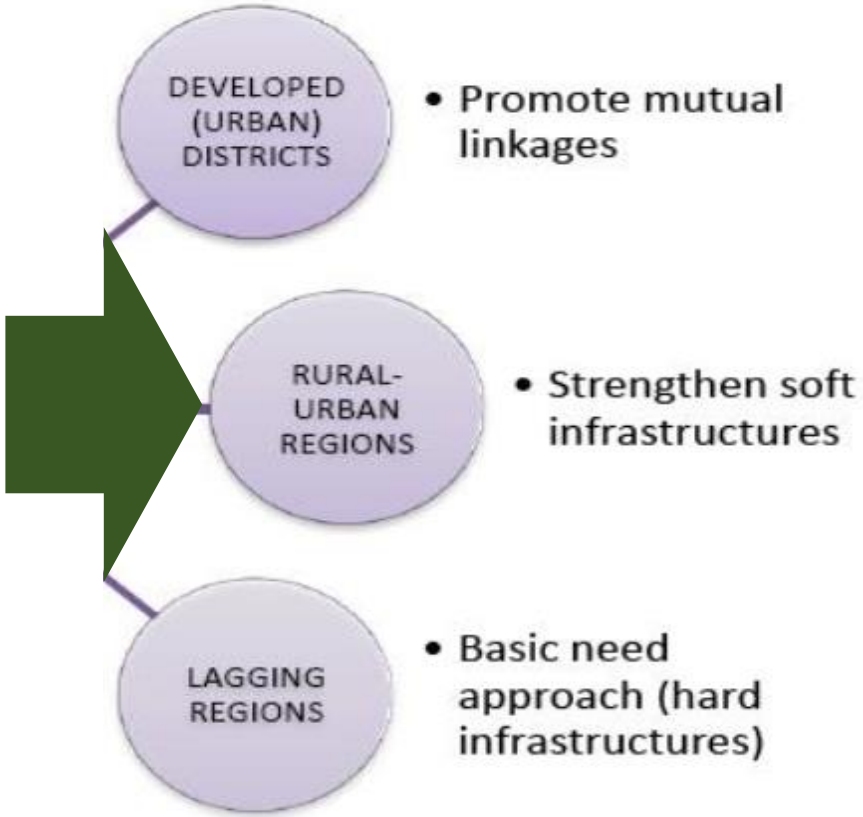


By December 2024, it is targeted that ecosystems will be built in the **Government Center Core Area (KIPP)** built by Ministry of Public Works and private sector, **consisting of**:

- **Toll road** along ± 75 km
- Working roads in KIPP for ± 96 km, final stage along ± 25 km, and multi-utility tunnel (MUT) network for ± 39 km
- State Palace, Garuda Palace, Presidential Secretariat Office, Presidential Mosque
- 16 joint office towers of the Coordinating Ministry and 3 office towers of the Ministry of State Secretariat
- 47 flat towers for Government Officials
- Drinking water infrastructure: 5,300 liters/second from Sepaku River intake and 15.8 km transmission pipeline
- Main reservoir (2 x 6,000m^3 capacity)
- 50 MW solar power plant
- 34 5G shared telecommunication towers with 500GB fixed broadband capacity
- 2 hotels (total capacity 391 rooms)
- 4 hospitals
- 36 Construction Worker Residential towers (capacity 22,892 residents)

issues and challenges

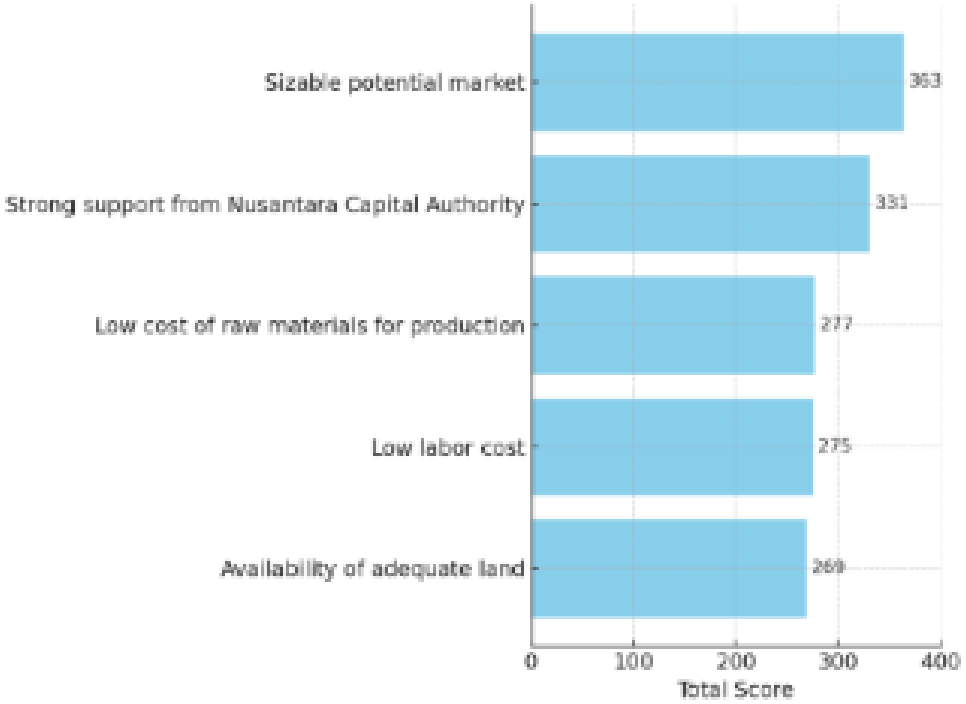
- A **wider option** to develop policies → different scenarios based on potentials and institutional capacity
- IKN has the potential to create *uneven spatial development* and *rural neglect*
- Potential to slow down as a **critical mass** → a strong political support.
- **Review of** IKN **planning** aspects, such as infrastructure development milestones, population, and costs.



land management perspectives

- A “fast irregular” growing area close to the border and along the corridor of IKN region → creates land speculation and “free land market area”; which may lead to the informal development.
- Some unclear areas (about 2086 ha) due to land status and data availability → land acquisition - land development issue.
- Some changes along the development process → reformulating spatial plans; particularly land use plan.

Please rank the following inherent factors, with "1“ being the most important and "5" being the least important, that influence your company's investment decision.



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DESIGN CONCEPT

CURRENT SITUATION

thank you
danke schön
terimakasih

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