

INTRODUCTION TO THE NEIGHBORHOOD ASSESSMENT

Created within the context of a citywide strategic planning process called the City Development Strategies (CDS) program, the following Neighborhood Assessment focuses on one neighborhood within the city of Banjarmasin. The neighborhood assessment can help people understand how a neighborhood can be impacted by citywide policies, and how small-scale improvements at the neighborhood level affect change in the lives of residents and help to change the city. This assessment can help decision-makers think of ways in which projects and policies can respond to issues experienced at the neighborhood level.

The neighborhood of Sungai Jingah was chosen for study because it's a riverbank neighborhood like many others. City leaders speak of the need to promote the city's 'traditional river identity', and Sungai Jingah's characteristics are similar to many riverbank neighborhoods in Banjarmasin. The local government wishes to focus on poor, inner-city and old neighborhoods similar to Sungai Jingah in order to achieve the following citywide goals: reducing poverty, improving the quality of the river by extending basic services such as sanitation and reducing pollution, creating attractions for tourists, and reducing unemployment by improving markets and creating economic opportunities. There is great potential in Sungai Jingah to achieve these goals, and in doing so create positive change for the city.



A.1

SUNGAI JINGAH

NEIGHBORHOOD ASSESSMENT

NEIGHBORHOODS ARE IMPACTED BY THE CITY'S STRATEGIC DEVELOPMENT PLANS, EACH BENEFITS IN DIFFERENT WAYS ACCORDING TO THEIR OWN CHARACTER AND LOCATION

This assessment gathers information to describe one of Banjarmasin's typical neighborhoods. But in doing so it may indicate ways in which such other similar neighborhoods can stand to gain from the city's three development strategies. It can also offer ideas how the city itself can also benefit from a local community and help it to achieve its development vision.

KEY FINDINGS

- THE PATTERN OF SETTLEMENT MIRRORS THE CITY'S EVOLUTION FROM PLANTATION TO A DENSE NEIGHBORHOOD, IT IS LOOKING TO UPGRADE INFRASTRUCTURE TO SERVICE RESIDENTS AND LOCAL BUSINESSES.
- THE NEIGHBORHOOD'S ECONOMIC TRANSITION MIRRORS THAT OF THE CITY, IT ATTRACTED NEWCOMERS SEEKING SHELTER AND WORK IN WOOD PROCESSING. THE NEIGHBORHOOD NOW SEEKS NEW ECONOMIC OPPORTUNITIES AND LINKAGES TO MARKETS.
- THE NEIGHBORHOOD'S RIVER CULTURE IS WHAT THE CITY IDENTIFIES WITH. THERE ARE STILL ACTIVITIES AND HISTORICAL ASSETS THAT REFLECT THE CITY AS IT USED TO BE, THAT MAY ALSO EMBODY ITS FUTURE.

RECOMMENDATIONS

- **UPGRADES TO MARKETS WILL BENEFIT LOCAL HOME INDUSTRIES.**
- **IMPROVING CIRCULATION, BY EXTENDING ROADS AND IMPROVING BOARDWALKS WILL INCREASE ACCESS.**
- **SANITATION IS NEEDED, AS WELL AS INCREASED AWARENESS ABOUT KEEPING THE RIVERS CLEAN.**

- **CREATION OF A HISTORIC DISTRICT AND TOURISM OPPORTUNITIES CAN GENERATE INCOME LOCALLY.**
- **RIVER CULTURE CAN BE SUPPORTED BY INFRASTRUCTURE AND INCREASING ACCESS TO MARKETS**
- **IMPROVEMENTS TO THE MUSEUM CAN ATTRACT VISITORS**

Sungai Jingah is one of 57 neighborhoods in Banjarmasin, it lies along the riverbanks of the city's main artery, the Martapura River. The development of the Sungai Jingah is emblematic of the way that the city itself has developed. Its story is significant to Banjarmasin's development vision as it mirrors features of the city's own development. Issues that affect the neighborhood are similar to those experienced throughout the city, and small-scale solutions can help add up to influence the development vision for the whole city.

NEIGHBORHOOD DESCRIPTION

Similar to Banjarmasin's growth pattern Sungai Jingah has been transformed from a small, rural plantation settlement to a dense urban area where workers arrived when the city's economy was based on wood processing. Recently the neighborhood is attempting to find new economic opportunities such as tourism and developing local home industries, while maintaining its cultural identity, as a place where Banjarmasin's river

culture continues to this day.

Three ways in which Sungai Jingah is similar to Banjarmasin are the following:

- THE PATTERN OF SETTLEMENT MIRRORS THE CITY’S EVOLUTION FROM PLANTATION TO A DENSE NEIGHBORHOOD. THE LOCAL GOVERNMENT IS LOOKING TO UPGRADE INFRASTRUCTURE TO SERVICE RESIDENTS AND LOCAL BUSINESSES.
- THE NEIGHBORHOOD’S ECONOMIC TRANSITION MIRRORS THAT OF THE CITY, IT ATTRACTED NEWCOMERS SEEKING SHELTER AND WORK IN WOOD PROCESSING. THE NEIGHBORHOOD NOW SEEKS NEW ECONOMIC OPPORTUNITIES AND LINKAGES TO MARKETS.
- THE LOCAL GOVERNMENT HAS IDENTIFIED SUNGAI JINGAH AS A NEIGHBORHOOD THAT EMBODIES THE CITY’S RIVER CULTURE. ACTIVITIES AND HISTORICAL ASSETS HERE REFLECT THE CITY AS IT USED TO BE, THAT MAY ALSO SHAPE ITS FUTURE DEVELOPMENT.

HISTORY

Sungai Jingah derives its name from the Jingah River that used to flow through the neighborhood. From the colonial era until the 1980s, the area was mostly used as coconut plantations, for the extraction and processing of coconut oil. Before the increasing use of palm oil for cooking, coconut oil was an important commodity used for food preparation; at that time almost all of the

inhabitants there worked in this industry. Residents of that time lived along the riverbanks of the Jingah River and Martapura Rivers and lived and processed the coconuts there.

The 1980s brought both economic and demographic changes that significantly altered the area. The central government passed a national regulation that required that all lumber had to be processed locally. Since Banjarmasin is located at the mouth of one of Kalimantan’s main rivers it became the site of wood processing, industrialization and export. This transformed the city, and mass migration followed. Sungai Jingah absorbed large numbers of newcomers who sought shelter and employment. Homes were quickly constructed on the riverbanks since it was cheaper and available since there were no conflicts over land tenure. The small River Jingah became clogged up and closed, as have many of the city’s other small tributaries and rivers.

In their time the coconut oil and wood processing industries provided both the primary source of employment and income for local residents; but they were eventually unsustainable. Given the decline of these extractive resource industries poverty has increased in Sungai Jingah. In response residents have

SUNGAI JINGAH FACTS

10,403

POPULATION

27%

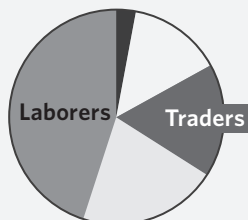
%POOR POPULATION

LAND

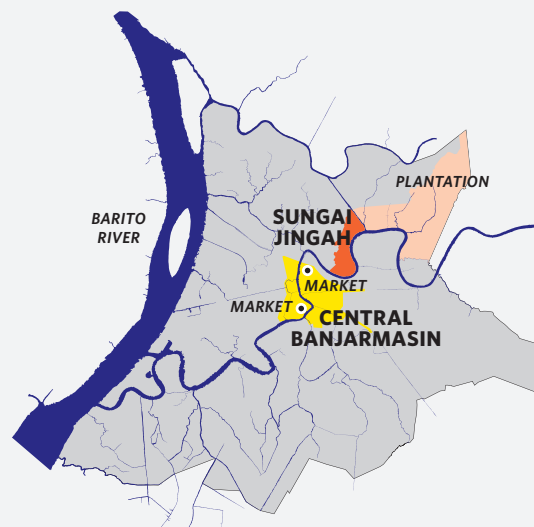
Total Land Area (Urbanized)	65.6 ha
# of Households	2,898
Population Density	64 people / ha

LOCAL EMPLOYMENT

Pensioners	3 %
Traders and Small businesses	14 %
Government Employees	17 %
Private Sector	21 %
Laborers/ Workers	45 %



SUNGAI JINGAH IN THE CITY



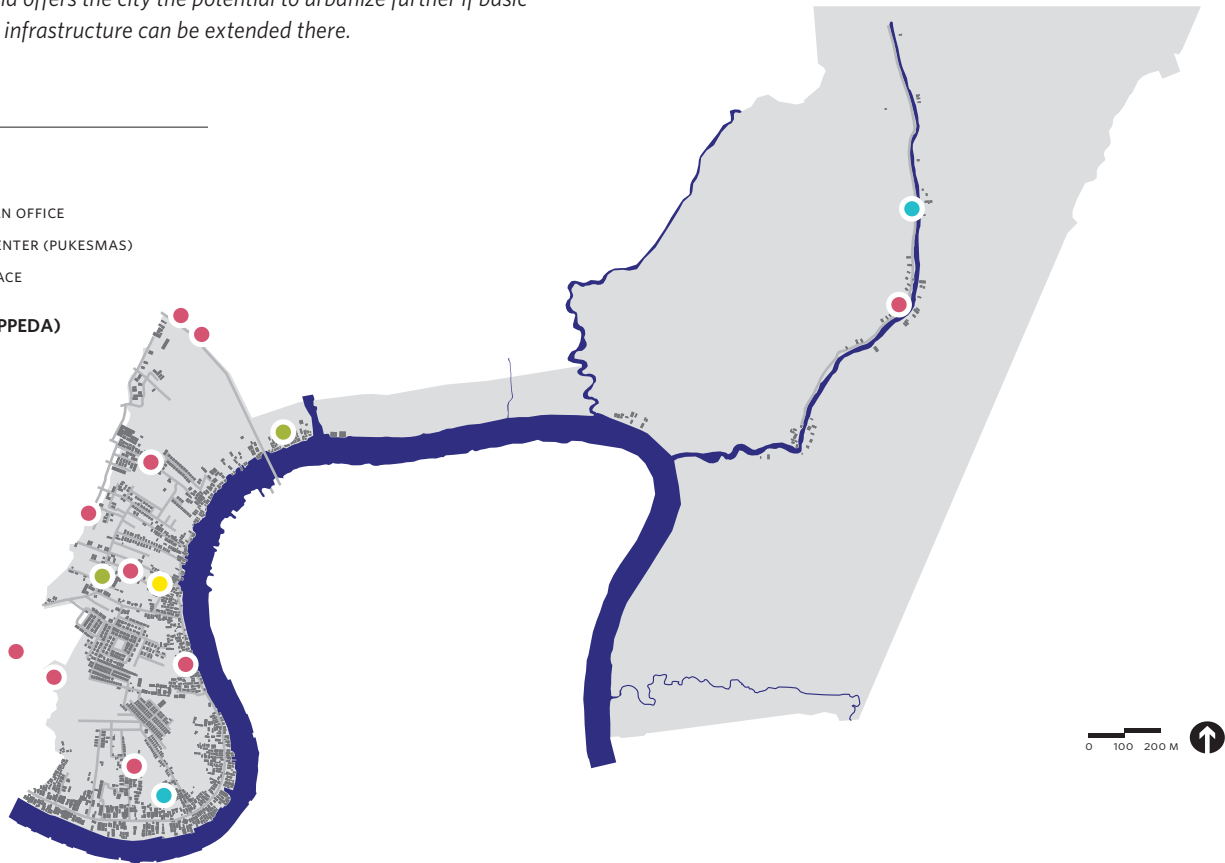
SUNGAI JINGAH: KEY SITES AND SERVICES

A large area of the Sungai Jingah neighborhood, called Gempa, is not urbanized and offers the city the potential to urbanize further if basic services and infrastructure can be extended there.

KEY

- SCHOOL
- KELURAHAN OFFICE
- HEALTH CENTER (PUKESMAS)
- PUBLIC SPACE

(SOURCE: BAPPEDA)



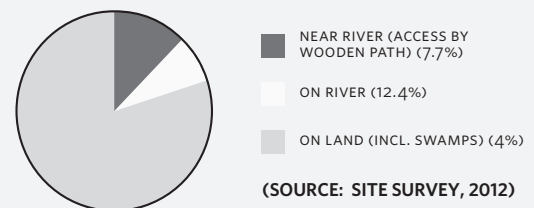
developed many different sources of employment, including private sector, civil service and informal sector jobs. In Sungai Jingah today there are a number of home industries that contribute not only to the city's economy, but to its identity as a unique river city. Supporting such activities will help residents and boost the city economy.

There have always been newcomers to Sungai Jingah, and the neighborhood continues to experience growth to this day. Until the mid-90s newcomers moved to riverbank areas along the Martapura River, they were mostly poor workers that built houses on the river. But inland areas were developed from 1994 onward with local government developing homes to relocate people from the Jeffrey Zam Zam area. Housing developers also built on land that they had bought from coconut plantation owners and converted to urban areas. As the city continues to grow, there will be further demand

to develop new housing, and increased densification of slum areas along riverbanks which have few public services. These two development challenges continue to face the city to this day.

HOUSING CONDITIONS

LOCATION OF HOUSING



(SOURCE: SITE SURVEY, 2012)

Sungai Jingah residents live in a variety of conditions, but nearly everyone has housing constructed over wetlands; some residents access their housing through a network of wooden plank paths.

PHYSICAL CHARACTERISTICS

The Sungai Jingah neighborhood runs along the Martapura River and is low-lying. There are roughly three types of areas that characterize Singai Jingah, the riverbanks along the Martapura; swampy inland residential areas; and a large plantation area called Gempah (with a low number of inhabitants). The entire area is prone to flooding, which happens almost daily, but residents say that high water levels are not extreme and most people have adapted.

Sungai Jingah along the Martapura River is low-lying. Living above the water means that basic services are limited, but high water levels are not extreme.

An example are houses built on stilts above swampy areas, they use 'stage' or *payung* construction. Wood poles are driven into the swampy soil and stilts are constructed on top of them upon which houses are built. Riverbank dwellers build over the water, also using stilts. Access to their homes is by gangplanks or by paths constructed from wood. Living above the river means

that basic services are limited.

The Gempa area is a large plantation area to the north of Sungai Jingah, it is largely rural and populated by plantation workers. The area has limited access, no basic services, and few people live there. The Gempa area is seen as a future area of development due to the large tracts of land that can be developed in the future; but roads and services are needed to open up this area for urban development. Issues over unclear ancestral landownership are still unresolved and may complicate further development.

ACCESSIBILITY

There are areas of Sungai Jingah where accessibility is low, and others that are well-connected to the city. While riverbank housing has good access to the river and river transportation, there are areas where the road does not extend, making them isolated. In recent times local residents prefer to travel by *ojeks* and *angkots*, motorcycle taxis and minivans, given their greater regularity and reliability, rather than use *klotoks*, river launches, to get to the city. The lack of accessibility by roads means that it is more difficult to service these area, garbage collection for example does not service some riverbank areas.

TAKE ME TO THE RIVER



Located along the Martapura River, Sungai Jingah residents spend their lives connected to the river, embodying the city's traditional river culture

ECONOMIC ACTIVITY

Previous dominant economic activities, such as coconut plantations and coconut oil processing, have long departed Sungai Jingah. The decline of coconut plantations and wood processing has meant that many workers lost jobs and poverty levels have increased. The official poverty level of Sungai Jingah is 27%, but it is possibly much higher. Some residents have found alternative livelihoods, such as trade and commercial activities that are often small-scale and household based in nature. Other residents also work outside the neighborhood, in private sector or civil service jobs.

The following lists several common local businesses in Sungai Jingah:

WARUNGS OR EATERIES: Along the river alone there are 95 warungs selling locally produced food.

SASIRANGAN BATIK: Sasiran Batik is indigenous to Kalimantan. Two home industries produce the local textiles by dying cloth. The dyes are washed into the river polluting local resources.

THE TRADITIONAL HERBAL DRINK JAMU: Produced by 15 businesses, employing a total of 20 workers.

CAKE MAKERS: There are 24 different businesses, employing 30 workers, that bake traditional cookies and cakes.

BLACKSMITHS: There are three blacksmith businesses making agricultural tools and traditional ceremonial blades.

TRADITIONAL FOOD: There are five women's groups that make *urung ketupat* from coconut leaves and rice. They sell their goods in the Pasar Baru market.

DEVELOPMENT ISSUES

- REDUCING POVERTY BY INCREASING EMPLOYMENT OPPORTUNITIES AND ACCESS TO MARKETS FOR LOCAL GOODS.
- SUPPORTING EXISTING ECONOMIC ACTIVITIES BY IMPROVING SERVICES AND ACCESS.
- GROWTH OF THE CITY'S POPULATION AND EXPANSION INTO THE GEMPA AREA MAY AFFECT LOCAL RESIDENTS AND REQUIRE INCREASED INVESTMENTS IN SERVICES.
- REDUCING POLLUTION TO THE RIVER BY IMPROVING THE DELIVERY OF SERVICES LIKE TRASH COLLECTION AND SANITATION.

SUNGAI JINGAH YOUTH



ECONOMIC GATEWAY

The economic gateway strategy can support Sungai Jingah by improving the quality of markets and benefit local businesses.

Banjarmasin's strategy to become the Economic Gateway of Kalimantan is driven by its potential as a center for trade and production. While the Trisakti Port district concentrates large-scale trade, neighborhoods like Sungai Jingah also contribute to the city's local economy. Local small businesses are producing goods that are sold in the local markets, like Pasar Baru, and also the Pasar Terapong. Improvements to the infrastructure of local markets, where locally produced goods are sold, will help support neighborhood businesses and local livelihoods. Better markets conditions can help to attract more buyers, even from beyond the city, and increase revenue for small businesses.

RECOMMENDATION

- **UPGRADES TO MARKET WILL BENEFIT LOCAL HOME INDUSTRIES.**

A LIVABLE CITY

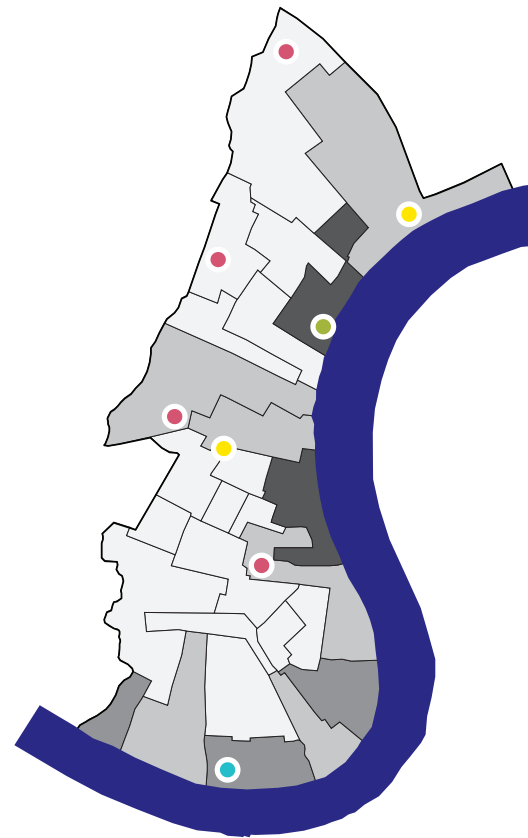
Banjarmasin’s commitment to develop public services will improve neighborhood access and help clean the river.

Banjarmasin’s strategy of focusing on basic services and infrastructure will greatly benefit neighborhoods like Sungai Jingah. Settlements along the river will benefit from improved accessibility, such as improving boardwalks, allowing residents and businesses to access the city. An extension of the riverfront road will also help support connecting residents to other parts of the city, and might facilitate much needed trash collection.

The city is also working on extending basic services to all residents, and Sungai Jingah greatly needs sanitation service to help protect the river from pollution. The city’s program of raising awareness about sanitation and cleaning the river will help support this strategy, and lead to improvements in the river’s overall environmental quality.

One indicator of lack of services is “helicopter toilets.” These are makeshift outhouses where household waste is discharged directly into the river. The high incidence of helicopter toilets along the river indicates that there is a lack of sanitation for these households. This contributes to the pollution of the river.

PERCENTAGE OF HOUSEHOLDS USING ‘HELICOPTER’ TOILETS



KEY

- SCHOOL
- KELURAHAN OFFICE
- HEALTH CENTER (PUKESMAS)
- PUBLIC PDAM
- 0 - 5 %
- 6 - 23 %
- 23 - 60 %
- 60 - 97 %

(SOURCE: BAPPEDA, Site Survey, 2012)

Services	Status of Public Service Delivery
Garbage Collection	<ul style="list-style-type: none"> Collection service is confined to the areas serviced by roads. Along the riverbank where the road does not extend residents collect garbage and throw it into the river. One RT (RT 12) composts and separates garbage.
Water	<ul style="list-style-type: none"> All residents are served by the city’s PDAM; but those living in riverbank settlements access water from public tanks that are filled regularly. Water for household uses comes from the river for those living along riverbanks.
Transportation	<ul style="list-style-type: none"> River transportation is known as being unreliable and not preferred by residents. In order to access the city most residents use angkot, ojek and private vehicles.
Sanitation	<ul style="list-style-type: none"> There is low awareness for the need of public toilets and none in S.J. Riverbank settlers use the toilets which discharge directly into the river. Private homes on land use private toilets with septic tanks.
Access to the Riverbank Housing	<ul style="list-style-type: none"> Riverbank housing is accessed by wooden boardwalks that are constructed by the community. In recent years fixing boardwalks has been financed by PNPM Mandiri funds. Regular maintenance is necessary since the materials corrode and regular upkeep

RECOMMENDATIONS

- **UPGRADING THE CIRCULATION, BY EXTENDING ROADS AND IMPROVING BOARDWALKS, WILL INCREASE ACCESS**
- **SANITATION IS NEEDED, AS WELL AS INCREASED AWARENESS ABOUT ADEQUATE TREATMENT OF TRASH, TO REDUCE RIVER POLLUTION FROM NEIGHBORHOODS**

TRADITIONAL RIVER CITY

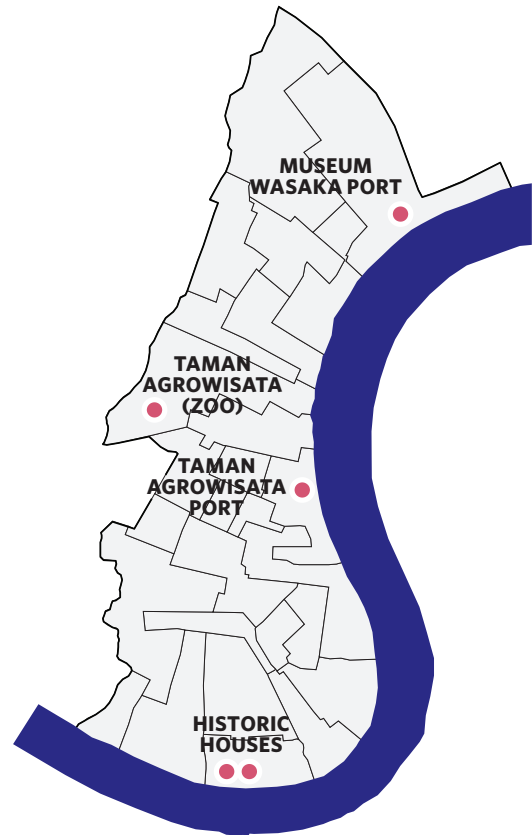
Banjarmasin’s strategy to promote its river city culture helps to empower Sungai Jingah by promoting its assets and attracting visitors.

Banjarmasin’s ‘traditional river city’ strategy promotes traditional neighborhoods like Sungai Jingah as tourism destinations for visitors wishing to experience the unique river life of the city. The neighborhood has some original historical assets, such as traditional architecture, that can be of interest to visitors. These could be best appreciated as part of a thematic trail, where points of interest could be linked together on a path along the river. The city will need to create a such a trail that links to the adjacent community Surgi Mufti where there are a number of interesting buildings, and introduce signage and tourism maps.

RECOMMENDATIONS

- **IMPROVEMENTS TO THE MUSEUM CAN ATTRACT VISITORS**

CULTURAL ASSETS: A BASIS FOR ATTRACTING VISITORS TO SUNGAI JINGAH



KEY

- CULTURAL ASSET

(SOURCE: BAPPEDA, Site Survey, 2012)

- **THE CREATION OF A HISTORIC DISTRICT AND TOURISM OPPORTUNITIES CAN GENERATE INCOME**
- **RIVER CULTURE CAN BE SUPPORTED BY INFRASTRUCTURE AND INCREASING ACCESS TO MARKETS**

THE WISAKA MUSEUM AND HISTORIC HOUSES



POVERTY AND VULNERABILITY REDUCTION

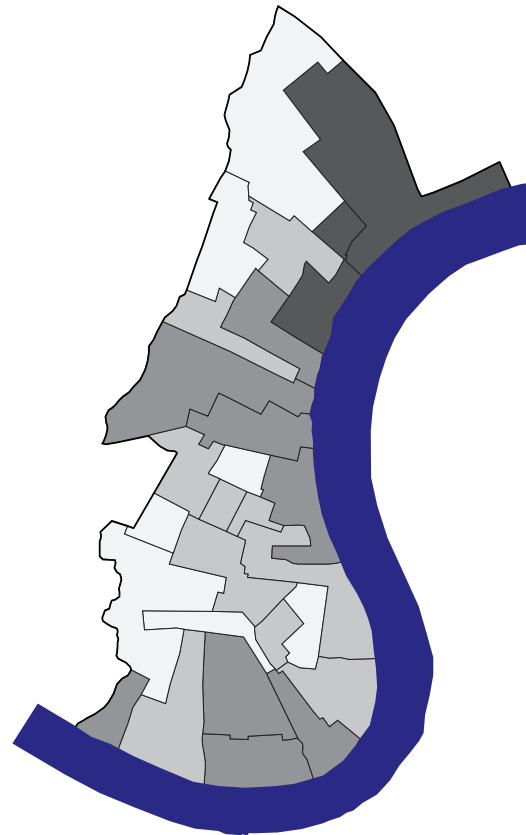
Banjarmasin is reducing poverty by investing in upgrades to underserved riverbank slums.

Banjarmasin is seeking to reduce poverty and vulnerability by improving services and upgrading slum areas throughout the city. Sungai Jingah has poor riverfront areas that are considered a priority for upgrading, and this helps to reinforce other city strategies. Upgrading sanitation and solid waste management, as well as improving access, will ensure that the Sungai Jingah neighborhood is an attractive destination for visitors, has better conditions for residents, and creates opportunities for local entrepreneurship and livelihoods.

RECOMMENDATION

- **IMPROVING ACCESS, SERVICES AND HOUSING FOR RIVERBANK SLUMS THE CITY CAN HELP REDUCE POVERTY AND VULNERABILITY.**

PERCENTAGE OF HOUSEHOLDS IN POVERTY



KEY

0 - 10 %	31 - 44 %
11 - 30 %	> 45 %

(SOURCE: BAPPEDA, Site Survey, 2012)

LOCAL ECONOMIC ACTIVITY



Residents of Sungai Jingah are involved in many revenue producing activities. There are a number of local small scale industries such as production of food, blade making (left), and Sasiran Batik. These products are then brought to market to be sold. Other small businesses, such as warungs (right), sell goods in the neighborhood.

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BANJARMASIN NEIGHBORHOOD ASSESSMENT

Cities Alliance
Cities Without Slums

UN HABITAT
FOR A BETTER URBAN FUTURE



MAY 2012