

# Mapping the Old Kampongs along the Gajahmada Road

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**Abstract.** The old kampong along Gajahmada Road are one of the oldest sections in Semarang City. The existence of the old kampongs can be seen on the map in 1900. However, the old Kampongs changed considerable environmental conditions due to their commercial activities, especially in 2007. The existence of high-rise commercial buildings dominates corridors along the Gajahmada road and the existence of old kampongs located behind it also displaced. Whereas the existence of these old kampongs keeps a history of the development of Semarang City and traditional houses. This article seeks to identify changes in the presence of the old kampongs are displaced due to the development of commercial activity, based on a field survey, map analysis, physical and street analysis. There are major changes and minor changes that occurred in the old kampongs along GajahMada road. Physical changes that occur are changes in land use, roads and building functions

**Keyword:** Old Kampung; Gajahmada Road; Commercial Activity

## INTRODUCTION

Initially the development of Semarang City began with the growth of residential areas around the port of Semarang. The existence of the port of Semarang began in the 8th century, when Semarang became the main port of the ancient Mataram kingdom whose center of government was in Medang, Central Java [1]. In 1909, Semarang City was growing rapidly because it had become the second largest industrial and trade city after Batavia [2]. This makes Semarang City's economy develop very rapidly. The city of Semarang always experiences development, especially in the corridor area which is a link to the center of the city. The main commercial activity is currently centered on the intersection area which is the downtown area [3]. Until now, the intersection area is still the center of commercial activity services with the highest hierarchy. This caused several new centers to emerge around the area. In recent years the area around Pandanaran Road, Gajahmada Road, and Pemuda Road (PANDAMA Triangle) continues to experience increasingly rapid regional growth dominated by service and commercial functions on a city and regional scale. Based on Semarang's Plan Regulation City (RTRW) of 2000-2010 and 2011-2031, that the BWK I area including the PANDAMA Triangle area is directed as a service, mix and settlement trading area [4], [5].

The central part of Semarang City is the core of the activity because it is connected to Bodjong Street which is the main road. The western part of the city of Semarang is dominated by native villages that are traversed by a large road to Batavia (Jakarta). East and south of the city of Semarang there are also villages that are growing. In the central part of the city of Semarang, it is dominated by the Chinese ethnic settlement which is marked by the center of the association which is buried "Chinesce Camp"[6]. However, there are also several villages inhabited by natives.

Gajahmada road corridor which is bordered by the intersection area. Jalan Gajahmada Corridor is also developing along with the rapid growth of commercial activities in the intersection area. Viewed from the physical aspect, the Gajahmada road corridor is located in a flat condition and high accessibility making it easier to develop commercial activities. While from the aspect of regulation, the Semarang city government has indeed allocated the Gajahmada road corridor as a commercial area as stipulated in the BWK RDTRK 1 Semarang document and the Semarang City RTRW[3].

Many of the settlements on Gajahmada Road are inhabited by indigenous villages which also border the ethnic Chinese village. Villages located along Gajahmada Road include Kampung Baterman, Kampung Petempen, Kampung Batan and Kampung Pekunden on the left and ethnic Chinese villages on the right. Based on previous research, commercial areas have dominated 65% of the land in the Gajahmada road corridor [3]. This shows a fairly rapid development that occurred in the Gajahmada corridor land. The existence of the old township of Semarang in the Gajahmada corridor is still partly maintained despite the rapid commercial development in the area. Therefore it is necessary to identify the condition of the old village which is located in the corridor of the Gajahmada road today. Then see the physical changes that occur in the old township of Semarang.

## **LITERATUR REVIEW**

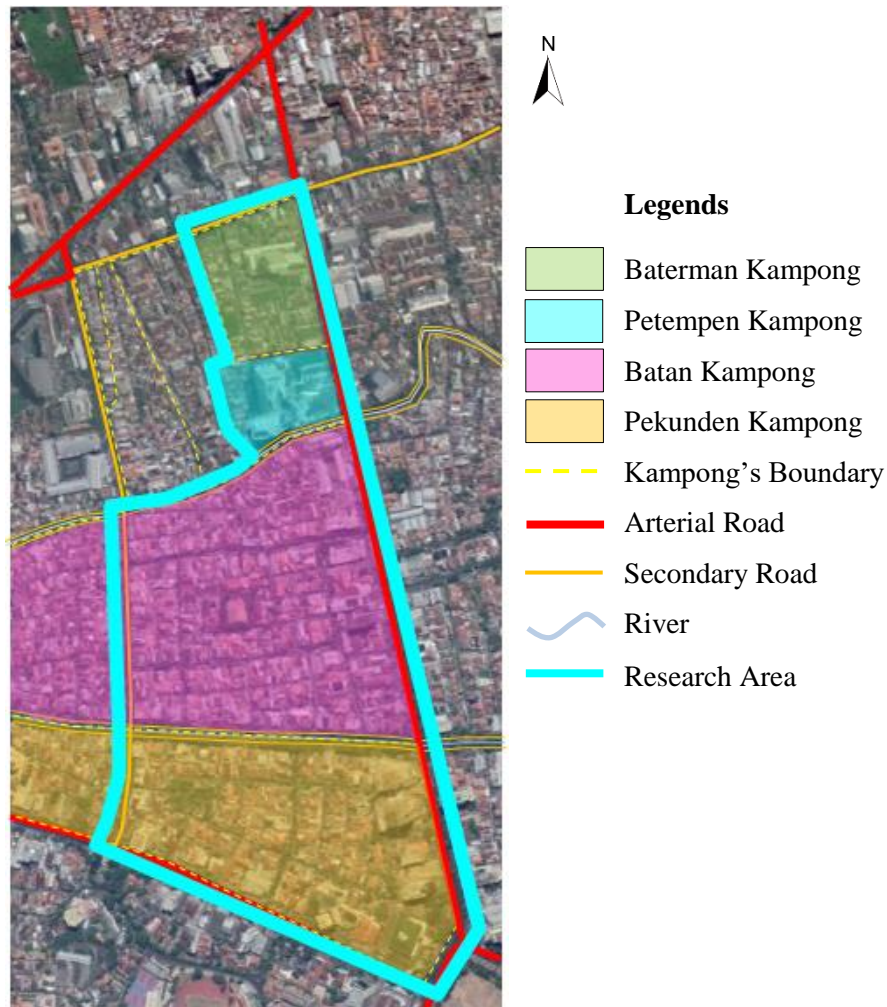
In globally, the people living in urban areas is more than 50% of the total population [7]. Along with this high number, the development of urban areas will increase to meet the space needs of its inhabitants [8]. The city center is an area that has the highest accessibility so that it becomes a target for the development of commercial areas because of its high investment [9]. The development of commercial areas has an impact on the physical changes of an area. The physical changes in the area can be explored using morphological and typological approaches [10]. Morphological approach is done by identifying the process of change that occurs from one period to another. Whereas the typology approach identifies the patterns of the area that are experiencing physical changes.

According to Carmona, Tiesdell, Heath, & OC (2010), the main elements of morphology are interrelated with Land use, Building structure, Plot pattern, and Cadastral (street) pattern[11]. Meanwhile typology is a certain pattern that forms a regional mophology. Identifying typology uses 8 aspects, namely block plan to see the relationship of building mass and open space, nolli plan to see patterns of community activities, building flooring, building conditions, building area, open space and trees, circulation system and building functions [1]. Some previous studies, spatial change can be seen more from indicators of changes in land use [12], [13], Accessibility [14], [15], and building conditions[16], [17].

## **METHODOLOGY**

Identifying the changes that occur in the Gajahmada road corridor area is done by looking at the phenomenon of regional development along the Gajahmada corridor. Part of the concern for this

transformation is based on the physical changes of the region. Physical changes in the research object are seen based on changes in the pattern of roads around the Gajahmada road corridor area, then changes in land use area by looking at the growth of buildings from the previous year's map to the current map. The data used in this study is based on a map of the previous year and compares with current conditions through regional observation. The research area which is the subject of change is a village that is located directly adjacent to the Gajahmada corridor road and is located near the MH Thamrin road corridor. Based on the delineation of the existing area, the villages examined were Baterman Kampung, Petempen Kampung, part of Batan Kampung and part of Pekunden Kampung.



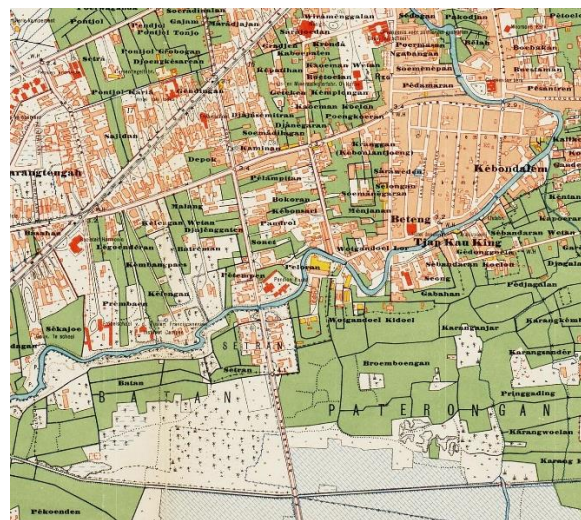
**FIGURE 1.** Deliniation of the Research Area in the Gajahmada Corridor

## COMMERCIAL AREA IN GAJAHMADA CORRIDOR

The current condition of the Gajahmada road from the Pemuda Road (main road of Semarang City) until the central business district (Simpang Lima) of Semarang. However in 1886 (look at figure 2a), the existence of Gajahmada road exists from Bodjong Road (Pemuda Road at present) until Semarang River and surrounded by Chinese Kampongs, Java Kampongs, Malay Kampons and was the main route for them[18]. In 1909 (look at picture 2b), the Gajahmada Corridor began to connect with Pandanaran Road and formed a crossroad with the road to Demak and Pahlawan Road. As for the built area, there are an old settlement bordering Semarang River. The old Kampong like Kampong Batan, Bateman, Kampong Petempen, Kampong Prembaen and Kampong Pekunden already seen on 1909 map. In 1925 (look at picture 2c), the Dutch government had plans to develop a residential area in the Batan district and Pekunden district based on road plan map. Until the 1940s (look at picture 2d), commercial buildings have begun to develop along the edge of the Gajahmada Corridor.



(a) 1886



(b) 1909



(c) 1925



(d) 1946

FIGURE 2. Development of Gajahmada Road Corridor (<http://maps.library.leiden.edu>, 2019)



FIGURE 3. Commercial Building in Gajahmada Corridor (Analisis Penulis, 2019)

The rapid development of commercial buildings in the Gajahmada corridor is currently due to its strategic location close to the Central Business District of Semarang. In addition, the accessibility that occurs in the Gajahmada corridor is quite high, because it is a link between the central business districts of of Semarang with the Pemuda road of Semarang. Previously the commercial area in the Gajahmada Corridor was in the front or directly adjacent to the Gajahmada road. Commercial developments continued until they entered the residential area behind it.

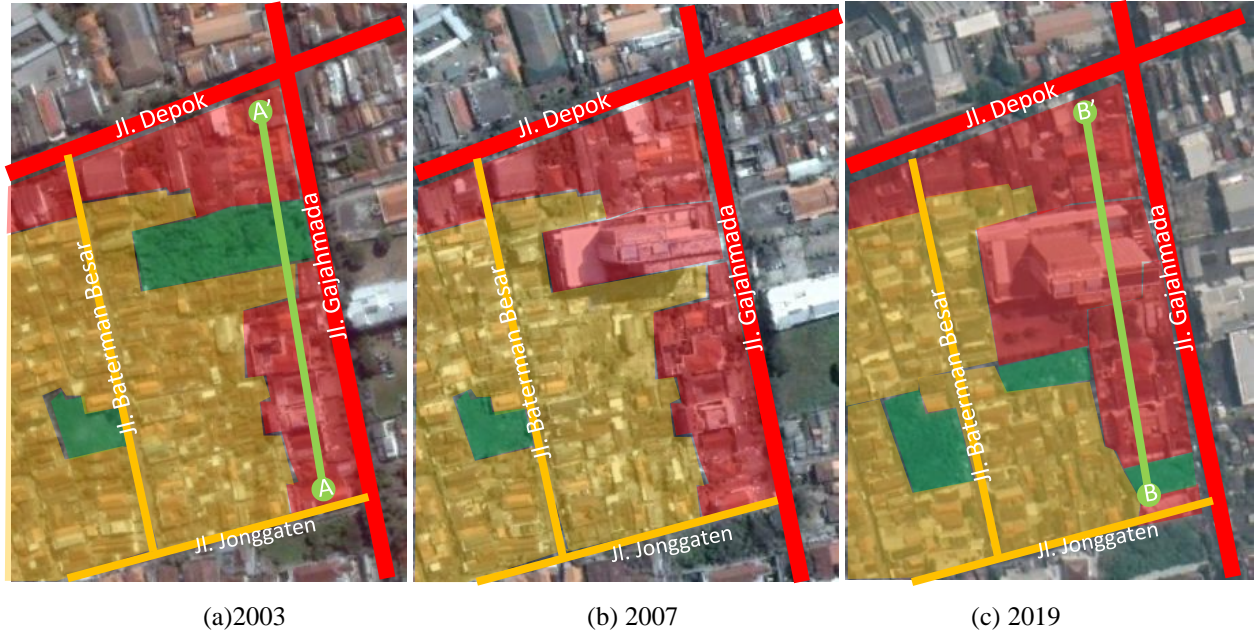
Many commercial developments in Gajahmada have turned into shops, apartments, hotels, cafes and restaurants (figure 3). Commercial buildings located along the Gajahmada corridor are dominated by service functions. Along the Gajah Mada corridor there is the Gumaya Tower, Mutiara Garden Suites, Semarang Town Square, Sumi Hotel, 5<sup>th</sup> Avenue and Tentrem Apartments. In addition, there are some of residential buildings, Theresia educational foundation buildings, Restaurants such as *Sendok bebek* Noodles and Rice, Happy Restaurant, *Ayam Bakar Primarasa*, *Istana Buah*, *Lumpia Delight*, Starbuck, and Restaurant Semarang, Cafes such as *Anak Panah*, and several office buildings such as notary offices, Bank Mas offices, QNB Indonesia Semarang, and HSBC Buildings.

## CHANGES IN THE OLD KAMPONG AREA OF SEMARANG CITY

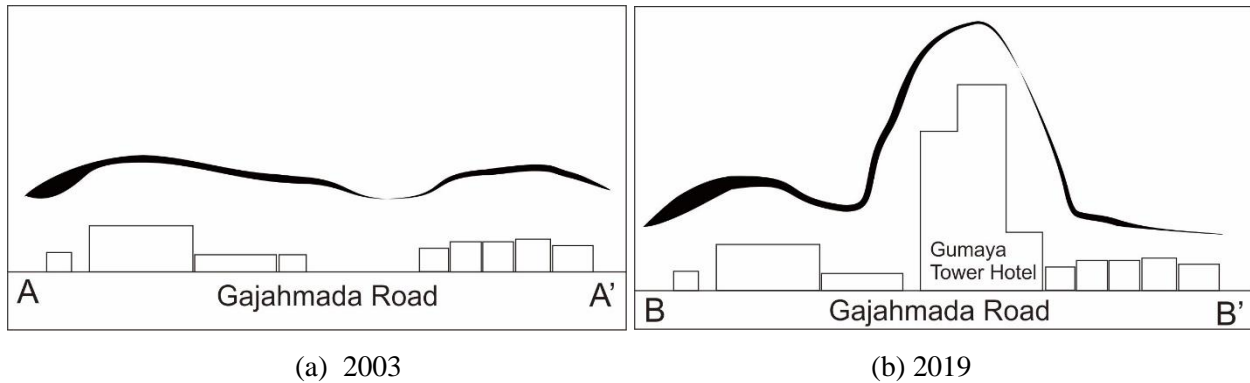
The development of commercial areas in the city center has shifted the existence of the old Settlement in the center of Semarang. Some Kampong have been affected by commercial development including Sekayu Kampong, Jayenggaten Kampong, Gabahan Kampong and Petempen Kampong (Republika.co.id). Land owned by residents is the target of development in the city center to be a business and commercial center. Strategic location causes an increase in the number of developments around the Gajahmada Corridor.

Changes in land use from residential areas to commercial business areas affect the existence of the Kampongs in Semarang city which is located directly opposite the Gajahmada road. The affected kampongs included parts of Batan kampong, Pekunden kampong, Baternan kampong and Petempen kampong. The commercial developments that have taken place in the Gajahmada corridor have made some changes to the surrounding kampongs. The kampong experienced physical changes such as changes in land use, building functions and streets network. Following below are the changes that occurred in the Kampong of Semarang city due to the existence of a commercial area.

1. Baterman Kampong with Gumaya Hotel Development, Gumaya hotel built on green space in the Baterman Kampong area. In 2005, the land acquisition process began and in 2007 the hotel building was established. The Gumaya hotel building construction does not use the existing settlement area. But in the end of 2007 the village settlements in the southern part of the Gumaya Hotel building were transformed into parking lots for visitors to the Gumaya Hotel (Figure 4).



**FIGURE 4.** Land Use Changes in Baterman Kampong (Analisis Penulis, 2019)



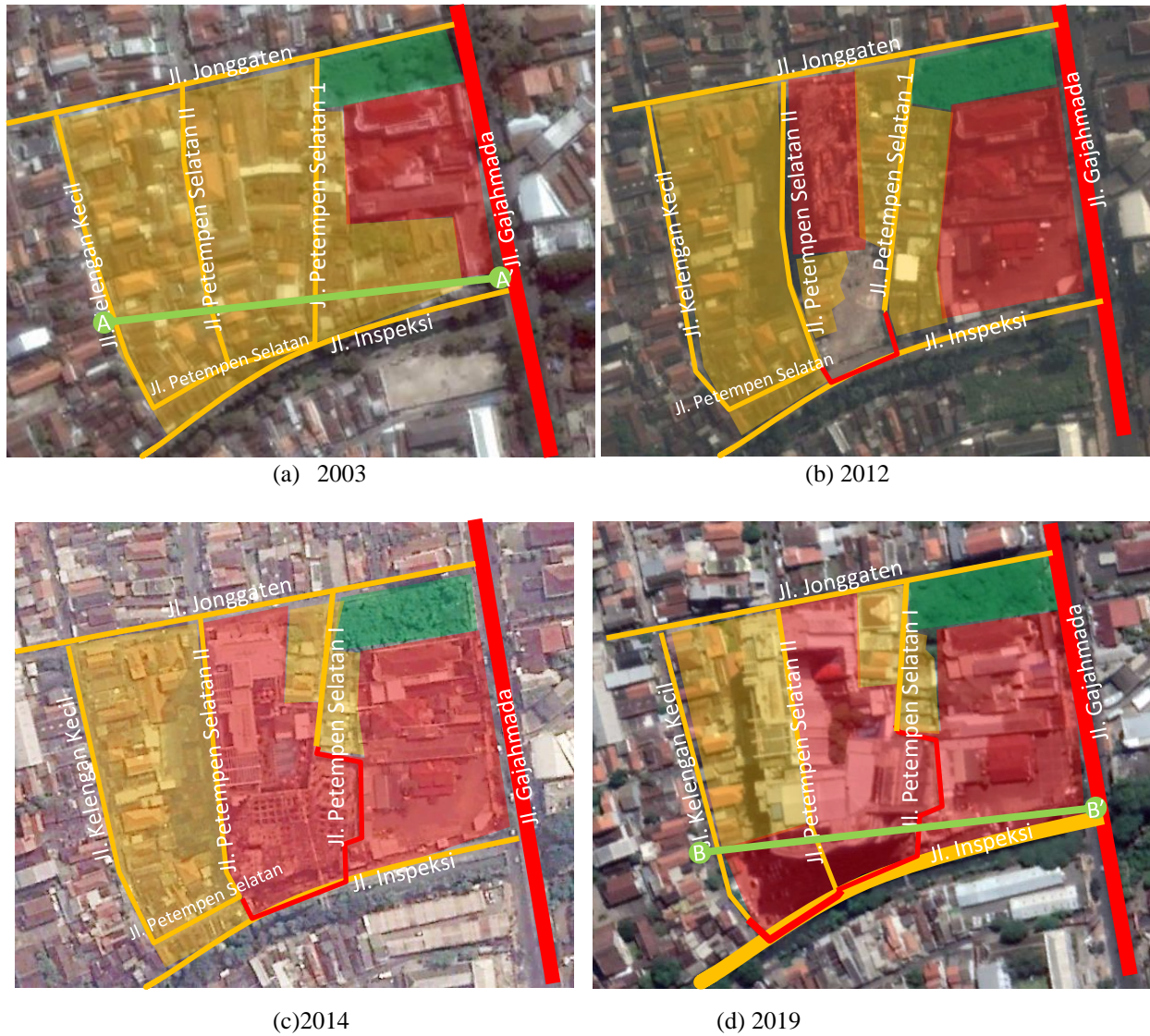
**FIGURE 5.** Commercial Area Skyline in Baterman Kampong (Analisis Penulis, 2019)

The biggest land use change in the Baterman Kampong is due to the construction of the Gumaya Hotel area which spends around 20 more lots of houses into parking lots and green open spaces into hotel buildings. Other land use changes are on the front near the junction to enter the Jonggaten Street which was once a commercial building but now is a green space that is fenced off. In addition, the green space in the center of Baterman Kampong also experienced a slight expansion around the addition of land from 2 building lots that became green space.

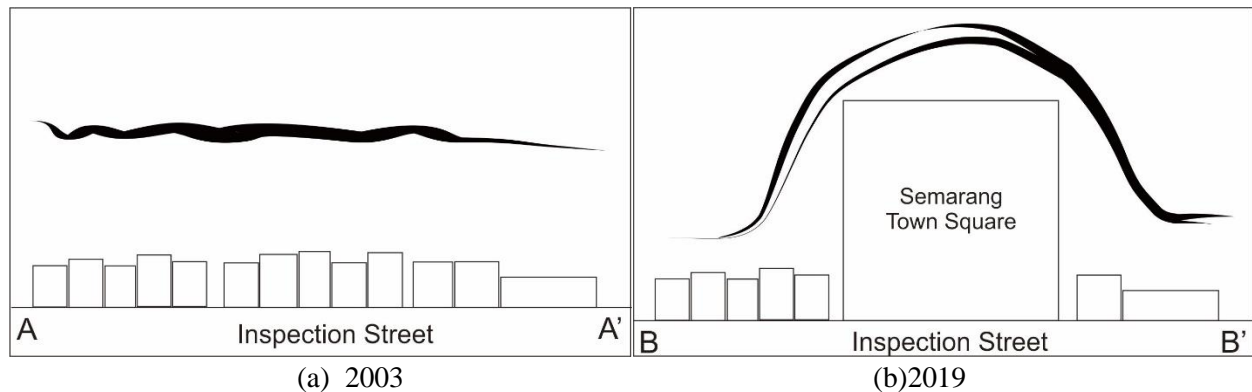
Meanwhile, changes in the building functions that occur of the family houses to boarding houses. There are many small stalls along the Baterman Besar Street. Then, the street infrastructure in the Baterman

Kampung has not changed. Based on the map in 1935, it has been identified that Baterman Besar Street, which is until now the name of the road is still the same and has not undergone physical changes.

Petempen Kampung with Mutiara Garden Suite and Semarang Town Square. In 2003, the Petempen Kampung was still an area with low economic value as a housing for the urban poor. Changes began to occur around 2011 with the construction of Mutiara Garden Apartments. This has changed the Petempen kampung has a high economic value to date. In 2014 the old residential area of the Petempen Kampung changed into a commercial area with the construction of Semarang Town Square.



**FIGURE 6.** Land Use Changes in Petempen Kampung (Analisis Penulis, 2019)



**FIGURE 7.** Skyline in Petempen Kampong Area (Analisis Penulis, 2019)

The construction of Mutiara Garden Apartments and Semarang Town Square has changed the land use in Petempen Kampong (figure 6). In 2014, there were approximately 50 of house plots that had changed to apartment building and town square building. This shows the great changes that have taken place in Petempen Kampong. In 2019, the change of old residential land into a commercial area will increase, which is about 15 of house plots which have been replaced into parking lot of Semarang Town Square. Until now there are around 40 of house plots which are still left in the Petempen Kampong.

Changes in building functions that occur in the Petempen Kampong, namely changes in the function of residency to boarding houses. Many Many houses have provided additional floors for boarding houses of workers from the commercial building in front of them. For the skyline area, Petempen Kampong has a very significant changes due to the existence of Mutiara Garden Apartments and Semarang Town Square. Seen in Figure 7, the skyline of Kampong Petempen in 2003 consisted of buildings with a height of 1 or 2 floors. Meanwhile, in 2019 there was a change due to the Mutiara Garden apartment building and Semarang town square which had a building height of more than 10 floors.

Changes of street in the Petempen Kampong are classified as big changes. The change that occurred was the merging of the inspection road with *Petempen Selatan* Street which is currently the entrance to Semarang town square and has a width of about 14 meters (Aprianto, 2016). Then the change to *Petempen Selatan 1* street which was once a straight street became winding street due to the construction of the semarang town square building and only has a width of about 1-1.5 meters (look figure 8)



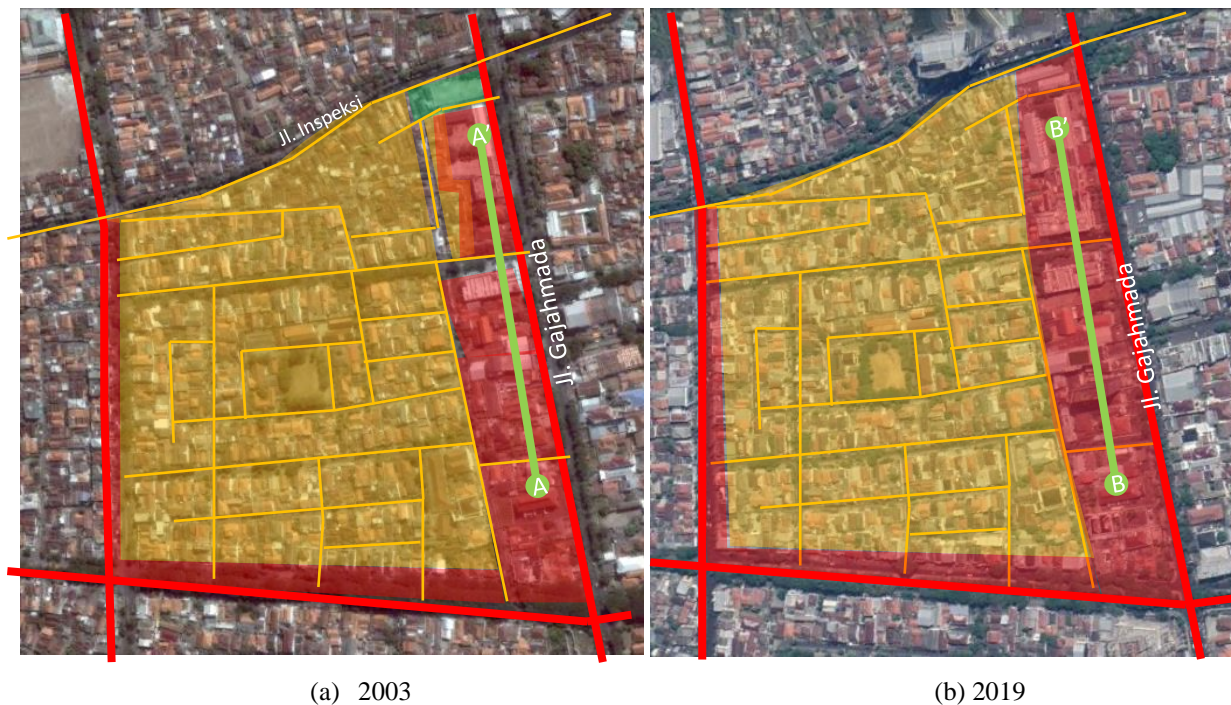
**FIGURE 8.** Condition of *Petempen Selatan 1* Street (Google Maps, 2019)



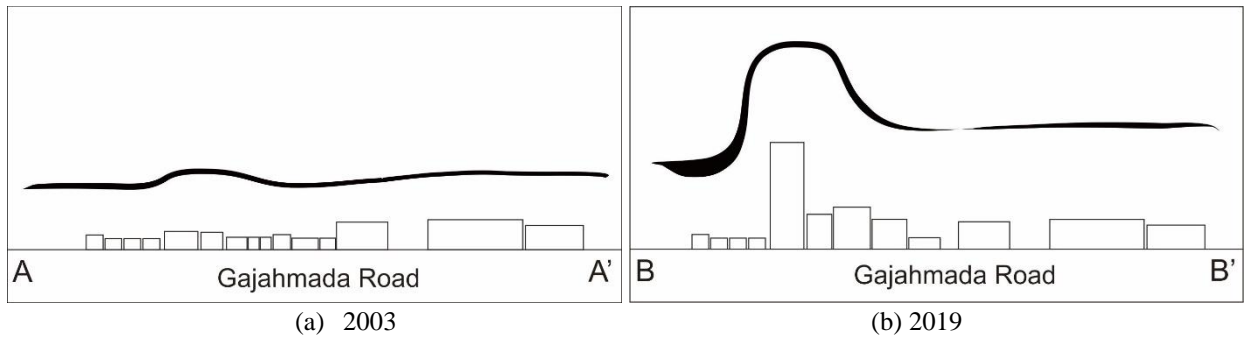
2. The name of Batan Kampong can be identified from the 1909 map of Semarang city. However, in that year the condition of the Batan Kampong region was partly still a forest area. The plan to establish a residential area in Kampong Batan can be identified from the map of the Semarang City Plan in 1925. Until 1946, the area of Batan Village has begun to develop settlements and the construction of several buildings. The plan for housing area in 1925 has been implemented and currently the Batan Kampong area is a residential area based on the road network pattern similar to the plan map.

Changes in land use that occur in the Batan Kampong classified as small transformation (figure 9), because the changes that occur do not have too much impact on the occupancy of residents in Batan Kampong. Changes that occur in the Batan Kampong are more dominant in buildings that face the side of Gajahmada Road. Changes in the form of construction of trade and service buildings which initially included the commercial zone. Settlement area of Batan Kampong was once a residential area that had been planned so that no development of commercial areas was affected.

Based on the figure 10, the skyline of the Batan Kampong in 2003 and 2019 underwent a change in the height of the building area. In 2019 there are hotel buildings that have 10 floors and roadside shops only have 2-3 floors. The commercial buildings in Batan Kampong are not very significant changes. Likewise with the road network pattern because it is a planned residential area.



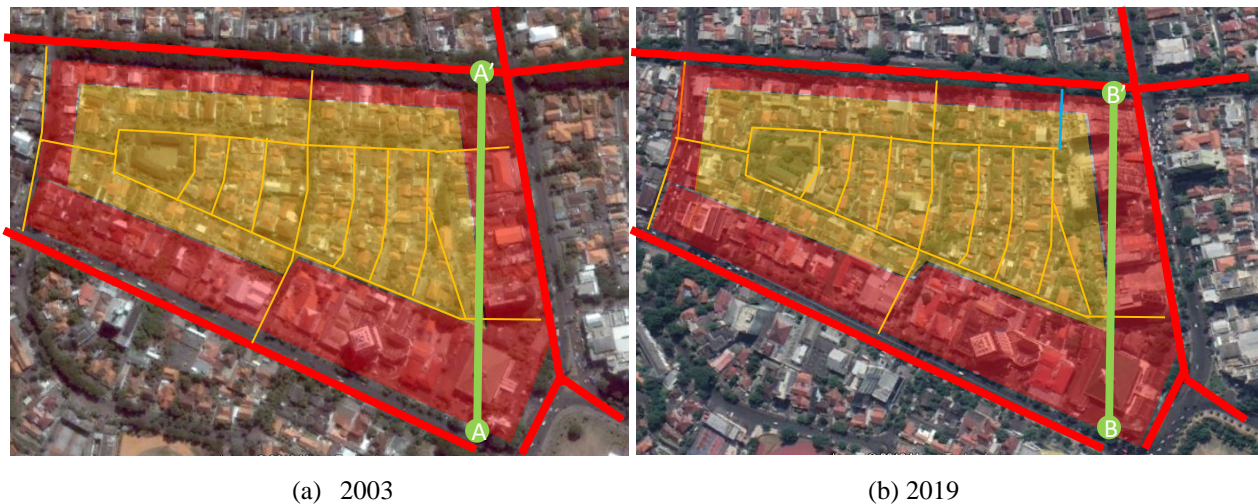
**FIGURE 9.** Land Use Changes in Batan Kampong (Analisis Penulis, 2019)



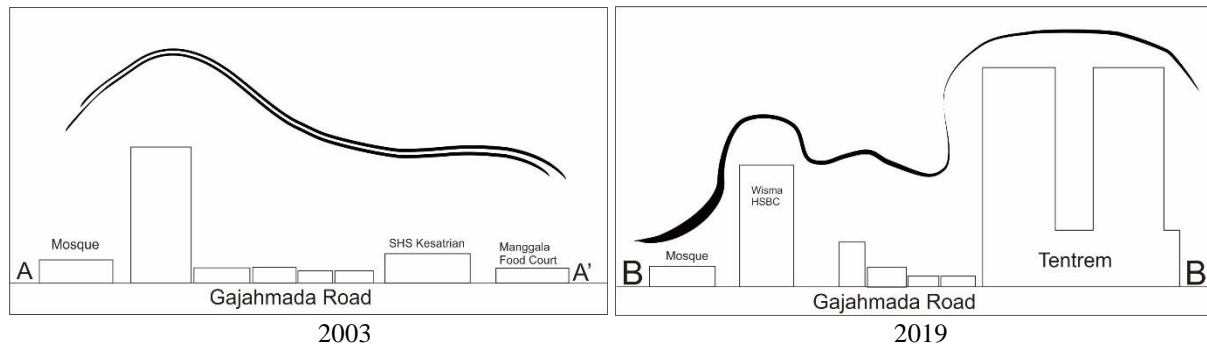
**FIGURE 10.** Commercial Area Skyline in Batan Kampong (Analisis Penulis, 2019)

3. Pekunden Kampong with Tentrem Apartmen Development. Development of Tentrem Apartment starts from 2016. Tentrem Apartment Development does not change from residential settlements in Pekunden Kampong. The residential area in the Pekunden Kampong are a residential area planned from 1935. It can be seen from the current pattern of the road network in Pekunden Kampong that is the same as the road network pattern on the 1935 plan map. Changes that occur in the Pekunden Kampong are only changes to commercial buildings that originally had one floor and are now tall buildings with a high enough number of floors. It can be seen that figure 11 has no change in land use in the Pekunden Kampong.

In 2019, Tentrem apartment is still under construction. In the beginning the area was a Manggala food court and Kesatrian Senior High School building. In addition, the building beside to HSBC has become a parking lots since 2013. The transformation of commercial buildings in the Pekunden Kampong has changed in height so that the skyline of the Gajahmada Corridor has changed, see Figure 12.



**FIGURE 11.** Land Use Changes in Pekunden Kampong (Analisis Penulis, 2019)



**FIGURE 12.** Commercial Area Skyline in Pekunden Kampong (Analisis Penulis, 2019)

The construction of Tentrem Apartment uses 2 lots of education area and food court area. Until 2015 Pekunden Dalam Street is connecting residential areas with the Gajahmada Road. During the construction process, Pekunden Dalam Street in between the Kesatrian senior high school buildings and Manggala food court was closed. The closed street was diverted to the Taman Pekunden Timur Street which is connected directly to the Sutoyo Mayjend Road (figure 13). Although in the process of Tentrem apartment project, Pekunden Dalam Street was closed, but when the project was completed the road would not be permanently closed. In the master plan of the Tentrem Apartment area between 2 towers, it remains connected with the construction of a bridge between buildings so that the Pekunden Dalam street can still be accessed by the Pekunden Kampong community.



**FIGURE 13.** Intersection to Entering Pekunden Timur Street from Mayjend Sutoyo (Google Maps, 2019)

## CONCLUSION

The development of the commercial area on Jalan Gajahmada gave the biggest physical change that occurred at Petempen kampong. The biggest physical changes that occurred in the form of land use and road network patterns. The changes that occurred in Petempen Kampong were caused by the construction of Semarang Town Square and Mutiara Garden Apartments. The depletion of the Petempen Kampong due to development is one of the reasons for the changes that occur are classified as major changes. Meanwhile, the biggest change in the pattern of the road network occurred on the *Petempen Selatan* Street which now an inspection street and becomes entrance ways of Semarang town square. Physical minor changes are taking place in the construction of tentrem apartments which were formerly an area of *Kesantrian* Senior

High School and *Mangala* Food Court located in Pekunden Kampong. The *Pekunden Dalam* Street was closed during the tentrem apartment development process. When the construction project is finished, the inner road will be reopened. In addition, minor changes are also taking place in the development of the Gumaya Hotel area, which is building a parking area that was once a residential area. Physical changes in the commercial area of the Batan Kampong are relatively small compared to changes in other Kampong. Because the changes in the commercial area of the Batan Kampong are not in the residential area and do not cause a loss harm to the surrounding settlements.

Kampongs	1886-2000	2001-2010	2011-2019 (Now)
Bateman Kampong	1886, named Karang matang Kampong which is dominated by green space. There is already a Gajahmada road. 1909, there is settlement of the Bateman Kampong on the southern part bordering the petempen kampong.	2003, already crowded with settlements and commercial building along the Gajah Mada road 2005, Started Construction of the Gumaya Hotel 2007, Gumaya hotel and parking area were built	The side of the Gajah Mada road becomes a commercial area with high activity and in the back is an old kampungs with dense settlement.
Petempen Kampong	1886, named Karang matang Kampong which is dominated by green space. There is already a Gajahmada road. 1909, there is settlement of the Petempen Kampong on the edge of the Gajahmada road	already crowded with settlements and commercial building along the Gajah Mada road	2012, Contruction of the Mutiara Garden Apartment 2014, Started Construction of the Semarang Tows Square 2015, The side of the Gajah Mada road becomes a commercial area with high activity
Batan Kampong	1886, an agricultural area. Gajahmada Road does not exist 1909, Gajahmada Road is already there and there are settlements of Setran and Batan on the edge of Semarang River and Gajahmada Road, some part are still plantation land. 1925, there have been several buildings and settlement plans	already crowded with settlements and commercial building along the Gajah Mada road	There is a settlement area that is in accordance with the existing road plan in 1925. The side of the Gajah Mada road becomes a commercial area with high activity
Pekunden Kampong	1886, an agricultural area. Gajahmada Road does not exist 1909, Still an agricultural area but there is already a Gajahmada road. 1925, there are already several buildings along the Gajahmada road and settlement plans.	already crowded with settlements and commercial along the Gajah Mada road	There is a settlement area that is in accordance with the existing road plan in 1925. The side of the Gajah Mada road becomes a commercial area with high activity and there is the construction of the Tentrem apartment which began in 2016.

**FIGURE 14.** Change in Kampongs along the Gajahmada road (Analisis Penulis, 2019)

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