

2. TOURISM DEVELOPMENT



OPPORTUNITIES

- 1) It is intended to enlarge and upgrade airport facilities through relocation to Teluk Bugam.
- 2) Create a major transport interchange between Keraya and Sebuai (Zone KB1). Ensure variety of shuttle links between airport and seaport. Seaport should contain:
 - a) Inter-island ferry terminal;
 - b) River ferry terminal;
 - c) Cruise ship terminal;
 - d) Super-yacht marina;
 - e) Cruise yacht marina.
- 3) Associated with the port, create a high – end waterfront tourism focused district with restaurants, shops, leisure and entertainment facilities, and all the services normally required by residents and visitors alike.
- 4) (4) Create a salt water filtered lagoon south of Zone W2, and perhaps on the inside of the spit protecting Teluk Kumai.
 - a) Build a series of lagoon – front mid range to luxury hotels, associated residential units, and stand alone bungalows for sale;
 - b) Some of the hotels in this area may be “floating” style;
 - c) Create a “traditional” fishing village in this locality. Protect the turtle breeding areas;
 - d) Expand beachfront parade of restaurants and play areas for children in this area.
- 5) Create a special waterfront promenade that has as a minimum:
 - a) On its seaside, a series of yards that is open for public interest, to build phinisi, kelotok, fast river boats, and fishing boats, amongst others;
 - b) On its land side, traditional market; fish market; arts and crafts; restaurants for local, regional and international foods; venues for entertainment and cultural performances.

- 6) Facilitate a visitor circuit that ensures visitors on short stay can experience the history and culture of the Regency, with emphasis on learning activities for children.
- 7) As market demand grows, plan for eco – friendly development of leisure facilities such as golf courses, themed animal parks, and a family oriented water park.

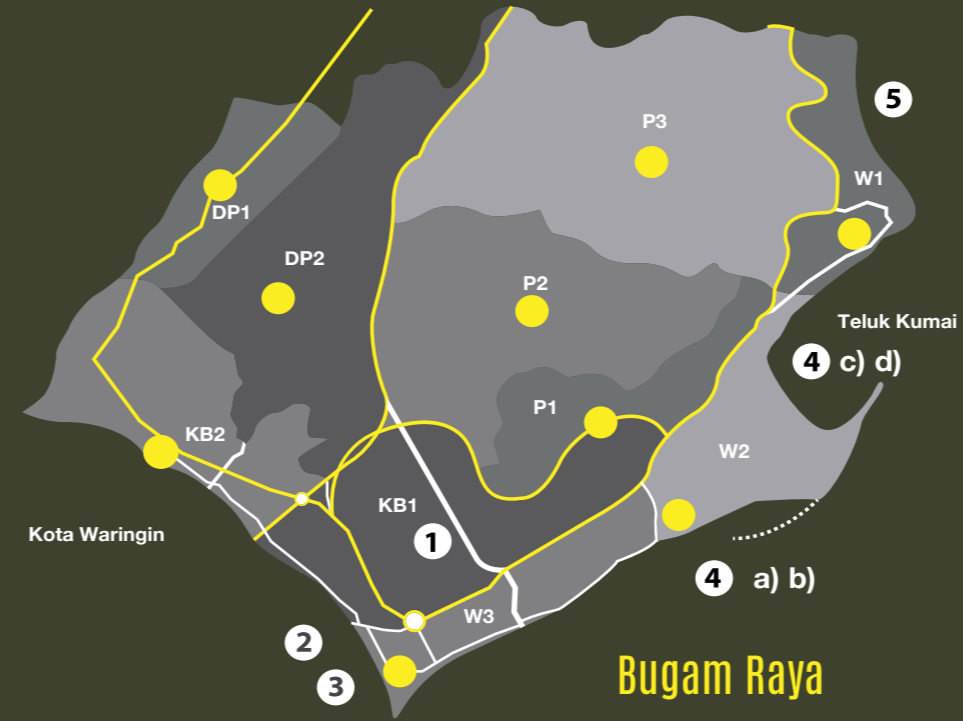
STATISTIC

Statistics Note all areas are approximate, and open to negotiation. Allotments subject to commercial due diligence and demand.

- 1) W1, W2, W3 = Wisata (Tourism) Development Zones;
- 2) New airport land allotment = 1,100 hectares;
- 3) Combined coastline of development zones W1, W2, W3 = 43.86 kilometers;
- 4) Approximate land areas of zones W1; W2; W3 = 30.6; 42.2; 32.7 square kilometers respectively;
- 5) Cumulative land area of zones W1; W2; W3 = 105.5 square kilometers;
- 6) Land allotment for harbor and associated facilities area and = 600 hectare;
- 7) Land allotment for animal park, water park, golf course and associated facilities = cumulatively 220 hectares;
- 8) Available allotments for hotels ranging from 3 – star to 5 – star = 10 hectare + multiples of 5 hectares; Initial allocation of land for 5 operations from intimate to large size.
- 9) Available allotments for managed housing estates (approximately 100 houses) = 20 hectare; Initial allocation of land for at least 10 managed estates.
- 10) Allotment for water-side commercial facilities in area shall be in accordance with need, but not less than 5 hectare per individual operation, including public open space as appropriate.



MAP : BUGAM RAYA



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BUGAM RAYA

WEST KOTAWARINGIN REGENCY
 CENTRAL KALIMANTAN PROVINCE



INVITATION TO INVEST IN TOURISM BASED COMMUNITY DEVELOPMENT AT :



Indonesia Tourism Invitation



Ministry of Tourism Republic of Indonesia



wonderful
 indonesia



BUGAM RAYA, THE NEW SEA AND AIR GATEWAY TO TANJUNG PUTING NATIONAL PARK...
 A REGION RENOWNED FOR ITS DIVERSITY OF FLORA AND FAUNA, A FOCUS FOR ECO-TOURISM...
 OPPORTUNITIES TO RESPONSIBLY VISIT PROTECTED HABITATS FOR ENDANGERED SPECIES...
 RIVER MOUTH LOCATION, AND HISTORIC ENTREPÔT FOR TRADE AND TRAVEL TO BORNEO'S
 JUNGLE INTERIOR...

1. DEVELOPMENT OVERVIEW



LOCATION

Bugam Raya sits on the Java Sea by the mouth of the Kumai River complex at the south coast of the Kotawaringin Barat Regency, Central Kalimantan Province, and Indonesian Borneo. Tributary rivers provide access to Tanjung Puting National Park, a grand nature and wildlife reserve renowned for its primates including orang-utan and proboscis monkey; mammals such as bears, leopards and bobcats; and a broad variety of endemic flora and fauna.



GEOGRAPHIC COORDINATES

- Latitude 1°19' S through 3°36' S;
- Longitude 110°25' E through 112°50' E;
- Time zone: UTC + 7.

The capital of the Regency is Pangkalan Bun.



MICRO CLIMATE

- Coastal temperature highs: 29°C through 33°C
- Average annual rainfall: 2,730 mm
- Days having rain: +/- 120 days per year



ACCESS

Established access from the interior of the Regency and its neighboring Districts is by road and river. River ferries, inter - island ferries, freighters and passenger vessels are serviced by port facilities clustered on the riverfront at Kumai.

Domestic air services connect Pangkalan Bun with:

- Jakarta, Surabaya, Semarang, Solo, Jogjakarta;
- Other Kalimantan locations: Pontianak [West Borneo]; Banjarmasin [South Borneo]; as well as Samarinda and Balikpapan [both East Borneo].



DEMO GRAPHICS

Area of the Regency = 1,076 million Ha, about 6% of the entire Province of Central Kalimantan. Population of the Regency = 269,629 [2014]. Average population growth is around 4% per year. Population density, persons per square kilometer:

- Lowest: 4.4 (forest areas);
- Average: 19;
- Highest: 112.4 (urban center).

Predominant ethnic groups are Malay & Banjarese. Others include Dayak; Madurese; Javanese; Bugis; Sundanese; and Chinese.

Religious pluralism is established, with some 162 mosques; 16 Catholic / 23 other Christian churches; 1 Hindu and 2 Buddhist temples in populated areas.



ECONOMIC PROFILE

Regency GDP:
 • Total = Rp 11,781 billion [2014]
 Main contributors to GDP:
 Agriculture 48%;
 Trade, hotel & restaurant sector 17%
 Industry 15%
 Predominant economic activities: fishing; farming; plantations; Animal husbandry; trading; mining and logging.



SOCIAL & COMMUNITY ASSETS

The Regency motto is "Beriman" derived from: bersih [clean]; indah [beautiful]; ramah [sociable]. The region functioned as a sultanate from 1679. The Sultan's domicile moved from Kotawaringin Lama to the current capital Pangkalan Bun in 1814.

Palaces constructed of ironwood grace both these locations. Other significant timber structures in Pangkalan Bun include Kyai Gede Mosque; Pangeran Mangkubumi palace; and the Princess Bath complex.

Cultural pursuits include traditional poetry recitals. Ethnic music and dance are very central to village life, especially for the Dayak who populate the hinterland. Islamic influences are evident in other cultural and social activities, including a variety of annual festivals, especially related to fishing and boating. Local products that are sought after by tourists include beaded items (purses and bags); ceramics; woodcarvings; and traditional weapons such as blowpipes.



SPATIAL PLAN

The land area south of Pangkalan Bun, bound on the West by Lamandau River, on the East by Teluk Kumai, and on the south by Java Sea has been subject of considerable study.

The inland areas will remain as protected habitat for primates and other endemic flora and fauna. The coastal littoral will include:

- New airport and seaport facilities with focus on tourism services including transportation & retail;
- Extension of commercial waterfront activities and services for passengers and freight, with easy access to water for residents and visitors;
- Focus on traditional shipbuilding and operations, encouraging appreciation of local trade history;
- Salt - water lagoons providing safe sea water swimming for hotel guests nearby;
- Significant opportunities for eco - tourism based community development;
- Direct stewardship of protected natural assets, including mangrove and forest littoral.



NATURAL ASSETS

- Tanjung Puting National Nature Reserve
- Orangutan forest habitats
- Patih Mambang Waterfall at Keraya
- Mangroves at Sungai Uambang
- Extensive white sand beaches
- Turtle conservation at Tanjung Kaluang
- Access to coral reefs at Gosong Senggora just off the Bugam Raya coast.



TOURISM DEVELOPMENT CONSIDERATION

- 1) Visits to orangutan habitat in Tanjung Puting National Reserve require substantial travel commitments:
 - a) Slow travel by ketotok is a day trip - this needs better interest points along the way and an upgrade of meals on board.
 - b) Fast travel by speedboat - this may require newer forms of boat, and restaurant facilities at Camp Leakey / other major stops.
- 2) Hotels and serviced residential products need to be considered in the zones allocated by the Regency / Bappeda (W1, W2, & W3). The prime challenge to tourism eco - development is river sedimentation in these areas.
- 3) Agreement needs to be reached about creation of travel hubs where local entrepreneurs can offer goods and services to domestic and foreign visitors.



BUGAM RAYA