

AGRO TECHNO PARK WANARAJA GARUT

At a glance



2021



PT Agro Jabar is a Regional Owned Enterprise of West Java Province.

Founded in 2013, we're determined to increase the usability of regional assets, developing regional economic & investment as well as making a significant contribution to regional income.

PT Agro Jabar core business is in the agribusiness sector, such as plantation, animal husbandry, fishery & food reserves

What Is The Agro Techno Park?

“**The Agro Techno Park** is an area that functions to apply various types of food crop agriculture, horticulture and plantations, animal husbandry, fisheries and product processing (post harvest) technologies”

The ATP development strategy is developed by integrating upstream-downstream in a farm household business with a biocyclofarming cycle in an integrated area.



The ATP Objectives



To improve the application and technology transfer from the agricultural research and development

To build an integrated agricultural piloting model that integrates business components in an agribusiness system or value chains

To improve the competency of farmers, business stakeholders and the community, especially those related to the implementation of agribusiness technology

AGRO TECHNO PARKS IN INDONESIA

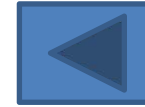


ATP (Agro Techno Park) locations in Indonesia

1. Agro Techno Park in Ogan Ilir
2. Jogja Agro Techno Park (JATP)
3. Agro Techno Park in Klaten
4. Agro Techno Park in Ngawi
5. UPTD ATP in Polewali Mandar



Underlying Regulations



Law number 18 year 2002 concerning The National System of Research, Development and Application of Science and Technology

Law number 26 year 2007 concerning Spatial Planning & Government Regulation Number 28 year 2008 concerning National Spatial Planning

National Mid-Term Development Plan 2015-2019 regarding the Development of Science Parks and Technology Parks

AGROTECHNO PARK

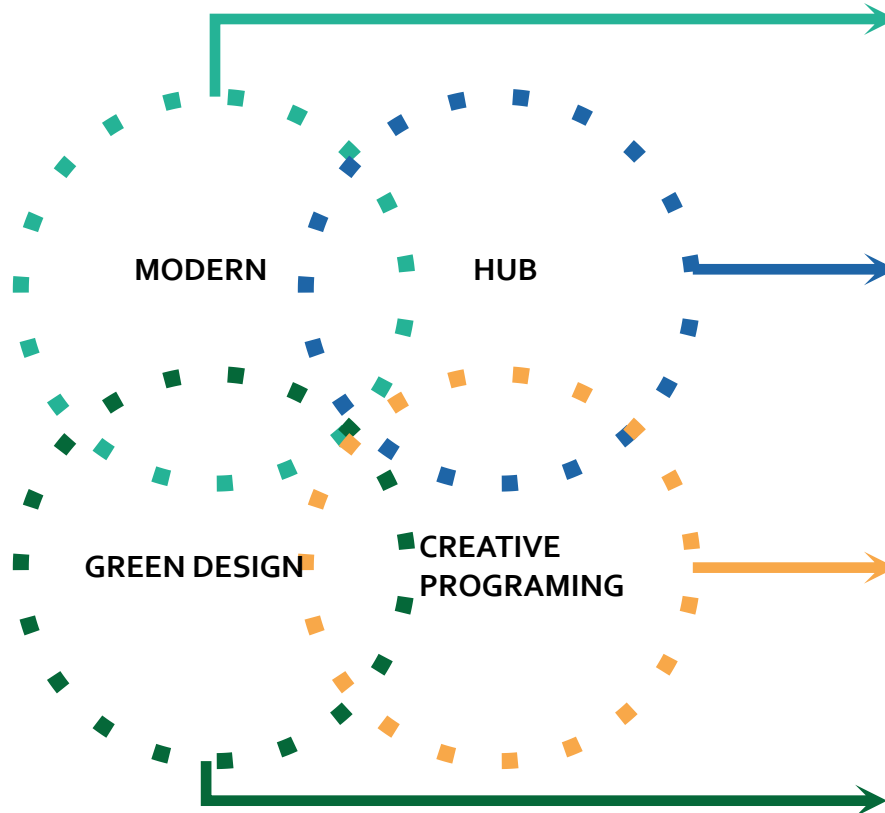
TAGLINE :

“Creative Techno Farm”

Modern

Hub

**Green
Design**

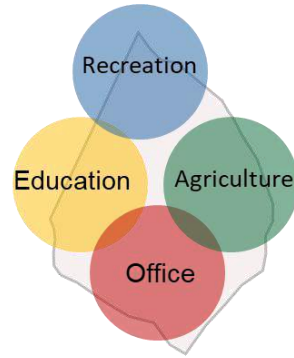
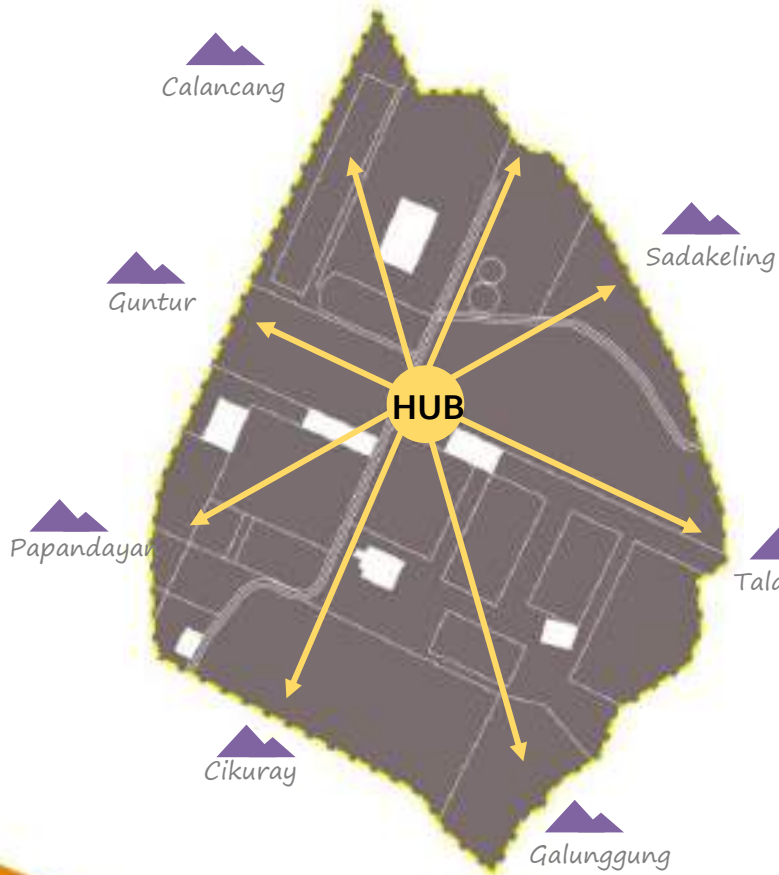


One of the company's values is Agility or the ability to shift according to the times. This can be seen in the implementation of technology, the design forms, and the adaptive reuse of ex-factory buildings.

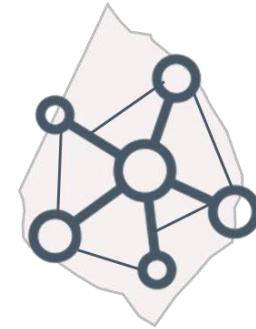
ATP Wanaraja functions as a hub for a network of agricultural activities. A meeting point for researchers and professionals based on partnerships and community involvement.

ATP Wanaraja is an area that connects agricultural-based Production, Recreation and Education activities.

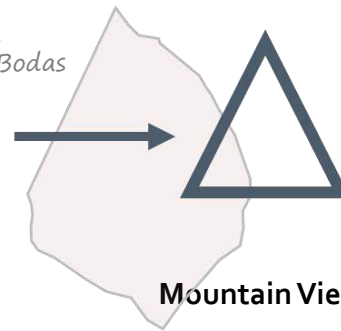
A design concept to get a building that cares about the environment by minimizing energy use



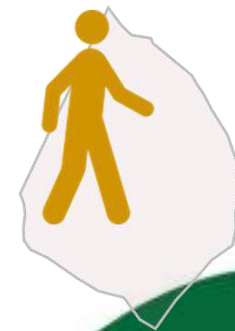
Activity Clusters



HUB + NETWORK



Mountain Views



SIDEWALK EXPERIENCE

SPACE REQUIREMENTS

AGROTECHNO PARK FUNCTIONS

PRODUCTION

ATP Wanaraja functions as agricultural production place with the application of agricultural research and technology

EDUCATION

The ATP has a purpose to share the knowledge through the educational activities and agricultural technology

RECREATION

ATP Wanaraja targets the communities and families to get involved & take a part in educational recreation

SPACE REQUIREMENT ANALYSIS

- Production area
- Commodities
- Agriculture support

- Agriculture education space
- Agriculture technology

- Attraction
- Amenity
- Accessibility

Proposed Program

THE ATP LOCATION (Wanaraja Plantation)



Wanaraja Plantation is one of the plantation units of PT Agro Jabar that is located in Wanaraja Village, Wanaraja District, Garut Regency – West Java Indonesia

The area is about ± 10.6 ha, divided into 2 land areas, including emplacement (covering an area of 8.9 ha) and rice fields (covering an area of 1.7 ha)



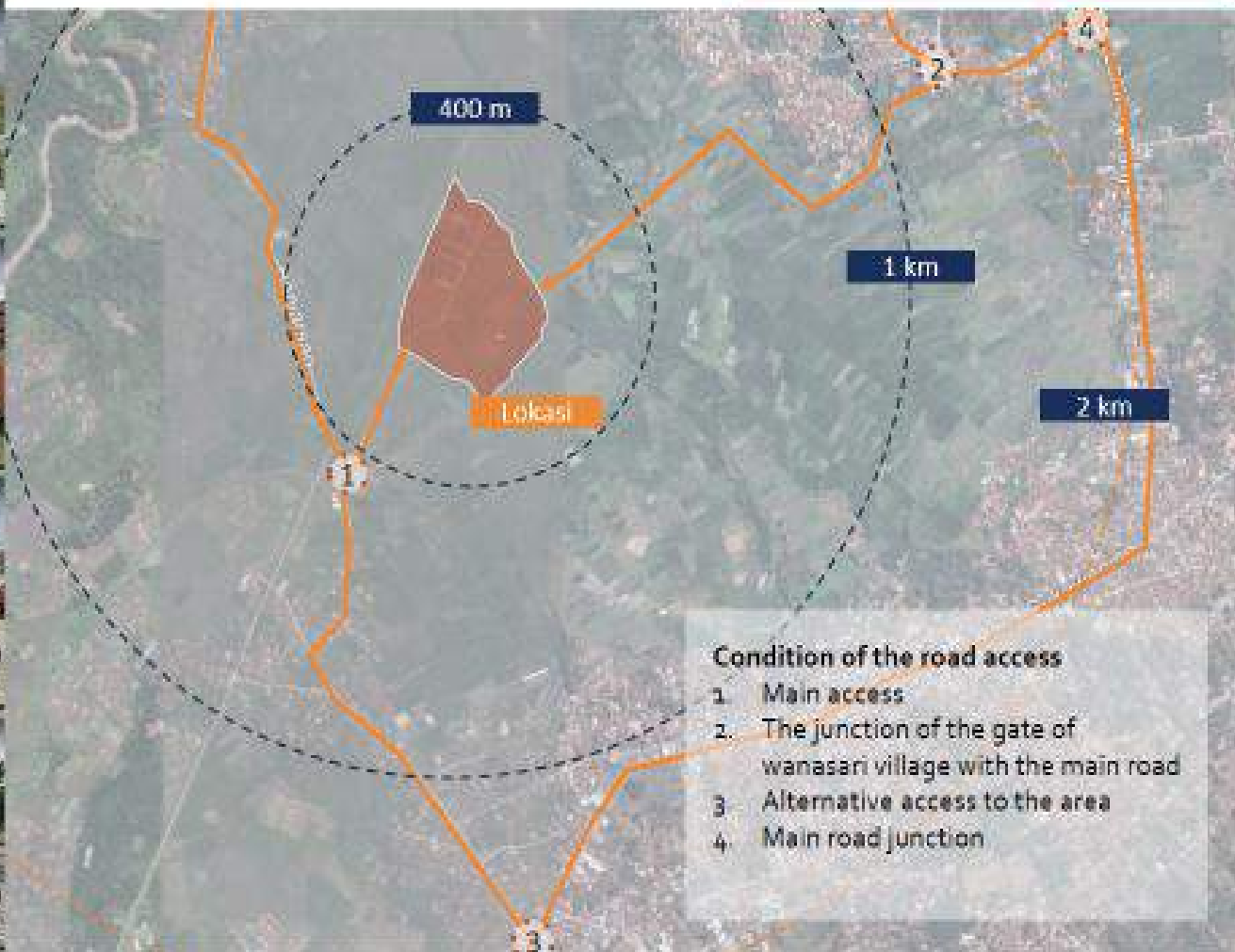


EXISTING ZONATION

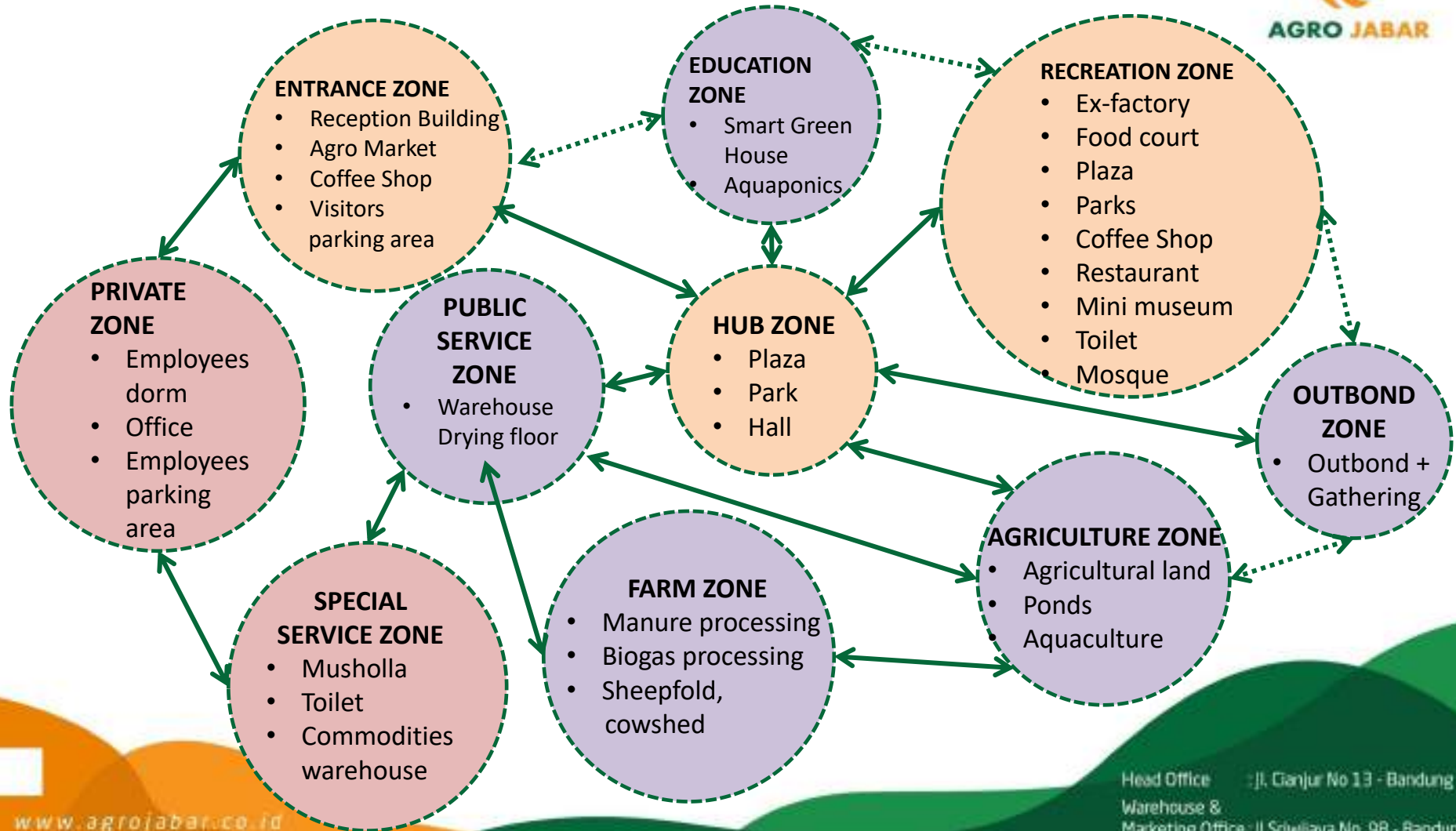


LEGEND KEYS

- a. Corn
 - b. Corn
 - c. Green House
 - d. Open Field
 - e. Corn
 - f. Lemon & guava
 - g. Edamame
 - h. Beans
 - i. Corn
 - j. Indigofera seed bank
 - k. Edamame
 - l. Nursery
 - m. Sweet potato
 - n. Eggplant
 - o. Lemon & guava
 - p. Corn
-
- 1. Sulfur ex-factory
 - 2. Floriculture (succulent)
 - 3. Control room & packing house
 - 4. Dorm
 - 5. Office
 - 6. -
 - 7. -
 - 8. Fishery



- Condition of the road access
1. Main access
 2. The junction of the gate of wanasari village with the main road
 3. Alternative access to the area
 4. Main road junction



POTENTIAL SOURCE OF INCOMES

POTENTIAL SOURCE OF INCOME	TICKETING	<ul style="list-style-type: none"> • Entry ticket • Cowshed, Chicken Coop, Green House, Ex-factory
	RENT	<ul style="list-style-type: none"> • Tenant rent • Facility rent (Temporary Space, Auditorium, etc.) • Greenhouse & open fields rent
	PRODUCTION	<ul style="list-style-type: none"> • Coffee production • Honey production • Lemon production • Fishery production
	OTHERS	<ul style="list-style-type: none"> • Pre-wed photo session • Costumes rent, etc.





Alternative Cooperation Scheme :
Operational cooperation, BOT (to be discussed)



Project feasibility :

- Estimated investment value :
USD 5,57 million – USD 6,97 million
- NPV = USD 3,8 million
- IRR = 14%
- RoI = 346%

POTENTIAL VIEWS TO THE NEAREST MOUNTAINS



1. Mt. GALUNGGUNG
2. Mt. CIKURAY
3. Mt. MASIGIT KAREUMBI



EXISTING BUILDING : EX-SULFUR FACTORY



Legend Keys :

- a. Open Field
- b. Visitors parking area
- c. Reception building
- d. Dorm/ small hotel
- e. Green House
- f. The support building for greenhouse
- g. Control Room & Packing House
- h. Existed Green House
- i. Ex-factory – Exhibition room, Community Center, Co-Working Space & Food Hall
- j. Ex factory – Green House, coffee roastery, Café, Viewing Deck, coffee & souvenir shop
- k. Green House
- l. Tower
- m. Shelter Hub, Plaza
- n. Shelter
- o. Lemon plantation
- p. Coffee plantation
- q. Planting education area
- r. Aquaponics recreation
- s. Farm recreation
- t. Utility area



AERIAL VIEW – PARKING AREA



Bus Parking Lot

Pedestrian Side

Reception Building

KEY MAP

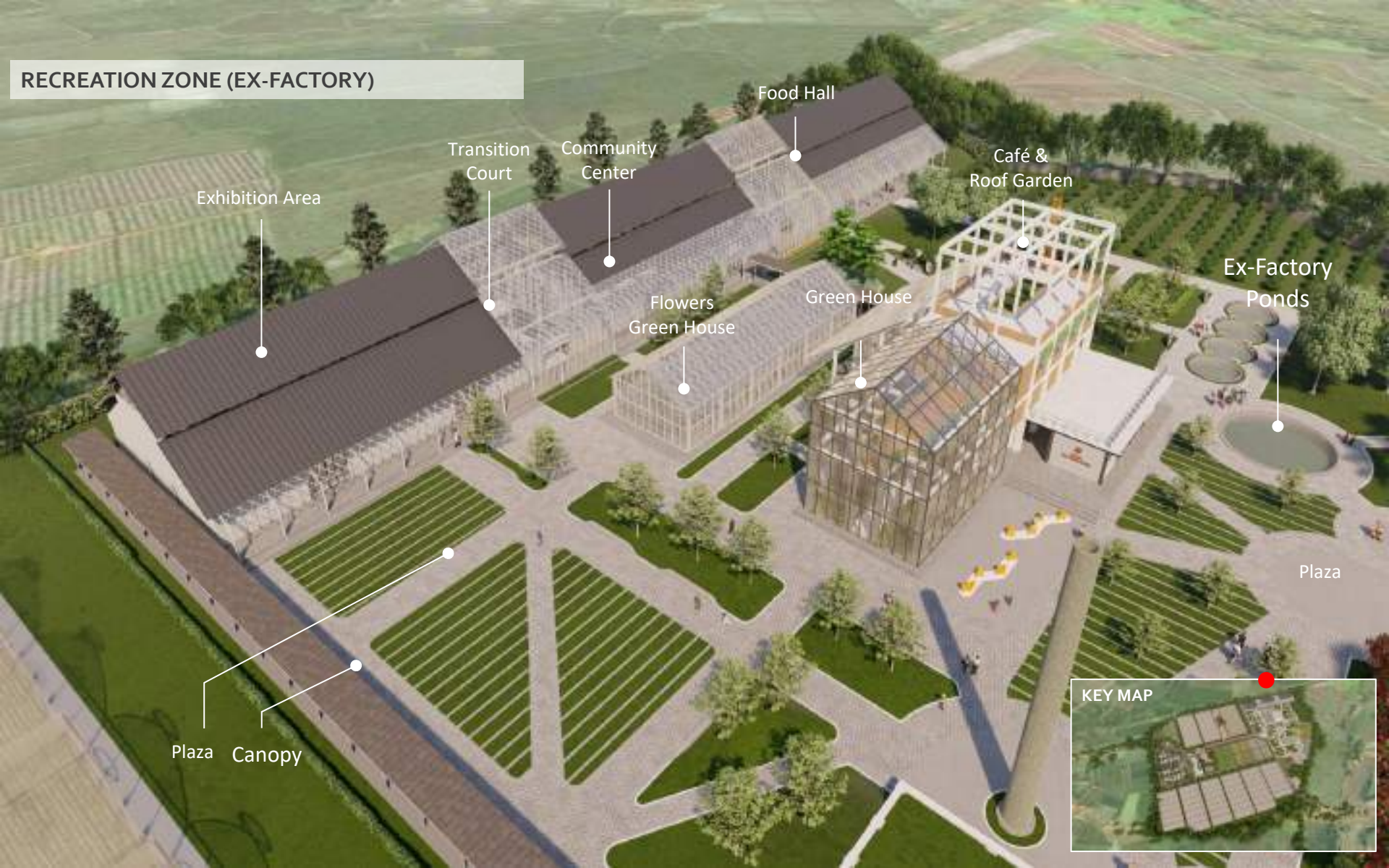


AERIAL VIEW – RECREATION ZONE





RECREATION ZONE (EX-FACTORY)



Exhibition Area

Transition Court

Community Center

Food Hall

Café & Roof Garden

Ex-Factory Ponds

Flowers Green House

Green House

Plaza

Plaza

Canopy

KEY MAP





THANK YOU

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