

Public Interest-Dedicated Private Space in Urban Spatial Planning

Dimas Wicaksono, RM. Bambang Setyohadi KP, Andi Purnomo

Department of Civil Engineering, Faculty of Engineering, Universitas Negeri Semarang, Indonesia

Keywords: Private Space, Management of Green Open Space, Planning and Structuring Aspects of the City.

Abstract: Arrangement of buildings and urban environment is quite interesting to always be used in the context of architectural scientific direction, because it is not only patterned on physical environmental factors, but also socio-cultural factors. This social space is the estuary of the products that govern the lives of the urban community in the context of structuring and developing the built environment. Systematically, the concept of urban spatial planning must be comprehensive, comprehensive and integrated in the components of the regional design, which includes several criteria: land allotment structure, land use, spatial planning, circulation system and connecting lines, open space systems and green systems, governance environmental quality, environmental infrastructure and utility systems, building preservation and the environment. The purpose of this study is the creation of a balance of quality of environmental life by making urban spaces that live physically (vibrant) and economic (decent), livable and balanced, and improve the quality of life of users through the development of urban spaces based on the participation of the community and the private sector. Optimal optimal spatial planning pattern in the utilization of development roles and actors (community / private), both directly and indirectly, at the stages that occur and associate to building programs and environmental programs that are appropriate to the level of needs. In the case of the city of Semarang, as a whole took action against green open spaces. This study was conducted to find out some aspects of green open space for users. The method used is distributing questionnaires that contain questions to find out what elements determine the open space manager in the city of Malang. Based on the results of processing the questionnaire data used as the main factor in Malang is the planning aspect which is then used. The species used is the balance of the ecosystem. Based on existing solutions can be done quickly by people who want to change the planning strategy based on the existing balance, which allows it to be used. and area. Projects and programs that make it possible to achieve goals in order to encourage the development of urban space so that it can be implemented effectively can be done through a mechanism, reviewing the building expert team and applying the incentives / disincentives.

1 INTRODUCTION

The rapid development of the city of Semarang as a result of high economic activity, demanded foresight and wisdom in structuring buildings and the environment in urban areas. The arrangement of buildings and the environment in an area or a corridor must not be separated from the existing spatial plan and in accordance with the regulations. The development of the city of Semarang tends to lead to the formation of increasingly enlarged and integrated urban areas. This condition can be seen from the wider area that shows urban physical characteristics in the suburban area which has fused with its core city, where the urban processes that occur in the suburbs of big cities occur faster than those in the big

city itself. Structuring of buildings and environment is a series of activities that are needed as part of efforts to control space utilization, especially to realize the built environment, both in urban and rural areas, especially the physical form of buildings and the environment. The existence of this phenomenon resulted in the process of spatial and socioeconomic transformation in the area of medium-sized cities and surrounding small cities as a result of the process of modernization and industrialization of the city (core), which in turn resulted in the development of these cities seem unified (Nurcholis, 2008)

Considering that the potential and tendency of physical growth quickly occur frequently in urban areas, the priority of handling / structuring is mainly carried out in densely populated areas, namely coastal areas, trade center areas, mixed settlements, or in

areas where geographical conditions require special attention. On the one hand, especially in consideration of the increasing prices of land in urban areas, optimization of land use for housing and settlement development is inevitable, on the other hand the potential of people who are able to own houses tends to decline, so that in many of the communities living in dense areas, even though it is slum and unhealthy. The government and citizens certainly report on a condition of urban settlement where good city conditions must constitute a unified organizational system capable of accommodating social, cultural, physical and non-physical images that are strong, visual beauty and planned and designed in an integrated manner, as implied in Law No. 28/2002 concerning Building.

Specific local development regulations are needed as a guide to the realization of the face of the building and the environment with a unique / unique character, especially in the area or part of the city that is growing fast and developing. While the problem of irregularities in buildings and the environment in them must be made solutions to solutions and solutions with general attention. Many programs are made by the government to control the pace of development of the developing region. These programs aim to promote and prosper the lives of the general public, although it can be avoided if some programs appear to overlap their implementation. Multi interpretation of program implementation can cause stagnation which has an effect on barriers to the development of an area or vice versa, its development becomes uncontrollable.

The guide is derived in the section Law no. 26 of 2007 concerning spatial planning, is needed as a growth control device and provides guidance on the form of buildings and the environment in an area. Local Building Regulations that are specific in nature which are needed as directors of the realization of urban environmental architecture (urban architecture), especially in regions or parts of cities that grow rapidly and develop irregularly in terms of orderly buildings, building safety and building compatibility with the environment. The Guidelines will provide direction to control spatial utilization and follow up on detailed spatial plans, as well as guide the design of the area in order to realize the quality of the building and its environment. In Law No. 26 of 2007 in Article 2, which among others is stated: within the framework of the Unitary Republic of Indonesia, spatial planning is carried out based on the principle of: integration; harmony, harmony and balance; sustainability; usefulness and usefulness; openness; togetherness and partnership; protection of

public interests; legal certainty and justice; and accountability. With these directives, the Regional Government, observers of the area and buildings and other stakeholders will have clarity regarding the physical development policy of the local Regional Government.

Guidance in regional arrangement must pay attention to and fulfill:

- Public interest or community aspirations.
 - Utilization of local resources.
 - The ability of optimal land carrying capacity.
- The Guidelines (Urban Design Guideline) must contain:
- Technical Plan Guidelines (three-dimensional design)
 - Building and Environmental Management Program.
 - Guidelines for controlling the embodiment of the building.

The problem in managing the green open space in Malang city is that the green space management institutions in Semarang have not been integrated. Management is still carried out partially and sectorally, not yet efficient and effective in order to produce quality and quantity of green space, as well as not involving all stakeholders including scientists. Based on field data, there are many facts that in the management of open space green has changed function to. Other uses (DG Bangda Depdagri, 1994). Green open space seems to still have a complementary meaning for the city, so that green open space is considered only as an aesthetic enhancer environment. Land use competition in urban areas is heavily influenced by market mechanisms, so there are many changes in the use of green open land into residential areas, shops, hotels, gas stations, restaurants and so on. Lack of control of government officials regarding the development of the city of Semarang and the limited ability of human resources of government managers in terms of their professionalism insight are the main problems in the management of green open spaces. This is coupled with a variety of understanding of functions and the description of green open spaces from the Office of Parks, the Department of Agriculture and the Forestry Service concerned in its management. Another factor is the problem of availability of land in urban areas as limited green land and the problem of space development funding green open. Instead of the description above, there is an indication of the cause of the green open space problem concerning aspects of managing green open spaces in the city of Semarang.

2 STUDY OF THE CITY GREEN OPEN SPACE MANAGEMENT

Green open space management is a comprehensive approach, especially in cities in developing countries. Local governments are the driving force needed to integrate all players in the management of green open spaces. So that necessary steps and strategic management to achieve this or more commonly called strategic management. Some key elements will be presented as part of strategic management aspects to direct the management of the city's green open space.

First, strategic management emphasizes the importance of stakeholders, including communities and agencies involved in all planning implementation processes so that planners want to listen to the needs of the community. That way, will encourage transparency and responsibility.

Second, the strategic management process is a decision and action about what to do, why to do it and who should do it. It emphasizes that the measurement of the effectiveness of strategies and actions in achieving urban planning objectives must focus on the progress of all public aspects including physical, economic, social, environmental and institutional dimensions.

Third, strategic management is responsible for internal and external factors that influence the development of a city. A clear understanding of the external environment, and internal strength that allows human resources to provide changes in urban planning. Fourth, strategic management allows effective (internal) and (external) monitoring of evaluations. Finally, strategic management recognizes that the successful implementation of the strategy requires financial support from governance institutions which include collaboration between all levels of government, the private sector and the community. It encourages and provides engagement facilities from all stakeholders as well as groups of interest in all urban governance measures. As a result, city development policies are more responsive to community values and therefore have the opportunity to succeed. Five strategic aspects used in the management of urban green open spaces, following previous research on aspects of city management are: planning, institutions, human resources, coordination and financing.

2.1 Open Space System

The Open Space System in the RTBL guideline is a regional design component, which is not only formed

as an additional element or a residual element but is created as an integral part of a wider environment. This arrangement shapes the character of the environment and has an important role both ecologically, recreationally and aesthetically. for the surrounding environment, and has an open character so that it is easily accessible to the public.

2.2 Arrangement Components

(1) Public Open Space System (public accessibility public ownership), that is a space whose physical character is open, free and easily accessible to the public because it does not belong to a particular party.

(2) Private Open Space System (private ownership - personal accessibility), which is a space with a physical character that is open but limited, which can only be accessed by owners, users or certain parties.

(3) Private Open Space System that can be accessed by the Public (private ownership - public accessibility), namely a space with an open physical character, and free and easily accessible to the public even though it belongs to a particular party, because it has been dedicated to the public interest as a result of an agreement between the owners and the local government / management, where the owner allows his land to be used for the public interest, by obtaining compensation in the form of certain incentives / disincentives, without changing his ownership status.

In addition to the stronger control of asset ownership and sometimes reinforced by strict boundaries in the form of fences, it makes closure and limits the social space. As well as lack of integration in the macro space, the continuous open space / continuous space decreases in intensity, even none. This makes the quality of urban areas that are not optimal, especially related to the interaction and integration between pedestrian activities in front of buildings and activities on the ground floor of the building to be inhumane.

Every city design must pay attention to the components in the existing design so that later the city will have clear characteristics. Some criteria include: land use / land allotment, land use intensity, Forms and groups of buildings, circulation systems, parking and connecting lines, open space systems and green systems, environmental quality systems, environmental infrastructure and utility systems, building preservation and environment. Finally, strategic management recognizes that the successful implementation of the strategy requires financial support from governance institutions which include collaboration between all levels of government, the private sector and the community. It encourages

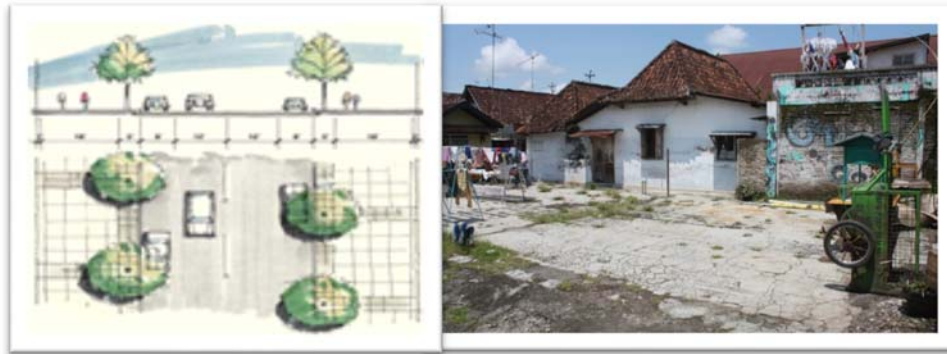


Figure 1: The house will be used as a green open space.

and provides engagement facilities from all stakeholders as well as groups of interest in all urban governance measures. As a result, city development policies are more responsive to community values and therefore have the opportunity to succeed. Five strategic aspects used in the management of urban green open spaces, following previous research on aspects of city management are: planning, institutions, human resources, coordination and financing.

3 GENERAL CONDITIONS OF GREEN OPEN SPACE, SEMARANG CITY

Management of green open space in Semarang City involves several regional government agencies, among others; municipal parks, Bapeda and the Public Works Department. In general, green open space is regulated in the Semarang City Spatial Plan. Physical development in the city of Semarang in the past 5 years experienced rapid development, especially trade (downtown area) and housing (Semarang top). But this development is not evenly distributed, where in the western region (lower Semarang) the development is not too fast (not even developed in accordance with the old RTRW plan). So there were some irregularities between the existing spatial plan (RTRW Semarang City in 2000) and the existing conditions. Along with the physical development of the city, Semarang city lacks green open space. This is caused by several constraints / problems, namely the number of poorly maintained parks, the lack of sports fields, the large number of houses that spend all the houses to be built, the number of housing or residential roads there are no shade trees and so on.

3.1 Reality of Open Space in Semarang

The creation of environmental spaces that are meaningful and related to local identity and correlate with behavior / culture, historical values and local special life are the desires of the wider community. According to Ercan there are four qualities that public space must possess, namely; physical access, social access access to activities and discussions or intercommunication and access to information. These four qualities seem to define the power of democracy from a public space. Open space as a social space for people in rural / rural areas is still thick with the culture of togetherness as a friendly society, sometimes forgetting the boundaries / territorial assets that they have, being a common space. Likewise, in urban villages there are still private ownership spaces that are used for the public interest. Figure 1 shows the arrangement of green open space in Semarang.

This shows that simplicity in the thinking of rural communities in terms of the limits of asset ownership does not become everything for the sake of living together with their environment. However, in urban communities whose social strata are higher in asset territory, it is very important and exclusivity towards security is something that eliminates their social space. So that the open space feels increasingly narrow or urban areas lose open space and social space.

"Contemporary industrialist societies have generally accepted the banishment of unscripted, generous exchange in the public realm of hyper-commercial alternatives." (Merker, 2010)

Like Merker's opinion, nowadays the pattern of urban space formation often has an agenda that prioritizes economic interests from its social needs. The social needs agenda, of course, cannot easily find the slice with the economic principle that always converts everything to its economic selling value. So

that public spaces in big cities often open spaces that function as social spaces in urban areas have been replaced by their functions and switched to the spaces in the mall. In addition to the stronger control of asset ownership and sometimes reinforced by strict boundaries in the form of fences, it makes closure and limits the social space. As well as lack of integration in the macro space, the continuous open space / continuous space decreases in intensity, even none. This makes the quality of urban areas that are not optimal, especially related to the interaction and integration between pedestrian activities in front of buildings and activities on the ground floor of the building to be inhumane.

3.2 Learning from Other Countries

3.2.1 Hong Kong Urban Space Planning with Hyper-density and Hyper-commercial contexts

The growth of Hong Kong's city tends to take a vertical pattern, this urban morphology pattern with high building density results in a more 3-dimensional land use pattern. Although the legal status only includes one type of land use, but the land use vertically allows a variety of uses (mix used; retail or educational functions in the ground floor area, religious facilities at the second level, third level clinics, and housing on the next floor). This eventually also had an influence on the formation of its public space. Where the public open space is at the level above the ground floor level or even in the underground area. For example: Central-mid level pedestrian link (Figure 2). This multi-level pedestrian connection along 800 meters is a public space that connects the central and mid-level areas through several commercial.

The formation of public spaces in Hong Kong is more due to high morphological patterns and densities, which ultimately forces the existence of these public spaces to compete with commercial spaces. One of the efforts of the Hong Kong government in providing public space is to implement public-private partnership. The Hong Kong government provides an incentive bonus for additional vertical floor area for private parties that provide public space on the property land. This additional floor area bonus can reach 5 times the public space provided by the property concerned. Space which is then widely known as Privately Owned Public Space (POPS) or Privately Owned Public Open Space (POPOS) is widely seen in urban Hong Kong areas.



Figure 2: Central-mid level pedestrian link.



Figure 3: Buildings with HSBC office functions.

Furthermore, Kayden said that the discovery of this regulation was based on lighting principles and ventilation at the basic level and control of the overall size of the building. This aims to create a public space that is integrated with development to provide a better pedestrian experience. This mode of planning supports collaboration between the public and private sectors. (Luk, 2009). One example is HSBC's main office which is located in Central Hong Kong which provides public space in the basic floor area (Figure 3). On weekdays, this space seems to be exclusive to the white-collar workers. It does not seem at all hospitality and democracy that should be seen from a public space. But every Sunday, this ground floor area seems to be a second home (especially) for immigrants from the Philippines. International Financial Center (IFC) located in the Harbourfront area also provides public space on the roof of its podium shopping mall. This POPS is open 24 hours for the public. Property managerial parties provide regulations that clearly explain the demarcation referred to in the public space, procedures for the use of public space and property, protection of plants, cleanliness etc.



Figure 4: The ground floor area of the main office of HSBC.

HSBC and IFC POPS cases are one example of successful POPS. There is also little POPS space in Hong Kong whose formation is no more than just to meet the minimum requirements set by the government. According to 2008 data, more than 70% of these POPS only have an area of 50 m² or less. This eventually led to doubts for some practitioners and academics about the effectiveness of the implementation of regulations from this government which was considered to be pragmatic. However, apart from pragmatic or not solutions, this POPS has been able to provide an alternative formation of public space that is able to fulfil the essential human needs of a public space in general.

4 GREEN SPACE SPACE MANAGEMENT ASPECT OF SEMARANG CITY BASED ON RESPONDENTS

In this section, what elements are clearly seen in each aspect of managing the green open space in the city of Semarang are thoroughly evaluated. The clarity of the elements indicated by a significant comparison between answers strongly agrees and agrees with the answers strongly disagree and agree. In general, the planning aspect is an element of ecosystem balance which is the clearest aspect. In the institutional aspect,

the central and regional elements of authority are the most obvious elements. While in the aspect of human resources the clearest element is the proportion of human resources in the central and regional levels. In the coordination aspect of the clearest element is the transfer of functions. In the funding section, the clearest aspect is the government bureaucracy. For further discussion, these elements are compared as shown in Figure 5. Based on Figure 5, it can be seen that the planning aspect in this aspect aspect ecology has a clear proportion compared to the others. Whereas in the second order is the institutional aspect concerning the elements of central and regional authority. Third is the aspect of coordination in this case the function transfer element. Fourth is the funding aspect that concerns the elements of the bureaucracy of funds and the last is the aspect of human resources.

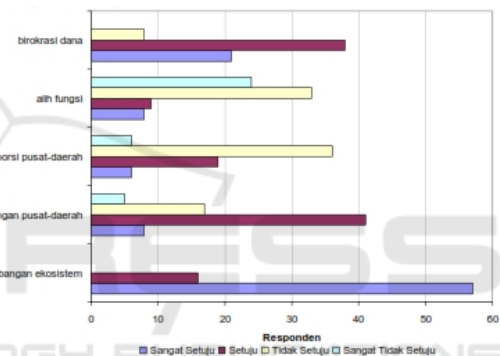


Figure 5: Clarity of the Elements in each aspect of the manager.

Based on the clarity of elements and management aspects above, a strategy can be made in the management of Malang's green open space in a more systematic manner. This strategy is based on the order of clarity of elements and aspects of management. The first strategy is handling aspects of planning based on ecological balance. This is based on the aspect of planning the dominant element is ecological balance. When linked to other elements, this perception is still at the level of ideal conditions, so that the implementation has not yet proceeded. So there is still an identification of what factors become obstacles to planning that are more practical. After planning aspects are institutional aspects. The main step of institutional aspects is the clarity of central and regional authority. With this clarity of authority, the formulation of regional regulations as a legal basis for management and bureaucratic mechanisms will run better. After the institutional steps are implemented, the next step is the coordination aspect to minimize the conversion of

green open space and optimize the utilization of green open space. In the next part, the existing coordination system is supported by a good fund bureaucracy. With the existence of a good funding bureaucracy, increasing human resources both at the central and regional levels will run in synergy.

5 CONCLUSIONS

The achievement of a balance of quality of environmental life by forming urban spaces that live physically (vibrant) and economic (viable), livable and balanced, and improve the quality of life of users, through the development of urban spaces based on the participation of the public and the private sector. (public private community partnership). Development patterns with an optimal orientation on the utilization of roles among development actors (community / private), both directly and indirectly, development actors are given an active opportunity to aspire and contribute to formulating building and environmental programs that are in line with their level of needs.

The RTBL Guidance Substance that describes this article, Principles of Circulation System Arrangement and Linkage: Environmentally, including arrangement: (a) Increase in regional value, carried out through increased land value and land capability through improving levels of achievement within and within the region, improved functional relationships between various types of designation in the region, improved design / development modifications that match local character, (b) Integration of area blocks and supporting facilities is needed; The integrated network link system (pedestrian linkage), namely the design of a network system of various connecting lines that allows penetrating several buildings or even certain plots and is utilized for the benefit of the public lane. This integrated connecting line is needed especially in areas with high and diverse activity intensities, such as in residential neighborhood commercial areas or mixed-used function areas. Integrated connecting lines must be able to provide ease of access for pedestrians

From the Stakeholder Side, the guidelines have accommodated various interests between urban development actors, namely (1) Determination of various development incentives to achieve a balance in the distribution of Land Use Intensity for the mutual benefit of various parties (managers, local government, developers, land owners and the general public), (2) Appropriate value of elemental value (for example KDB) is needed which helps the formation

of open space as a place for human social interaction, (3) Determination of various development incentives, either in the form of Building Incentives or Direct Incentives which are directed to compensate them to be able to relate to the provision of various facilities for the public interest, such as pedestrian paths, arcades, public open spaces, or shared facilities, (4) Determination of the control mechanism for the provision of incentives, especially in anticipating the misuse of the use of facilities provided during their use, for example the arcade which has been re-allocated to a private area, or public facilities that are removed by the developer after the usage period

So that it takes courage to start to create a city space with a humane and pedestrian-oriented space scale, as well as activities that are accommodated, namely the creation of a balance of land use and environment oriented to pedestrian-friendly buildings, as well as enlivening city spaces with various activities. at the environmental level is the emphasis in developing private urban spaces for the public interest in certain areas that allow for joint development, both horizontally through applications to the KDB, and horizontally with mix-used patterns. Control the implementation of all plans and programs and institutions needed by the regional government in order to encourage the implementation of urban space development materials to be implemented effectively.

The responsibility for managing the green open space is ideally carried out jointly between the city government, the private sector and the community. This study tries to explore aspects of green open space management as expected by the community. To limit these aspects, a study of previous research related to the management of green open spaces was carried out. Based on the study previously it can be concluded that the aspects of green open space management include aspects of planning, institutions, human resources, coordination and funding. These aspects are elaborated in the form of questionnaire questions and disseminate to respondents to understand their understanding and views of aspects of managing green open spaces in the City of Semarang. The clarity of the elements and aspects of management into the main results of this study are explained in the conclusions below in the order of clarity.

The planning aspect is to have the highest clarity in the view of users of green open space. This aspect includes supporting elements in the clearest sequence as follows: ecological elements, physical elements, openness and participation. In a more detailed component, the influential ecological elements include ecological balance, air pollution, decreased ecological quality, ecological functions and finally

technology. While physical elements include a decrease in the number and transfer of land functions. In the element of openness, the components that are clearly visible are planning and information. The last is the element of participation which includes the bureaucracy and society. Institutional Aspects include supporting elements in the clearest sequence as follows: elements of evaluation and decision makers. On the evaluation elements the influencing factors are regional regulations and bureaucratic mechanisms while the decision maker is the division of authority between the center and the regions.

- Coordination Aspects include supporting elements in the clearest sequence as follows: land use, decisions, information and authority. Elements of land use are mainly on land conversion functions, while in decisions are more on strict rules. Information elements include aspects of prohibition. Whereas the authority elements include licensing and overlapping aspects.

- Funding Aspect includes supporting elements in the clearest sequence as follows: government, community and private sector. On the government element, what is clearly seen is the bureaucracy of funds, budget allocation, disbursement of funds and authority. Whereas in the community element the contribution factor is the only element that is easy to see. In the private element a clear order is donation and tax.

- Aspects of Human Resources include supporting elements in the clearest sequence as follows:

Quantity and quality. In the aspect of the amount includes the quantity and proportion of the number of human resources in the center and regions.

In summary, the conclusions that can be formulated related to the purpose of this study are that the management aspects that cause the lack of success in managing green open spaces in Malang according to the user are aspects of planning, institutional, coordination, funding and human resources. With the dominant aspect of management is the planning aspect.

REFERENCES

- Costanza, R., d'Arge, R., de Groot, R., Farber, S., Grasso, M., Hannon, B., Limburg, K., Naeem, S., O'Neill, R.V., Paruelo, J., Raskins, R.G., Sutton, P. & Van den Belt, M., 1997. "The value of the world's ecosystem services and natural capital", *Nature*, Vol. 387, pp. 253–260.
- Ditjen Bangda Depdagri, 1994. *Ruang Terbuka Hijau Kota (Instruksi Menteri Dalam Negeri nomor 14 tahun 1988, Seminar Aktualisasi dan Pembinaan RTH.*

Li, F., Wang, R., Paulussen, J. & Lui, X., 2005. "Comprehensive concept planning of urban greening based on ecological principles: a case study in Beijing, China", *Landscape and Urban Planning*, Vol. 72, pp. 325–336.

Miller, R., 1997. *Urban Forestry. Planning and Managing Urban Greenspaces*. Upper Saddle River: Prentice Hall.

Roseland, M, 1998. *Toward Sustainable Communities. Resources for Citizens and their Governments*. Gabriola Island: new Society Publisher