



Urban Area Spatial Planning and Zoning for Blitar City, Indonesia

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ABSTRACT

Blitar City Detailed Spatial Plan (RDTR) is one of the pioneers of detailed spatial planning in East Java, which functions to plan and control regional urban planning within 20 years. After running for five years according to the initial policy planning period from 2017 – 2022, various development phenomena and spatial policies have occurred, leading to new technical regulations in forming the Regional RDTR in 2021. as a master plan. This study uses an ongoing evaluation type of policy evaluation, which intends to look at the journey side of the Blitar City RDTR policy during the first five years. The research design uses qualitative and quantitative through the matic analysis and the Likert scale, which assesses and evaluates the suitability of the Blitar City RDTR policy. The results of this research found that, in general, the Blitar City RDTR Policy is no longer relevant to be used. This is based on conformity with laws and regulations in the new technical guidelines to conformity with the realization of government programs in the last five years. For this reason, it is necessary to revise the policy formulation of Detailed Spatial Planning in Blitar City, which is more adaptive to new policy phenomena and development patterns.

Keywords: City Planning, Development, Street Vendors.

1. INTRODUCTION

City and Regency Spatial Planning, as mandated by Law No. 26 of 2007 concerning spatial planning, mandates the government to organize public space fairly and equitably. For this reason, it is necessary to have spatial planning derivatives from the national to the regional scope. Urban spatial planning functions to control changes in land use due to population growth and environmental dynamics that develop due to human activities. Land use change is one of the impacts of the development of a region. This condition is due to support regional development needs, and population development requires a 'space'. In this case, the space in question is land that acts as a 'container' in accommodating regional development needs. Therefore, in planning the development of a region, land use planning is one of the aspects that must be considered. The Spatial Plan has a policy content specifically addressing the direction of land use, namely the spatial pattern plan. With a spatial pattern plan, it is hoped that the development of land use can be controlled by a predetermined plan by the vision and mission of urban development. The City of Blitar already has a spatial planning document, namely the spatial plan for the City of Blitar. The Blitar City RDTR (Detailed Spatial Planning Plan) was recorded as regional regulation number 10 2017 concerning Detailed Spatial Planning Plans for Parts of the Urban Area and Blitar City Zoning Regulations for 2017-2037. This policy has been directed towards spatial patterns and spatial planning activities in the City of Blitar for over 20 years. Generally, there is a time difference of 5 to 6 years between the preparation of the RDTR and changes to job creation law policies and existing conditions. Apart from that, in terms of policy, there are significant differences regarding city development, including changes in land use, whether changing non-built land to built-up land or changing land use. The deviations arising between the standardization of RDTR policies before the job creation law and the land development that occurred in Blitar City are worth knowing to provide a sustainable spatial policy evaluation.

This research aims to describe the suitability of the Policy Blitar City RDTR with indicators for forming the Latest Detailed Regional Spatial Plan and the suitability of the Blitar City RDTR Program with development phenomena in Blitar City in 2017 – 2022. The benefits obtained from this research are that it is hoped that it can provide new knowledge in the science of Public Policy, especially regarding the importance of spatial development policy direction, such as Spatial Planning in the future as a solution and controller for community development, and can be a reference for future research that has the same focus. Apart from that, it is hoped that the practical benefits of this research can provide recommendations to the Blitar City Government regarding directions for adapting spatial plans to the development of the Job Creation Law, especially within the scope of the Detailed Spatial Planning Plan. Thus, it becomes a solid and effective public policy to achieve sustainable development goals.

2. LITERATURE REVIEW

According to Law Number 26 of 2007, spatial planning is a form of spatial structure and pattern. In realizing the structure and pattern of space, there is a spatial planning stage or what is usually called Spatial Planning (RTR), a space utilization stage, and space utilization control. The spatial planning process, space utilization and controlling space utilization is a spatial planning system. In the implementation of spatial planning regulations, there is a spatial planning process which is carried

out to produce a general spatial planning plan, which hierarchically consists of a national, regional spatial planning plan, provincial spatial planning plan, a district spatial planning plan and a city regional spatial planning plan. A zone is an area with certain environmental functions and characteristics and uniform rules regarding land use, intensity and mass of buildings.

Meanwhile, according to Barnett (1982), zoning is dividing the environment into zones and determining control, space utilization, or enforcing different regulatory provisions. This means each zone has different regulatory characteristics (land use, intensity, building mass) from other zones. Meanwhile, in Indonesia, it is often referred to as zoning regulations, which can be interpreted as rules/regulations that regulate zone classification and, more specifically, regarding procedures for implementing development and land use.

The existence of zoning in Indonesia is motivated by the urgency of operational land use regulations, which still need to be contained in the Regional Spatial Planning Plan (RTRW) or Detailed Spatial Planning Plan (RDTR). For this reason, the form of zoning is currently found in each type of zoning with a different level of detail. Meanwhile, according to PP No. 10 of 2000, regional plans in zoning focus are divided as follows. The first is the Provincial Regional Spatial Planning (RTRW) plan with a scale of 1: 250,000. Within the zoning scope, it has yet to be operational, so what is visible is only natural resource zones in general. Second, the Regional Spatial Planning (RTRW) with a scale of 1: 25,000 – 1: 100,000.

In contrast to the province, at the district scale, geographical use of nature is beginning to be seen, even though it has yet to be operational in community activities. Third, City/District Spatial Detail Plan (RDTR) on a scale of 1:5,000 – 1:25,000. This focus is more detailed by regulating land use zoning, building intensity and space use, and fourth, namely the Regional Building and Environmental Planning (RTBL) plan at a scale of 1:1000. At this scale, and zoning is not too focused. However, there are more circumstances in the arrangement of the building to make it more comfortable. According to Budiarto and Sudarto (2009), a sustainable city is defined as a city whose development can meet the needs of today's society. It can compete in the global economy by maintaining environmental harmony of its social, cultural, political and security vitalization without neglecting or reducing the ability of future generations to fulfil their needs. Their needs. As a result, the view aimed at sustainable development is that the future can still be used or function at least like the minimal function at the present time. This means that meeting needs needs to be done effectively and efficiently so there will be no shortage phase. Such as vertical land use is a solution to limited resources to be used efficiently.

3. RESEARCH METHOD

3.1 Research Approach and Focus

The approach used in this study is the Evaluation as a Process/Public Policy Cycle approach, the normative approach and the comprehensive planning approach. The focus of this research is the Blitar City Regional Regulation Document No. 10 of 2017 Concerning Detailed Spatial Plans for Urban Areas and Blitar City Zoning Regulations for 2017-2037, which will later be discussed in detail regarding the substance of the regulations and the programs supported by these policy documents.

3.2 Research Scope

The scope of this thesis is an evaluation related to the Detailed Spatial Planning Policy in the City of Blitar, which is contained in Regional Regulation Number 10 of 2017 concerning Detailed Spatial Plans for Parts of Urban Areas and Zoning Regulations for the City of Blitar for 2017-2037 in response to the Regulation of the Minister of Agrarian Affairs and Spatial Planning / State Land Agency No. 11 of 2021 concerning Procedures for Preparing, Reviewing, Revisioning and Issuing Approval of the Substance of Provincial, Regency, City Spatial Plans and Detailed Spatial Plans. The objects or dynamics studied through this evaluation research are the completeness of the Detailed Spatial Plan policy program and the Blitar City regional policy program regarding the Blitar City Detailed Spatial Plan Policy.

3.3 Types and Sources of Data

This Evaluation Study Activity requires informants, namely the Regional Apparatus Organizations involved in implementing the Detailed Spatial Plan, with a minimum of 1 person from each Regional Apparatus Organizations with a maximum total of 30 informants. The target can produce strategic planning data, which can be used as an annual evaluation of the implementation of the RDTR.

3.4 Data collection techniques

The research design uses a mixed research design by Creswell (2014), which has several methods of collecting research data, including the Literature survey. This involves collecting data in the form of documents, which are methods of identifying keywords in text that, in this activity, refer to planning documents, strategic documents, laws and regulations, or other documents that regulate or record the implementation of activities related to Policies, Plans and Programs in the Blitar City RDTR document. Furthermore, there is also observation, a method that relies on visual observations with visual recordings or descriptive text as output. Observations are made if there are development dynamics that, according to the key person or experts, need to be visited alone for specific necessary reasons. The last one is the Focus Group discussion. Focus group discussion involves respondents

sharing their views, opinions and experiences on a particular topic. This can provide insight into the different perspectives within the group.

3.5 Data Analysis Techniques

Based on Criswell (2014), the use of this policy analysis method is divided into 2 parts, namely Thematic Analysis and Likert Scale. Thematic analysis is one of the unique analyses used to transmit qualitative data with specific patterns and themes to be linked to quantitative findings. Furthermore, the Likert Scale Analysis analyses the selected quantitative data to provide an assessment or response to specific choices/themes, giving rise to weights that can result from the analysis.

4. RESEARCH RESULTS

After the Job Creation Law came into existence, there were changes to the standardization of the formation of new Spatial Planning. This regulation in the form of candy impacts determining all forms of Spatial Planning Policy in the region. Meanwhile, in the RDTR, several contents need to be fulfilled in its formation, namely the Planning Area Arrangement Objectives, which are measurable values and qualities to be achieved by the achievement directions as stipulated in the district/city RTRW and are the reason for the preparation of the RDTR, and if necessary can equipped with the concept of achievement. In addition, there is also a spatial structure plan, which is an arrangement of service centres and infrastructure network systems in WP that will be developed to achieve the goal of serving WP scale activities. This includes explaining spatial directions on the pattern of road network development, drainage, telecommunications, and city electricity. Finally, there are also spatial pattern plans, space utilization provisions, and zoning regulations.

The Blitar City RDTR has taken the form of Regional Regulation No. 10 of 2017 concerning Detailed Spatial Plans for Urban Areas and Zoning Regulations for the City of Blitar for 2017-2037. Based on this document, data from the last few years shows that the percentage of suitability for space utilization has increased from year to year. In 2016 it was 90.07%, increasing continuously until 2019 to 99.22%. The percentage increase occurred in both the suitability percentage of each area in protected areas and the suitability percentage of each area in cultivation areas. In 2020, the suitability of space decreased to 95.25%, namely the decrease in the suitability of each area in protected areas and cultivation areas. In 2020, an evaluation was carried out on spatial patterns, and there are additional uses of space that are not by the Spatial Plan. Technically, to support the suitability of space utilization, Blitar City has a Spatial Planning Information System or SIMTARU. This system provides the latest data and information for spatial planning needs. This aims to ensure that in the future, the public will be able to see and be involved in the development process in Blitar City. SIMTARU contains information related to spatial planning, including zoning policies, RDTR, maps and applicable regulations. However, using SIMTARU as a tool for controlling space utilization in society still needs to be improved. This is due to the need for more access to information on this system as a reference for building construction by the majority of the public. There are several types of space utilization programs in Blitar City, and each implementing agency implements them within a certain period. One example of a program in the urban area I of Blitar City is the development of vegetation in water catchment areas located in green open spaces and bio pore locations in public facility areas with a period of first five years implemented by the Environmental Service and using Blitar City Regional Revenue and Expenditure Budget funds.

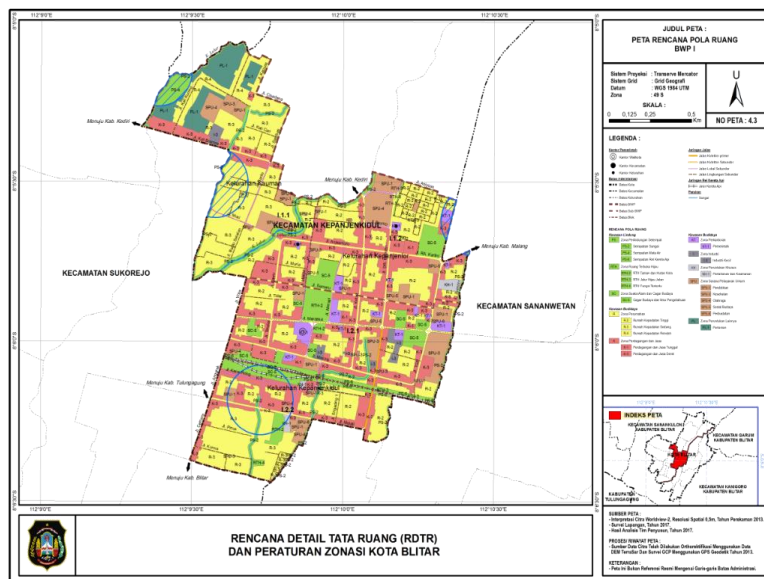


Figure 4.1 Map of Spatial Pattern Plan for Urban Area Part I

Source: Blitar City RDTR 2017-2037

The city of Blitar in the RDTR is divided into four urban areas. BWP (Urban Area Section) I covers three sub-districts: Kepanjenkidul, Kepanjenlor and Kauman. BWP I aims to realize BWP I as the centre of government, trade and services and sports centres to accommodate urban activities. The first development direction in BWP I is the development of office infrastructure and government administration services in the Kepanjenlor and Kepanjenkidul Villages. The second development direction is developing the downtown area as a service and supporting shopping tourism through cultural events such as Blitar Djadoel in the halls as a centre of activity. The third development direction is the development of the Soeprijadi Stadium as a centre for sports activities and the stadium area as a small trading centre. The fourth development direction is the stadium's development as a means of transportation and a small trading centre. The fifth development directive is the supervision and control of designated local protection zones, namely the river border and the railway border.

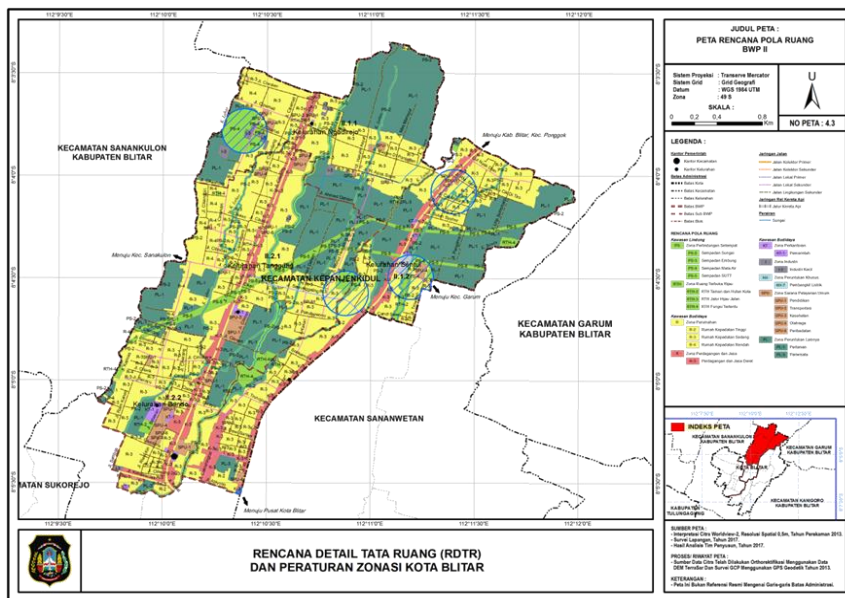


Figure 4.2 Map of the BWP II Spatial Pattern Plan

Source: Blitar City RDTR 2017-2037

BWP II covers four sub-districts: Ngadirejo, Bendo, Tulis and Sentul. BWP II aims to realize BWP II as tourism development, a small sports industry supported by agriculture. The first development direction in BWP II is developing and constructing bungs for rice field irrigation and raw water management. The second development direction is the development and arrangement of Sumber Udel tourism, the tourist village of the Responsibility Village and Sentul Village as a support for Bung Karno's Tomb Tourism activities. The third development directive is to maintain urban agricultural land, and the fourth is the arrangement and strict supervision of river banks.

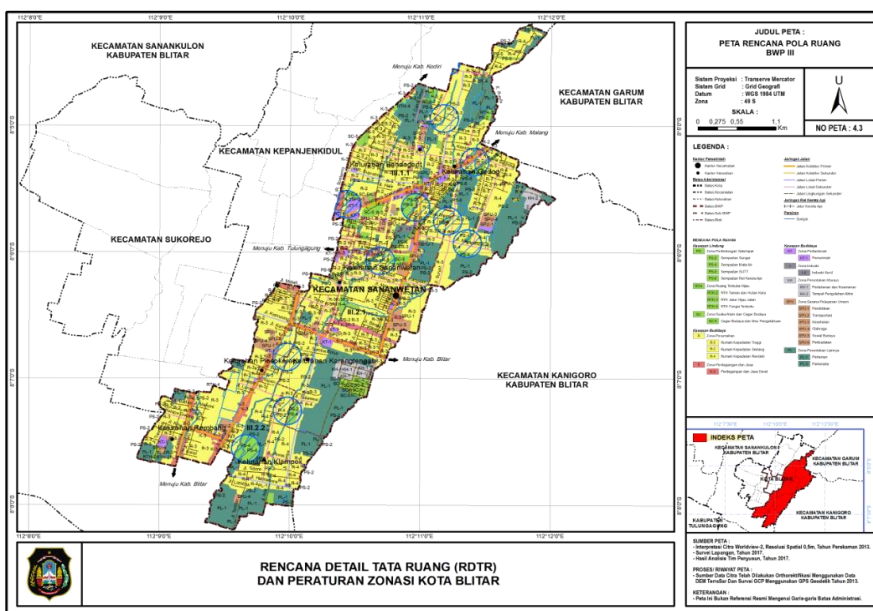


Figure 4.3 Spatial Pattern Plan Map of BWP III

Source: Blitar City RDTR 2017-2037

BWP III covers seven sub-districts: Bendogerit, Plosokerep, Klampok, Rembang, Karangtengah, Sananwetan and Gedog sub-districts. The arrangement of BWP III aims to realize BWP III Blitar City as a base for developing competitive and sustainable tourism, trade and services, and education. The first development direction at BWP III is the development of educational facilities and infrastructure, namely developing higher education facilities and relocating State Middle School 4. The second development direction is the development and arrangement of Bung's Tomb tourism activities, namely the location of street vendors north of the grave. The third development direction is the development of city-scale trade and service centres and trade and tourism support services.

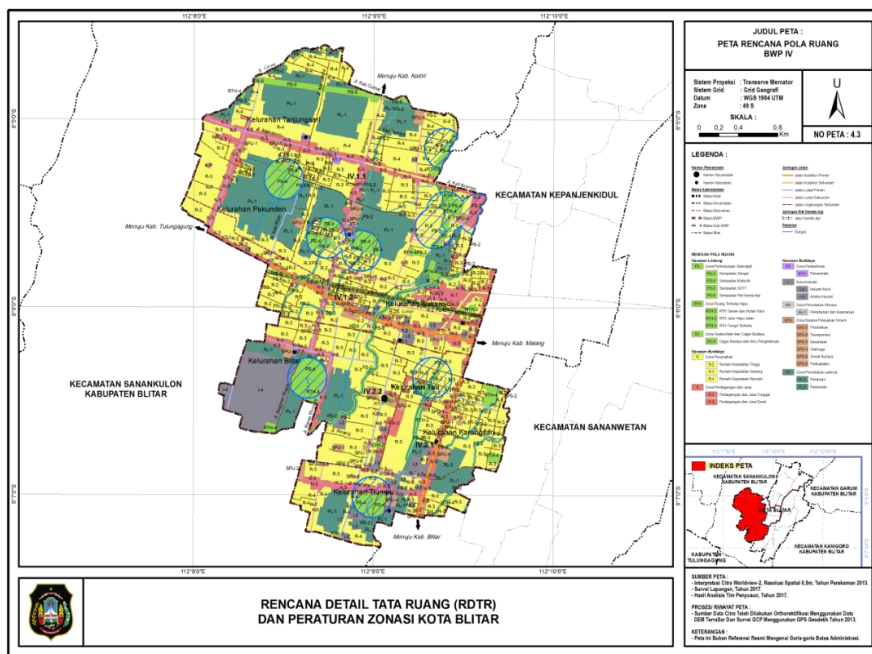


Figure 4.4 Spatial Pattern Plan Map of BWP IV

Source: Blitar City RDTR 2017-2037

BWP IV covers seven sub-districts: Blitar, Karang Sari, Pakunden, Tanjungsari, Sukorejo, Tlumpu and Turi. The arrangement of BWP IV aims to realize BWP IV as the development of agro-tourism, warehousing and trade and services and is supported by regional scale distribution services. The first development direction in BWP IV is the arrangement of densely populated residential zones in Sukorejo Village. The second development direction is the development of a parking lot for transporting goods in the Tlumpu Village, which currently provides parking and warehouse facilities. The third development direction is the development and arrangement of Pahing Market and Dimoro Market. The fourth development directive is developing green open space in the former Rembang Village, Pakunden Village, and the former Pahing Market. The fifth development direction is the development of starfruit agro-tourism to become an alternative tourist destination.

From the results of the suitability analysis, the final recapitulation value becomes an integral part of describing the condition of the Blitar City RDTR document in the initial period (2017-2022) as well as the technical guidance regulations related to the form of Regional Spatial Plans in Indonesia as follows:

Table 4.1 Final Results of the Blitar City RDTR Evaluation

No	Examination Theme	%
1	Value of Compatibility Through the Approach to Laws and Regulations	85.90%
2	RDTR Program Compatibility Value for Program Utilization	56.50%
Final score		71.20%

Source: Analysis Results, 2021

Based on the standardization of contents from technical instructions and previous research, the standardization conditions for the suitability of the Spatial Planning Plan must be above 85%. The hope is that 15% of discrepancies are standard in the ongoing dynamics of regional and central development. However, in-depth revision is needed because the suitability value of the Blitar City RDTR is below this value.

5. CONCLUSIONS AND RECOMMENDATIONS

5.1 Conclusion

Based on the data obtained from the research results, it can be concluded that according to the latest standardization through Ministerial Regulation ATR/BPN RI No. 11 of 2021 concerning Procedures for Compiling, Reviewing, Revision, and Issuing Substance Approval of Provincial, District, City, and RDTR Substances. , space utilization provisions, and zoning regulations. The results of the conformity of the Blitar City RDTR with applicable legislation, especially with the emergence of the latest technical guidelines, are included in the excellent category with a total magnitude of 85.9%. However, based on the thematic analysis through the primary substance of the legal form, the RDTR document is "defective" or has a legal vacuum because one of the technical contents of the RDTR, namely incomplete zoning regulations, appears in this document so that this will disrupt the rhythm in the implementation of spatial control activities that become an essential function in regional sustainable development. Furthermore, Blitar City's RDTR Conformity results in the initial program realization period (2017-2023) could be better. This shows that almost a total of 50% of the program is different from the initial plan. Synchronization of national programs is not accommodated in the Blitar City RDTR. Then, in the local scope, with the lack of achievement target data on the content of spatial use provisions, the Blitar City RDTR provides a comparison limit for the annual strategic plans of each Blitar City Regional Apparatus Organizations in the form of "realized" and "not realized", so that in terms of the overall value of the Blitar City RDTR evaluation research reached 71.2%. In terms of the capability of the Blitar City RDTR document to be continued, it needs to meet the standards, and it is necessary to have an in-depth revision regarding the essential contents so that it is expected to be sustainable.

5.2 Suggestions

Based on the conclusions above, many parts of the Detailed Spatial Plan for the City of Blitar need to be examined to complete and form more valuable and beneficial public policies. There is a need for Public Policy Formulation Research regarding the Detailed Spatial Plan for Blitar City. In addition, there is a need for research related to the analysis of the implementation of the impacts that occurred from the Blitar City RDTR planning, which was considered non-standard in the early period, so that it can be known what influenced the community to carry out developments that deviated from the detailed spatial planning plans.

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