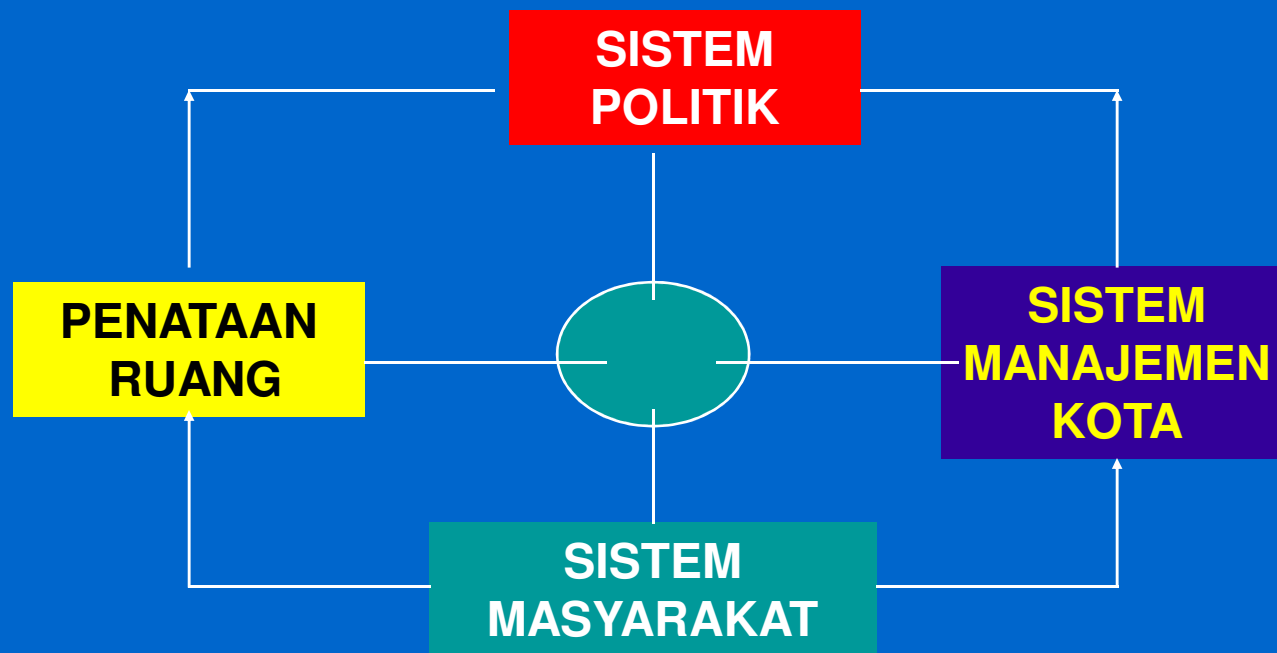


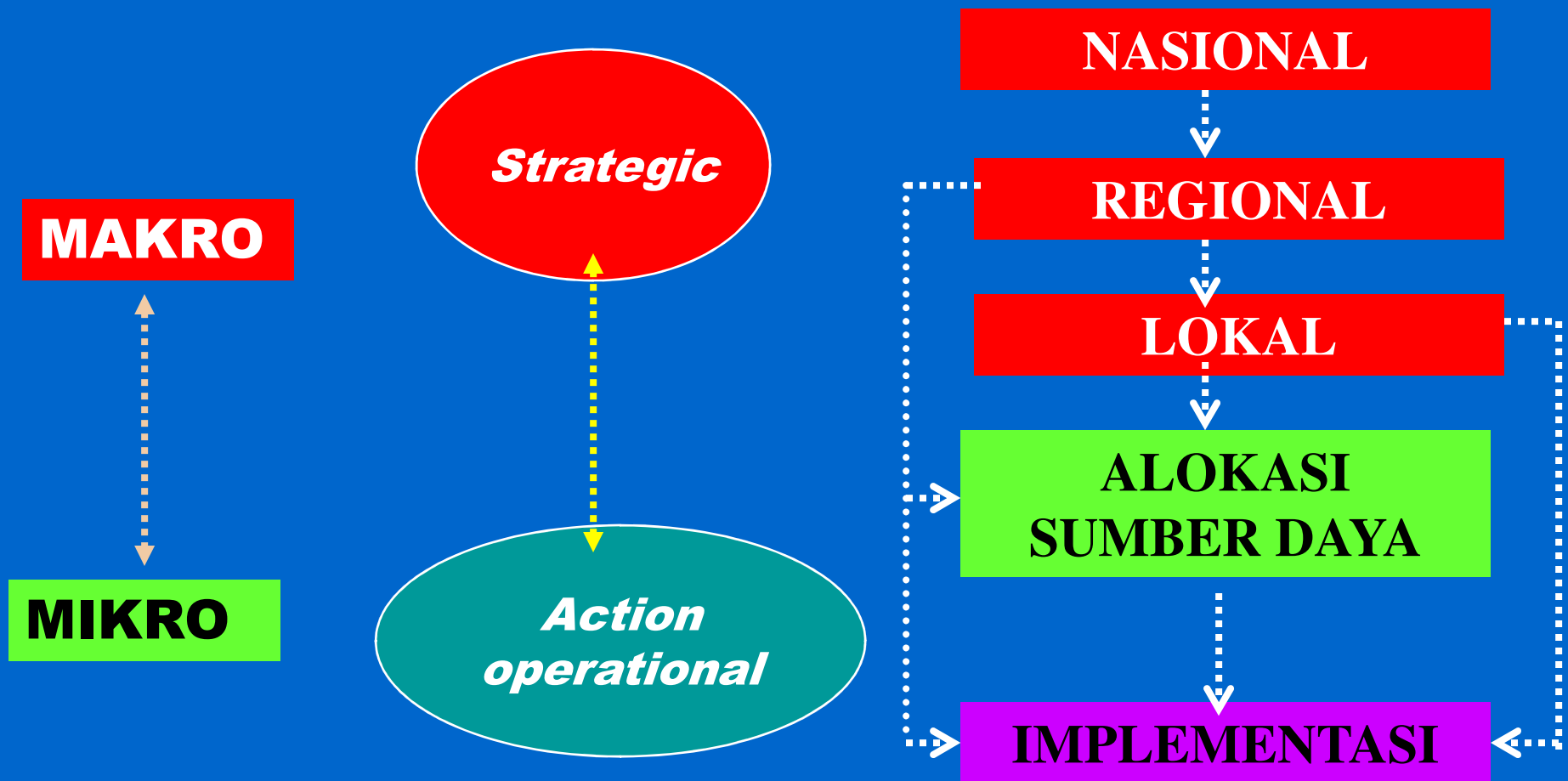
PROSES PENATAAN RUANG

- Penataan Ruang bukan hanya Proses Perencanaan Teknis, akan tetapi sangat erat kaitannya dengan :
 - sistem politik
 - sistem masyarakat (communities)
 - sistem manajemen kota



2

MODEL HIERARKHIS



3

pendekatan

TOP DOWN

- NEO CLASSICAL ECONOMICS
- STRUCTURAL-FUNCTIONALISM
- NORMATIVE
- RATIONAL COMPREHENSIVE

- *The Third Way*
- *Institutional Economics*
- *Mixed Scanning*
- *Area Management ??*

BOTTOM UP

- NEO MARXISM
- PARTICIPATORY
- PRAGMATISM
- INCREMENTALISM
- ACTION PLANNING

4

pengendalian

SISTEM PERENCANAAN

```
graph TD; SP([SISTEM PERENCANAAN]) -.-> Z[ZONING]; SP -.-> PPD[PLANNING PERMISSION FOR DEVELOPMENT]; K([KOORDINASI]); K -.-> SP;
```

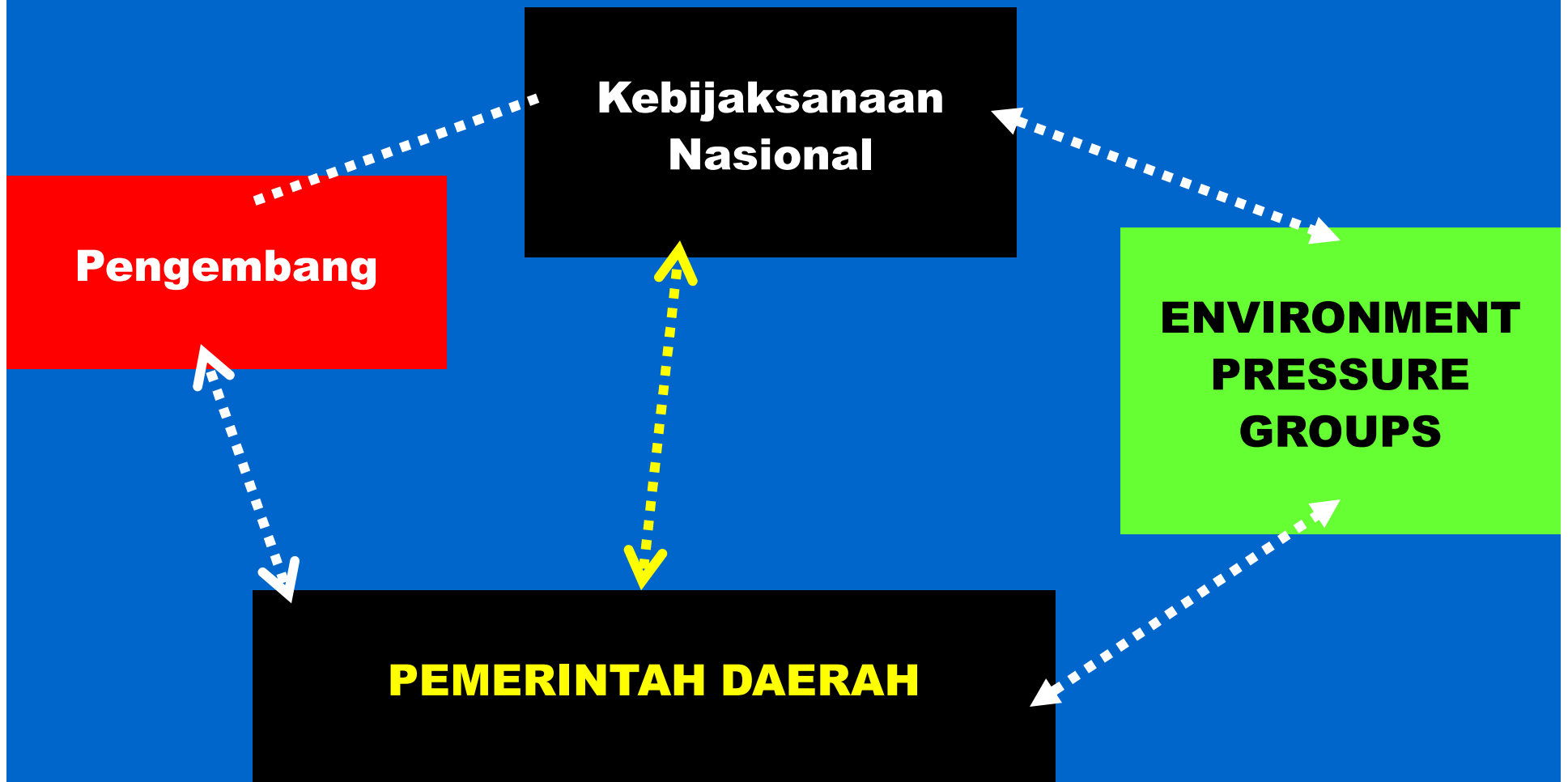
ZONING

KOORDINASI

**PLANNING
PERMISSION
FOR
DEVELOPMENT**

5

wawasan lingkungan



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Beberapa Kritik Pendekatan “tradisional” dalam Perencanaan Kota

Pendekatan “Tradisional” di dalam Perencanaan Kota yang khas adalah: **menyiapkan rencana jangka panjang** ditetapkan sebagai **dokumen resmi** (berstatus hukum).

Dokumen tsb.kemudian dijadikan: **landasan investasi pembangunan prasarana & sarana**; dan **pengaturan dan pengendalian penggunaan dan pemanfaatan lahan yang lebih rinci**

Pendekatan tsb. diterapkan dengan baik di beberapa negara OECD yang **kondisi perkotaannya mempunyai karakteristik: pertumbuhan yang lambat, tingkat pendapatan rata2 yang tinggi, peraturan dan “enforcement” prosedur yang efektif di dalam penggunaan /pemanfaatan lahan.** Namun demikian Pendekatan ini “diexport” ke negara berkembang.

KELEMAHAN

- kurang memperhatikan implikasi pembiayaan
- kurang koordinasi dalam strategi pembangunan sektoral, sosial ekonomi dan pembiayaan
- pendekatan 2 dimensi dipandang sebagai akhir proses, ketimbang memandang sebagai suatu komponen dalam manajemen di kawasan perkotaan
- Ketidak-pastian hubungan antara pembangunan tata ruang dengan perencanaan ekonomi.
- terlalu statis dalam penanganan / perizinan & penyesuaian thd perkembangan perkotaan yang cepat.
- terlalu rumit, detail dan memakan waktu,
- lebih ditentukan oleh para elit ketimbang masyarakat luas.
- peraturan & pengendalian tata guna lahan yang kurang memadai.
- keterbatasan institusional dalam sektor publik karena kewenangan yang sangat sentralistis dan pertentangan sektor pemerintah dan swasta

Paradigma Baru Perencanaan Kota

(Habitat, 1994)

- Community Participation
- Involvement of all interest group
 - Sustainability
 - Financial feasibility
 - Subsidiarity
- Interaction of physical and economic planning

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Planning is:

- action research
- knowledge driven
- both process and techniques oriented
 - interdisciplinary
 - adaptive to emerging concerns

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John Friedman

Planning
attempts to
link between
scientific &
technical
knowledge

to

**Actions in public
domain**

**Processes of societal
guidance**

**Processes of social
transformation**

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Lewis Keeble

- human territoriality
 - the promotion of accessibility
 - good appearance
- allocation of sufficient space for all urban need
 - allowance for the effects of topography on urban form
 - the separation of incompatible uses
 - the promotion of true economy in urban development

- Berdasarkan *Human Development Report 1991*, ada 5 issues yang perlu
- mendapat prioritas untuk diperhatikan, y.i.:

Agenda for the 1990's

- **Alleviate urban poverty**, by promoting income-generation activities and transforming the role of **informal sector**.
- Promote enabling and participatory strategy, for the provision of urban infrastructure and affordable shelter.
- **Promote the protection and regeneration of the urban physical environment**, especially in low-income settlement
- **Improve Urban Management**, including expansion of local-governments' revenue raising capacity and decentralize authority and responsibility for urban development from central government agencies and ministries to local governments and NGOs.
- **Full complement of human energy in cities**. This means wider recognition of the role of **women** and full government collaboration with the **private and voluntary organization**.

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UN Centre for Human Settlements (HABITAT)

- **Providing adequate shelter for all**
- Improving Human Settlement Management
- Promoting effective land resources management
- Promoting the integrated provisions of environmental infrastructure: water, sanitation, drainage and solid waste management
- Promoting sustainable energy & transport system in human settlement
- Promoting human settlements planning & management in disaster-prone areas.
- Promoting human resources development & capacity building for human settlement development.

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UNICEF

- Community based
- administratively feasible
- innovative
- low-cost
- cost effective
- environment friendly
- Replicable in a variety of setting and capable adaptation
- sustainable
- implementable on a scale that reflects the full scope of low income urban population

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**7 pillars of new conventional wisdom
in Managing Large Cities in Developing Countries
(Hoshino in Douglas Webster, 1994:
“THE NEW INTERNATIONALIST URBAN POLICY APPROACH”)**

- **Decision-making power, financial resources (preferably through local revenue generation), and technical capability should be decentralized to urban government.**
- **Planning and development controls should guide the development of cities.**
- **Within reasonable limits, urban infrastructure and service provision should be privatized.**
- **Urban planning and management authority should cover the extended urbanized area.**
- **Many urban improvements are best rooted in the neighbourhood community**
- **“Projectizing” Cities will not solve the system-wide problem facing city region**
- **Cities are not built by government but by the private sector**

The Neo-classical Economics approach

the urban development phenomena would be put right by normal equilibrating market forces

(Bovaird, 1993).

- focus on decision of Consumers and Producers within a given context
- each persons seek an optimum situation to satisfy his needs, given certain budget
- decisions of persons can affect spatial structure
- central to this theory is the assumption that competition on urban arena will always lead to an equilibrium on urban land market.



Permasalahan

Market failure

- eksternalitas
- pasar tidak mampu memproduksi *public good*
- informasi yang *asimetris*
- *monopoli*

- *Planning is often too negative in its approach*
- *The Planning process is highly bureaucratic and slow*
- *Planning guidelines are sometimes too broad and lack sufficient flexibility to accommodate individual cases with individual circumstance*
- *Planners sometimes neglect the distributional impacts of planning decision*

Government intervention:

policy tools/instrument

- **taxation/subsidies**
- **planning controls**
- **provision of information**
- **legal & administrative controls**
- **government involvement in development**
- **macro-economic tools, i.e. Monetary, fiscal and other policy instrument**

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The Marxist approach

Much *less concerned with or useful in explaining some of the specific patterns and trends that have emerged from **disequilibrating** processes.* (Bovaird, 1993).



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The Institutional analysis

- *concentrates on the conditioning of decision by institutional arrangements, regulation and the influence of power on the functioning of markets* (van der Krabben and Lamboy, 1993).
- *the institutional approach is the best approach to understanding process of urban spatial structuring,* Healey (1992) and van der Krabben and Lamboy (1993)

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conflict

- **ideological differences (ID)**
- **differences over practical policy (PP)**
- **issues about boundaries of responsibility (BR)**
- **vested interested (VI) of individuals (or organization)**

Major areas of potential conflict

	ID	PP	BR	VI
Between politicians	yes	yes		yes
Politicians/administrators		yes	yes	yes
Administrators / professionals		yes	yes	
Between administrators	yes	yes	yes	
Between professionals	yes	yes		
External consultants / internals		yes	yes	yes
Between departments		yes	yes	yes
Central government / local government	yes	yes	yes	
Statutory body / voluntary body	yes	yes	yes	yes
Donor agency / national government	yes	yes		yes
Public authority / community	yes	yes		yes
Within communities				yes

A range of instruments potentially available to the urban planner/manager

- **public ownership of land** (including open-market land acquisition, compulsory acquisition, land nationalisation)
 - **legal regulation** of private land ownership/tenure
 - **legal power to control private use and development of land**
- **legal powers and fiscal penalties to control public nuisance** (pollution and so on)
 - **legal control over vehicles and transportation**
 - government provision of infrastructure
 - government construction of housing
- government construction of other public services (water, refuse collection, transport, etc) or the contracting of these services from other agencies/private sector.
 - **regulation of private provision of public services** (transport, commercial activities, etc.)
 - **taxation of land and land development**
 - **recovery of the costs of public services from beneficiaries**
 - **subsidies for public or private provision of public services**

**Regulatory
mechanism**

**Fiscal
mechanisms
(taxation &
subsidies)**

**Direct public
ownership
/provision**

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Indication Matrix of instruments for urban planner/manager

MECHANISMS	ELEMENTS		
	land use	public services	infra-structure
Regulatory mechanism	Conventional mechanism	Less common methods	
Fiscal mechanisms (taxation & subsidies)	Conventional mechanism	Less common methods	Less common methods
Direct public ownership /provision	Conventional mechanism	Conventional mechanism	Conventional mechanism

Pengertian & Pemahaman (1)

Stren (1993) :” while comparative and conceptual work has taken place, the overall concept of urban management has not been addressed head on. Is it an **objective, a process, or a structure ?”**



Mattingley (1994) “ a clearer views of meaning & substance is **required”**

Werna (1995): “the concept of urban management is **elusive”**

Richardson (1993) presents *3 tests of urban management success*:

“The **ability** of metropolitan managers to implement a **declared spatial strategy** may be regarded as a reasonable test of managerial efficiency”

“Another effectiveness of metropolitan management in cities of developing countries is the **ability to deliver basic urban services and trunk infrastructure** to a rapidly growing urban population”

“The other key managerial problem with urban service delivery is the simple one of **operations and maintenance**”.

Pengertian & Pemahaman (8)

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- **McGill** (1998) menyimpulkan bahwa **parameter awal** dalam UM ada *tiga topik*
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“apakah penyaluran sumberdaya itu hanya merupakan **fungsi pemerintah** atau merupakan perkara yang menjadi tanggung-jawab bersama bagi **semua pelaku pembangunan kota**? **Siapa dan apa yang harus menjadi driving force UM?**”

“adanya dimensi institusi sehubungan dengan organisasi: pemikiran **sektoral vs antar-sektoral**. **Apakah ada cara untuk menjamin institutional complexity** to match the urban complexity ”

“adanya kontradiksi yang nyata antara **kepentingan strategik** dan **vitalitas operasional**. UM membutuhkan **keterpaduan**. **Bagaimana keduanya dapat dipertautkan?** ”.



synthesis

BLENDING OF PLANNING & MANAGEMENT

- becoming **facilitators and negotiators** among diverse and often competing interests in the public sector, private sector and the nonprofit sector
- learning about **land policy, real estate economics, and the consequences of development decisions**
- concerned with **regulatory powers**, and are working with **consultants**, conducting meeting and hearing, **working with developers, managing information, negotiating real estate developments**, and linking budgeting with planning
- concerned with the **local economy and with policy analysis, social expectations, and economic development.**

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Changing nature of urban management

- Policy & program innovation
- Policy & program implementation
- Organization development and change
- Organization leadership
- New skills
- Brokerage/negotiation
- Communication
- Empathy with elected officials
- Citizen participation
- Telecommunication

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Common elements of innovations

G. Shabbir Cheema

- **involvement of civic society**
- **institutional development**
- **participatory approaches**
- **finding entry points**
- **appropriate technology choices**
- **result-oriented approaches**



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involvement of civic society

The urban environment affects all people in a cross-sectorial manner and should be improved through institutional interfacing between

- government,
- the private sector,
- non governmental organizations,
- community-based organizations,
 - trade unions,
- the scientific academic society, and others.





institutional development

The development of a technical and legal/enforcement framework for implementing urban practices is made possible through proper institutions

for **planning**,
developing,
implementing,
monitoring, and
evaluating activities.

- Capacity building is a fundamental component of institutional development.



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participatory approaches

Participatory approaches,
when balanced with representation structures,
are key element
in improving the decision- making process
toward effective urban management.

The issue is not to adopt either
a **bottom-up** or a **top-down** methodology,
but to keep **both of these in mind**
depending on the scale of activities.



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finding entry points

All elements of the natural resource base and human-made interventions in any given urban area **are interconnected.**

However, the analytical integration of problems tends to lead to paralysis.

Effective urban management practices should find **entry points** that are acceptable to people and their representatives.

To ensure complementarity, entry points should be identified using a **holistic view**



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appropriate technology choices

Affordability,
user-friendliness,
and a balance between labor-intensive versus capital,
ease of operation and maintenance,
demand-driven approaches,
and capacity-building opportunities
are some of elements that should be considered
when undertaking technology choices for
urban infrastructure and services.



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result-oriented approaches

The ultimate criterion for evaluating urban management is its impact on people's lives.

The production of **action plans,**

urban assessments,

institutional improvement,

and community mobilization exercise

are means for achieving people-centered end results.

Innovative practices can only be considered real practices

when they actually generate an improvement in

people's living conditions.



Improving standards of living

A principal goal to improve the standard of living of its members as a whole, through an increase in the production of goods and services.

The diversion of a proportion of re-sources out of current consumption and into investment in order to in-crease potential.

- Wherever possible there needs to be effective competition between producers, and real choice of goods and services for consumers.
- Resources should be used in the most economically efficient possible.

In practical terms, the criterion of economic efficiency implies:

- resources should be employed in the most productive and cost effective
- impact of public interventions should be maximized while the costs, both direct and indirect, of those interventions should be minimized.
- that the pricing of both inputs and output should reflect the true value of those resources to society (i.e. 'opportunity costs'). So that the choices made by consumers reflect the true costs of the resources used

The goal of improving living standards raises fundamental questions about the distribution of costs and benefits involved in this process, and the sustainability of ever higher standards of living

