

## Sustainable Adaptive Reused of Heritage Public Open Space for Community in The Old Town Jakarta

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### ABSTRACT

The Old City of Jakarta is an area that has a long historical background with many historical heritage. With its historical and heritage values, the Old Jakarta area has multi-dimensional development potential, both physically-environmentally, economically and socially-culturally. Adaptive reuse of historic areas is the most appropriate effort to date to maintain and strengthen the region by accommodating various uses based on present needs. One of the rooms that need to be adaptive reuse is public open space as one of the city eleman that can improve the quality of the area. Zone of Fatahillah is the location chosen as a case study, for example for other public spaces. Through the incorporation of qualitative and quantitative methods, this research produces adaptive reuse of public open spaces oriented towards community engagement and sustainable management.

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### 1. Introduction

The Old Town has many high historical heritage. One of the most important and historical elements is the public open space that must be protected. Apart from being a historic space, public open space in the Old City of Jakarta also serves as a space that can accommodate life for the benefit of society. According to Kostof (1992), the existence of public open space can be a witness to changing human needs from time to time. By definition, public space is a space freely accessible and utilized by all and contains elements of human activity (Carr, 1992).

The preservation of historic space is often interpreted as the protection of historic elements of physical and government regulations by strictly regulating conservation and preservation of the matter. In fact,

preservation can be done with the activation of space with various activities that can simultaneously protect its historic elements. This research is conducted as a form of preservation of historic public open spaces in Kota Tua Jakarta with adaptive reuse approach based on community and sustainable development through the action of mixing new functions that are mutually supportive, complementary, and managed to create an environment for various activities and interactions of its citizens. Based on PP. No. 68 Tahun 2010, the community has an important role in spatial planning. Therefore, community-based adaptive reuse is the preferred approach.

The results of this study are expected to support efforts to revitalize the Old Town area in general and support the utilization of historic public spaces to be used for the welfare and health of the Old Town of Jakarta.

## 2. Material and Methods

### 2.1. Data Collection

In the early stages, data were collected through non-participatory observations based on field observation and participatory observation through interviews and Focus Group Discussion (FGD). Interviews and discussions were conducted with several stakeholders related to the use of public open spaces in the Fatahillah Zone, which are the management, non-governmental organizations (NGOs), academics and the community of space users.

The next step, the data were also collected from the respondents of the community (visitors, traders, building owners) totaling 100 people each answering questions in the form of questionnaires as operational variables derived from the variables utilization of open space public. Both types of data are analyzed and then combined and confirmed with each other.

### 2.2 Qualitative and Quantitative Analysis Methods

This research was analyzed qualitatively and quantitatively. Qualitative methods are used to analyze data derived from non participatory observation through direct observation in the field. Quantitative methods are used to analyze participatory information that can be quantified (measurable and testable data).

Preparation and formation of models with quantitative methods are undertaken to study trends and long-term trends, foreseeing the effects of ongoing public open spaces and forecasting potential problems. Statistical

methods are used to make inferential inferences about the effect of public open space variables, as measured by sample measurements representing community groups.

### 2.2. Theoretical Framework Model and Hypothesis

Strategic policy decisions are made based on several models that have been tested and developed and standardized. To be able to perform the analysis, used explicit and quantitative models (Catanese and Snyder, 1992) and proposed models of theoretical framework based on the study of existing phenomena, the study of theory and scientific references, as follows: Keputusan kebijakan strategis dilakukan berdasarkan beberapa model yang sudah diuji dan dikembangkan serta distandarisasikan. Untuk dapat melakukan analisis, digunakan model eksplisit dan kuantitatif (Catanese dan Snyder, 1992) dan diajukan model kerangka teoritis berdasarkan kajian fenomena yang ada, kajian teori dan referensi ilmiah, sebagai berikut:

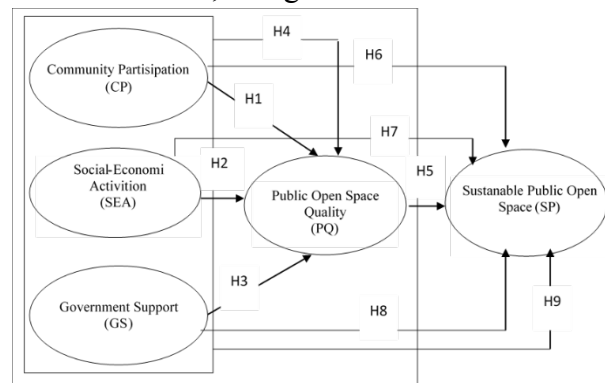


Figure 1. Theoretical Framework

The proposed hypothesis is as follows:

- H1: There is an influence of public participation on the quality of public open space
- H2: There is socio-economic influence of society on the quality of public open space

- H3: There is an effect of government support on the quality of public open space  
 H4: There is influence of community participation, socio-economic, government support to the quality of public open space  
 H5: There is an effect on the quality of public open spaces on sustainable public open spaces  
 H6: There is socio-economic influence on sustainable public open space  
 H7: There is an influence of public participation on sustainable public open space  
 H8: There is an influence of public participation on sustainable public open space  
 H9: There is an influence of community participation, socio-economic, government support and the quality of public open space towards sustainable public open space.

### 2.3. Method of Study in Public Open Space

The method of analysis used is to test the significance level of research variables, either partially or silmutan. The population in this study is the community of Taman Fatahillah users. The scale used in the measurement of research parameters is the interval of "bipolar adjective". Structural Equations: formulated to express the causality relationship between the various constructs.

$$KR = \gamma.1 PM + \gamma.2 SE + \gamma.3DP + \zeta.1$$

$$RB = \gamma.4 KR + \gamma.5 PM + \gamma.6 SM + \beta.1 DP + \zeta.2$$

Keterangan Notasi Persamaan Struktural :

No	Notasi	Keterangan
1	PQ	Exogenous variables/ Laten of Public Open Space Quality
2	CP	Exogenous variables/ Laten of Community Partisipation
3	SEA	Exogenous variables/ Laten of Social-Economy Activities
4	GS	Endogenous variables / Laten of Government Support
5	SP	Endogenous variables / Laten of Sustainable Public Open Space
5	$\gamma$ (Gamma)	The direct relationship of exogenous variables to endogenous variables
6	$\beta$ (Beta)	The direct relationship of endogenous variables to endogenous variables
7	$\zeta$ (Zeta)	The error in the equation is between the exogenous and / or endogenous variables of the endogenous variable

## 3. Result and Discussion

### 3.1. Society and Public Open Space Sustainable

The sustainability of open spaces can be achieved through community participation. The role and participation of the community is very important in managing and strengthening the capacity of stakeholders in the development of the region.

Fundamentally, open space is an open space that must be freely accessible and utilized by everyone and contains elements of human activity (Carr, 1992). both visually and physically (Garnham, 1985). Public open space should also give meaning or meaning to the local people individually or group (meaningful), responsive to all the wishes of the user (responsive), and can accept the presence of various layers of society freely without any discrimination (democratic). However, in order to support its sustainability, public open spaces must not only meet the needs and needs of the community. Public open space should also provide opportunities for communities in management and maintenance.

Public open space management is not only concerned with physical and technical aspects. Other elements that can support the sustainability of the existence and utilization of open spaces should be of equal concern. As Brunckhorst et al. (2006), that spatial frameworks should represent physical, social, and economic values. Stakeholder views should serve as a reference for finding solutions to support their sustainability (Brunckhorst et al., 2006). 'The civic engagement' is an essence for a resolution of sustainability issues to defend existing resources and achieve sustainable development. The approach that must be done consists of environmental protection,

community development and economic development.

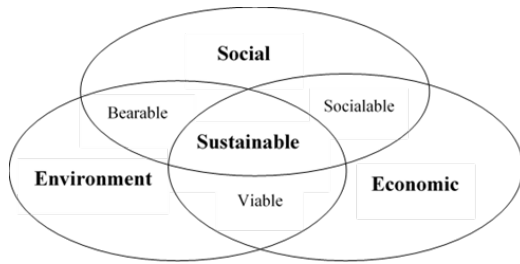


Figure 2. Scheme of Sustainable Development

Basically, human beings are intelligent and cultured beings, requiring a sense of mastery and control (a sense of mastery and control) of the habitat or environment. The taste is a fundamental factor in growing a sense of belonging to then preserve or preserve. In order for a city to be sustainable, active involvement of all residents is required, which will create a sense of belonging and pride (Budihardjo, 1999).

### 3.2 Adaptive Reuse sebagai Upaya Revitalisasi Kawasan Bersejarah

Revitalization in a historic area can not rely solely on a physical approach. Revitalization efforts should be based on the consideration that within a conservation area where there are social, economic, and cultural activities that need to be developed and improved selectively. In Burra Charter (1991) it is mentioned that revitalization is a conservation effort by renewing a place with the same function or with a more appropriate function and having minimal impact.

In the dominant view, adaptive reuse is an attempt to give new function to a building or historic area when its old function is no longer productive and effective with the present. This

concept is often described as a structural process, a building with an old function developed to accommodate new functions that can increase economic value (Austin, 1988). However, in this research, adaptive reuse pengertiiia not merely restore the physical appearance and the significance of architectural elements alone, but rather try to respect and appreciate the history, the old architectural spaces (buildings and open spaces) by incorporating new functions that are more useful, on urban society.

### 3.3. Case Study: Adaptive Reuse in Fatahillah Park Area

#### 3.3.1 Test Results

Before the adaptive reuse effort is generated in its public open space, it is necessary to test the hypothesis described in sub chapter 2.2. These results then become a reference to the efforts that must be done in order to create a sustainable public open space for the Old Jakarta community. Based on the study conducted, the findings are as follows:

1. Simultaneously that the variables of community participation, socio-economic and government support greatly affect the quality of public open space.
2. Simultaneously that the variables of community participation, socio-economic, government support and open space quality significantly influence the sustainable open public space.
3. The socio-economic level becomes a very supportive variable in improving the quality of public open space. While government support is very influential to realize a sustainable public open space.

Based on the hypothesis test, each variable gives influence to the quality of open space public and open space sustainable.



a. *Society participation.* The test results state that Community Participation has not had a significant effect on the Quality of Public Open Rang and open public spaces. Based on field observations, some of the communities have been included and engaged in activities in the region. However, the activity has not become a system that then mobilizes the community independently to participate in improving the quality of public open space, whether participation in planning or maintaining the area.

Based on its function, Taman Fatahillah has succeeded as a space that gives meaning (meaningful), responsive to fulfill desire and democratically accessed by all levels of society. However, community involvement is still at the limits of the effectiveness of utilization, not maximal in terms of management and maintenance. Based on the observations and interviews conducted, the visitors are still focusing on how to enjoy the area as a historic area and a place of recreation. They feel the need to perform activities that are recreative, educative or communicative between individuals in the region.

Some of the people who already have awareness in the management of the activities are the existing community in the area of Taman Fatahillah like Komunitas Historia Indonesia, Ontel Batavia Bicycle Community, Batavian Ontel Batik Community, LWG Community, Barata Kecapi Community, Cultural Exploration Community, City Tram Community, Cakra Community Buana, IRPS Community, Old Town Guide, Browse Community, Old Town Ontel Community. They have been heavily involved in maintenance, such as art and cultural activities, streets and cleaning by picking up scattered rubbish around Fatahillah Park (interview with Sarkawi, 2016).

This fact shows that the management and maintenance activities are only carried out collectively and are monumental. While the community personally do not have access to participate in improving the quality of public open space.



Figure 3. One of social activities within Fatahillah square that has been shown with poster

b. *Socio-Economic Activities.* Based on the test results, these variables have a significant effect on the quality of public open space, but do not have a significant effect on the open sustainable public space. The existence of historic public spaces has economic and social benefits. Economic activity built in this area is very potential to increase people's income. Investors who come from the surrounding community should be prioritized in order to maintain the quality of public open space and sustainability. With a sense of place and sense of belonging for the economic actors who come from the community around the area, will support efforts to improve the quality of space.

c. *Government Support.* Based on the hypothesis test, this variable has an insignificant effect on public open space quality and significant to open sustainable

public space. Though this government support should be an important factor in addressing the revitalization of the Old City of Jakarta, especially in public open spaces.

Institutions that specifically deal with the Old City area at this time already exist, namely UPK Kota Tua. Since February 2008 the Government of DKI has established the Technical Implementation Unit (UPT) Kota Tua Jakarta as an extension of the Government of DKI Jakarta under the Office of Museum and Culture to implement programs of Old Town development directly and is technical.

Based on Governor Regulation no. 127, 2007, the Old City Settlement and Development Unit has the task of managing, organizing, conserving, developing, monitoring, controlling and publicizing the Old Town area. These tasks are handled by related parties coordinated by UPT Kota Tua, for example in the case of road infrastructure work, will cooperate with Public Works Department of DKI Jakarta or Public Works Department. In terms of arrangement, UPK Kota Tua cooperates with City Planning Department.

The tourism sector will coordinate with the Tourism Office. However, coordination among related agencies is still part of the Old Town management problem besides the problem of budgeting system, which can actually hinder the implementation of programs in Kota Tua Jakarta.

Among the existing agencies have not been coordinatively working for Fatahillah Park Area. They are still on their own in this area. Overlapping authority is also a problem in the management of Kota Tua Jakarta. Whereas one of the successes in the

management of the region is the existence of cooperation between the government and the community that is embodied in the form of organization is as applied in the city of Pittsburg in economic revitalization. The success factors are, (1) the long history of government intervention in the planning of economic management and Public Privat Partnership (PPP). (2) strong relations of non-governmental organizations (NGOs) so as to influence the policy of economy management, and (3) networks of non-governmental organizations (NGOs) capable of playing an important role in conducting regional economic management strategies (Borja, 1997). This should be done in order to realize a sustainable public open space.

### *3.3.2 Sustainable Adaptive Reuse Open Space Public for Old Town Jakarta Community*

#### *a. Coordination of Society and Government in Planning, Management and Maintenance*

Based on PP. No. 68 Tahun 2010 on the Form and Procedures of the Role of the Society in Spatial Planning, in Article 2 stated that the community plays a role in spatial planning, space utilization and control of space utilization in accordance with the rights and obligations regulated by legislation.

The roles in planning related to the preparation of the plan, the direction of development, identification of potential and development problems, up to the concept of spatial planning. Form of role in utilization related to policy, cooperation with government, utilization according to local wisdom, improvement of efficiency and sustainability and investment opportunity in space. Roles in controlling utilization

related to zoning, incentives and disincentives are also sanctions, reporting against deviations and appeals in development.

Old Town as part of historic space with many traces and heritage must be continuously preserved, both in the form of buildings and open space and its elements. Revitalization is one of the efforts in order to preserve the existing relics by activating supportive activities. Adaptive reuse, as one form of revitalization can not be implemented without good cooperation between government and society. As a space owned and used by the public, public open space should be a space that can accommodate all roles of society, not only in utilization, but also arrangement. In historic spatial planning, starting in planning, utilization to control, the community is entitled and obliged to participate and not just the task of government alone.

Good coordination is not only created between government agencies. A good network of cooperation between government and society should also be established to create synergy between planning, utilization and control, up to maintenance. Community involvement in all forms of management, directly or through its characters can lead to a high sense of belonging to Taman Fatahillah and surrounding areas as a historic area.

Related government, such as UPK Kota Tua, the Museum Fatahillah and other UPK-UPK are obliged to actively involve the community in the roles of the above arrangement. The communities in question

are directly affected communities and understand the roles of structuring.

Governments can engage a community of experts in planning, such as from consultants and academics. Communities and the general public (visitors, traders, building owners) may be involved in the use of space, for example in determining the type and timing of activities, environmental and cultural preservation programs and appropriate types of investments. Inputs from the public must take into account the regulations, local wisdom and the sustainability of the area and the level of efficiency and effectiveness of utilization.

b. *Inovasi Aktivitas Sosial, Budaya dan Ekonomi*

Adaptive reuse is an active preservation. Conservation is not only related to the improvement and protection of the physical condition of buildings and historic areas. Conservation of the area will be more effective if there are users who use, for social or economic activities. Investment in the utilization of space becomes very important also for the rotation of the economic wheel of the region that is able to revive and preserve the region. Economic activities such as those that are also important to be aware of the historic region's conscious socialization. The way can be through activities that stimulate the community to support that awareness. These activities can be done in cooperation with the existing communities in the Old City of Jakarta, especially in the area of Taman Fatahillah.

When the space is used, then the structuring, utilization and maintenance effort will be dynamic and not monotonous. The buildings around Fatahillah Park such as History Museum, Museum of Fine Arts and Ceramics, Puppet Museum, Batavia Café, etc. are improved not only to meet the recreation needs, but also to be utilized economically.

Regulations on the protection of historic elements must be accompanied by liveliness in reviving the area, for example with office activities, restaurants and exhibition activities (Suwanto, 2011). Efforts to revive economic functions and activities in a historic area that is identical with a quiet, intangible and creepy atmosphere must be eliminated and can be turned into a zone with a vibrant, comfortable, and more sustainable urban living atmosphere.



Figure 4. History Museum or known as Fatahillah Museum

The approach of preservation with adaptive reuse should be done on a wider scope, involving not only one or several parties, but must involve various parties as a system that supports and complement each other. One of the general concepts of

revitalization in the development of the Old Town area of Jakarta is the economic and social revitalization.



Figure 5. Batavia Cafe

Economic revitalization is done by seeking alternative activities, extracting local potentials and assessing the economy of the region in detail in order to attract investors to invest. Adaptive reuse in public open space that is part of the revitalization of the area, should continue to look for its shape. Management and organizing activities, not just by type, but related to time

The need for increased types of activities is considered very important for the community. Activities can be created if spatial planning can support it. Activities can be passive such as watching objects or attractions (people watching), can also be active (direct experiences) on space or others (Carr, 1992). The addition of type and frequency of events can be a potential in improving social life in the Old Town area in general.

Events held in the Fatahillah Zone need to be expanded, so as to not only focus on Taman Fatahillah. Activities that are held need to be spread on other public open



spaces in the vicinity, such as the North Pintu Besar Road, Lada Road and Jalan Poskota.

These activities can be either cultural carnival or marching that can use the streets of this zone. Concert events can be performed for example along Jalan Pintu Besar Utara, or carnivals that pass through Jalan Poskota.

Increasing the type and frequency of activities in the open space of the Fatahillah Zone can be done along with the timing. According to Lynch (1981) activity in space is closely related to the time of procurement activities. Timing activities need to be done with attention to special times such as working hours, weekends, holidays and so forth. Activity time must be arranged to avoid the use of space that is only used at certain times and not exploited in a very long time.



Figure 6. One of the attraction within Fatahillah Square is the existence of Punakawan, the character of Javanese Wayang

According to Jacobs (1961), success in a public open space such as parks and roads (for pedestrians) is shown in the activity activity at different times. Time management aims to avoid conflict, spread

activities into some time and take advantage of certain events such as market days in the form of bazaars, street markets and so forth.

Timing can also provide solutions in the procurement of events / events, for example by adjusting specific times, such as working hours, holidays, weekends or school holidays. The implementation of Car Free Day on a regular basis every Sunday can be applied to further liven up the atmosphere around Taman Fatahillah which also provides an alternative for vehicle users to walk in the region.

At Jalan Pintu Besar Utara, formerly known as Prinsen Straat and once a trading area, it can be used as a shopping street by also functioning buildings along the ground, such as cafes, restaurants or retail shops and galleries. North Pintu Besar Street can be used as a gateway to the Fatahillah area from the direction of the Kota Station and make it a pedestrianized path except for the shuttle bus.

Various conflicts of interest that hinder the implementation of adaptive reuse in the Fatahillah Zone. Various interests should be made as a great potential for the region to accommodate the various needs of its citizens. Inter function and facilities can be integrated for the creation of historic public spaces with various activities and interactions of citizens in a sustainable manner.

Adaptive reuse is sustainable, not only oriented to the physical and environmental aspects or in terms of its use. Sustainability can be achieved if the community through awareness and knowledge is involved in all parts of the public open space management, from the start of structuring, utilization, to

maintenance. Public open space in the Fatahillah Zone should be an example for other public open spaces in other zones. The adaptive reuse effort generated is not only able to realize the public open space which is not only able to accommodate all the needs of society, but also to give a sense of ownership and pride and love for the people of Kota Tua Jakarta.

#### 4. Conclusion

This study yields the findings of a study model which states that simultaneously the quality of open space public and its sustainable space is influenced by the variables of community participation and social-economic activity and community support. The quality of public open space along with the three variables also significantly affects open spaces that are sustainable. Implementation of adaptive reuse of sustainable public open space for the community includes physical aspects through improvement and maintenance, institutional aspects through coordination among government institutions, cooperation with community partners, Old Town communities and private parties. In the socio-economic aspect it is necessary to prioritize economic actors and investors from local communities.

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