

SUMMARY

PENGENDALIAN INTENSITAS PENGGUNAAN LAHAN KAWASAN PERDAGANGAN DAN JASA KORIDOR JALAN MARGONDA DEPOK

COMMERCIAL LAND USE INTENSITY CONTROL MARGONDA STREET CORRIDOR DEPOK

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Subject : City planning

Subject Alt : Perencanaan Kota

Keyword : Intensity Regulation

Description :

Berdasarkan adanya pelanggaran aturan KDB, KLB, Jumlah Lantai, KDH dan GSB yang menyebabkan ketidakefisienan kegiatan, koridor Jalan Margonda Depok membutuhkan pengendalian penggunaan intensitas lahan. Pemda sudah memiliki RTRW Kota Depok Tahun 2000-2010 di mana koridor Jalan Margonda diperuntukan sebagai kawasan perdagangan dan jasa intensitas sedang dan intensitas tinggi. Fakta empiri menunjukkan ketidakefisienan aturan dalam mengatur intensitas penggunaan lahan kawasan perdagangan dan jasa koridor Jalan Margonda Depok. Keputusan membangun oleh pemilik lahan dipengaruhi oleh berbagai faktor. Penelitian deskriptif empiris ini akan membahas arahan intensitas penggunaan pada lahan yang telah terbangun dan memiliki fungsi kegiatan. Metode kuisioner merupakan yang utama dalam mendapatkan informasi yang akan digunakan untuk menentukan faktor-faktor yang mempengaruhi pemilik lahan melanggar aturan intensitas penggunaan lahan kegiatan perdagangan dan jasa. Untuk menganalisisnya, dilakukan teknik pembobotan dengan menggunakan skala Likert, hasilnya kemudian ditabulasikan. Kesahihan instrumen diuji dengan analisa validitas dan realibilitas. Untuk membuat tipologi kawasan, obyek studi yang ada di dalam kawasan dikelompokkan menggunakan analisa Cluster. Dengan bantuan program statistik SPSS. Digunakan alat analisa Cluster Analyze, K-Means Cluster. Cluster tipologi kawasan berdasarkan ketidaksesuaian pembangunan dengan aturan intensitas penggunaan lahan. Sementara untuk menentukan arahan pengendalian, dilakukan survai berupa wawancara dengan iterasi berulang kepada stakeholder penting melalui proses Delphi. Identifikasi stakeholders mempertimbangkan tugas pokok dan fungsi. Faktor-faktor yang mempengaruhi keputusan pemilik lahan mendirikan bangunan yang melanggar aturan intensitas penggunaan lahan adalah; pertimbangan lokasi strategis, pertimbangan keberadaan prasarana, munculnya bangkitan lalu lintas, kecenderungan memaksakan kegiatan di pusat kota, pertimbangan kesesuaian utilitas, pertimbangan rancangan ekonomis, pertimbangan rancangan bercitra mewah dan elegan, kebutuhan ruang parkir, dan adanya penerangan buatan, peredam suara, dan penyegar udara. Berdasarkan ketidaksesuaiannya dengan aturan intensitas penggunaan lahan, wilayah studi koridor Jalan Margonda terbagi atas 5 Cluster. Cluster 1, di mana tidak ada aturan intensitas penggunaan lahan yang dilanggar, Cluster 2, di mana aturan yang dilanggar adalah aturan KDB, GSB dan KDH, Cluster 3, di mana aturan yang dilanggar adalah aturan GSB dan KDH, Cluster 4, di mana aturan yang dilanggar aturan KDB dan KDH, Cluster 5, di mana aturan yang dilanggar adalah aturan KDH. Arahan pengendalian ditentukan untuk masing-masing Cluster untuk setiap aturan intensitas penggunaan lahan, baik preventif maupun kuratif.

Description Alt:

Based on the regulation violation on Building Coverage, Floor Area Ratio, Building Setback, and Open Space Provision that cause inefficiency, Margonda Street corridor Depok requires land use intensity control. Local government already has Depok city spatial planning (RTRW) year of 2000-2010 which Margonda Street corridor is intended as the commercial area with middle and high intensity. Empirical fact shows regulation disoptimize ruling set in the commercial land use intensity Margonda Street corridor Depok. Development decision by the land owner is affected by many factors. This descriptive empirical research will discuss the usage intensity on developed land which had have an activity function. Questionnaire method is the key in getting information that will be used to determine the factors that

affect the land owner violating the regulation of commercial land use intensity. To analyze, scoring technique using Likert scale is performed, the result will be tabulated then. Instruments validity is tested with reliability and validity analysis. To create the typology, the objects of study in the area are grouped using cluster analysis. With the help of SPSS statistical program, analysis tool Cluster analysis are used, K-Means Cluster. Area cluster will be based on the typology of inconsistency to land use intensity regulations. Meanwhile, to determine the control directive, a survey is held conducting interviews with recurrent iterations to most important stakeholders through the Delphi process. Identifying stakeholders considers the key tasks and functions. Factors that affect land owner decision to establish building that violates land use intensity regulation are; considered a strategic location, infrastructure, the existence of consideration, the emergence of traffic generation, forcing activities in the downtown, utility fitness considerations, the design of economic value considerations, design consideration luxury and elegant, the needs of parking space, and the presence of artificial lighting, sound reducer, and air freshener. Based on inconsistency with land use intensity regulation, field study street corridor Margonda divided into 5 clusters. Cluster 1, in which there is no land use intensity regulation violated, Cluster 2, in which regulations violated are BC, setback and open space, Cluster 3, in which regulations violated are setback and open space, Cluster 4, in which regulations violated are BC and open space, Cluster 5, in which regulations violated is open space. Control directives are determined for each cluster and land use intensity regulation, both preventive and curative.

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Date Create : 29/12/2009
Type : Text
Format : pdf
Language : Indonesian
Identifier : ITS-Undergraduate-3100009036281
Collection : 3100009036281
Call Number : RSPW 711.552 Per p
Source : Undergraduate Theses, Urban and Regional Planning,RSPW 711.552 Per p, 2009
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Thank You,

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