



PRELIMINARY FEASIBILITY STUDY AND DEVELOPMENT COASTAL REGION OF AMBON CITY AS AMBON WATER FRONT CITY IN SUPPORTING POTENTIALS AND REGIONAL COMPETITIVENESS

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ABSTRACT

Like most other coastal city in Indonesia, Ambon city have the potential of coastal areas with a long and beautiful coastline. Today, the coastal area is less attention by government and investor in its development Coastal area of Ambon is still considered a rear area of the city; have not seen yet as the front porch of the city. Now, Coastal area of Ambon has grown and developed with various activities to fulfill the lives and livelihoods of both Maluku and Ambon community. Interest to coastal areas caused by the government's awareness of the existence of the "era of waterfront", seeing that the coastal has the potency, has a dynamic nature of development and the opportunity for development. The wish to build and develop the coastal area of Ambon, in order to maximize waterfront function as; the heart of the city of Ambon, the place services and trading center and the veins of city movement. According to the Strategic Planning of Ambon city in 2006-2013 want that the City Planning in related to the City Coastal Development will be directed towards the development of coastal areas to the Beach City (Coastal City) or the Development of Ambon Water Front City. For this purpose, the preliminary feasibility study and development of coastal areas of Ambon City are needed to bear the construction and development of the city in supporting of potential and regional competitiveness. The effort to formulate the concept of feasibility, planning and development need to be based on design principles, which put to three main areas, namely: 1). Creation of image or identity of the coastal area, using a variety of environmental characteristics. 2). Intensity restricted in coastal areas, to control development with consideration of human values, environmental and development impact. 3). Restricted areas in the region, to avoid land use conflicts of interest. From the results of this feasibility study as a whole aims to make a statement about the zoning of coastal areas with a direction of development that is based on the character and typology of the area and then making the Ambon coastal city development scenarios based on the structure and patterns of land use, environmental strategic, prospect of economic development, supporting of accessibility and infrastructure. Therefore, spatial planning, development control guidelines, economic development and investment opportunities will be done related to potential areas and regional competitiveness. Based on the results of feasibility analysis conclude that the coastal areas can be developed into Ambon waterfront City.

Key Word; Coastal Area, Ambon City, Water front City

1. INTRODUCTION

In Ambon City Strategic Plan 2006 - 2013, wants the City Planning in conjunction with the City Coastal Development will be directed towards the development of coastal areas to the Town Beach (Coastal City) or the Water Front Development Ambon City. For this reason the desire to realize the strategic plan the city is done it is necessary studies and plans the development of the collar of that goal. In an effort to formulate a planning concept that it must be based on design principles, which set three main areas, namely: (1) Creation of image or identity of the waterfront area, with the use of various environmental characteristics of the area, (2) Intensity in the region restricted the water's edge, to control development with consideration of human values, environmental and development impact and (3) Restricted areas in the region, to avoid land use

conflicts of interest. Having formulated the concept then held the proposed zoning the waterfront area in accordance with the direction of development that is based on the character and typology of the area. Subsequently made coastal development scenarios based on Ambon city structure and land use patterns, the strategic environment, economic development opportunities, support infrastructure and accessibility. After the scenario continued with the preparation of spatial plans, guidelines and development control Investment program. The purpose of this study is;

1. The creation of images (image) in Ambon as a waterfront city that provides a visual character, opinions, experiences, and overall impression of the city.

2. Awakening access to waterfront areas and provide assurance of achieving an easy, and convenient movement of population.

3. The realization of building orientation towards

the water's edge so it does not make the water's edge as the backyard. 4. Establishment of a spatial planning concept in Ambon after going through a review proper of Ambon to Waterfront City. [2, 3]

2. LITERATURE REVIEW

2.1 Beach Cities Development

Naturally, the town which has grown into a modern metropolis and the city always start the grandeur of the places are remote, then turned into a place of concentration of people and activity as it is considered strategic, the strategic places that usually serve as a place of economic transaction. When a place has evolved into a place of exchange (economic transactions), then later it was followed by the development of settlements in evolutive population. Such an interest in long-term urban development, the population will rapidly change to meet the standards of individual and social needs towards a more rapid and effective. It also encourages the growth of modern industrial cities, the availability of supporting infrastructure such as electricity, water, telecommunications and services will grow along with the social dynamics of society which leads to maturity.

In economic review, acknowledged that the city can be a place of growth (growth) because the transaction of goods and services (goods and services) are usually clustered in the city. But the population has exceeded the limit, (Crowded) then the city will experience growth diseconomy of scale, because its development started because the negative impact of uncontrolled urban dominant than the positive impact. Therefore, by shifting the emergence of small towns and medium enterprises in coastal areas, it is possible to create new sources of growth, as the main trigger in encouraging the development of remote areas. Cities in coastal areas could allow for growth, provided there is economic belt as the main buffer that city growth. Coastal urban development are formulated as a system of urban and regional development of the islands, which shows the function of the hierarchy of the city, the pattern of regional infrastructure, including transportation, distribution infrastructure, which refers to the geographical conditions of the region and exploiting its natural resource potential, both natural resources that can be recovered as well as natural resources can not be recovered. Both are managed sustainably. Management of maritime resources, to remain sustainable, so in systems development, taking into account sought wisdom (wisdom), the local community. This is aligned to be no gap between the native views of the newcomers who will inhabit the coastal cities. [1, 3, 4, 16].

2.2 City Beach Center for Economic Activity

Coastal city is a center of economic activity, industry, commerce, education, government, or

include all activities in the field of maritime economic development. Coastal urban population of at least inhabited by 500 families with income levels ranging between Rp. 1 million / household / month. Revenue for the ideal spin in the coastal town because in it there is a shopping center, education center (fisheries education), banks (BPR), health facilities, recreation, sport facilities, entertainment facilities, and others. With the velocity of money for it, it is estimated the city will grow and can enhance economic growth area. In addition, local public savings through banks or other financial institution in local level, dapat membuat kota tersebut secara independent terus karena growing availability of public capital access is not sulit yang penduduk job Composition coastal town is very situational but can be used persentase follows. The arrest of around 40%, fisheries-based industries around 25%, 10% farming, tourism, 5%, 5% of feed industry, transportation 5%, 5%, port services and other work 5%. With the composition of such work, will be able to create a beach town as a new growth center in the hinterland areas which are expected to be a trigger to attract the surrounding area. Coastal town regional capability as an attractor or as a prime mover of growth, because growth of the fishing industry ranging from the availability of vessels, fishing gear, ice plants, cold storage, fish canneries, fishing port, packaging, shipbuilding and workshop are available at the town beach. Economic infrastructure as they grow and develop, because the provision of public facilities such as water, electricity, telephone and road access. Economic and public infrastructure required in the coastal town can be done by the elements involved (stakeholders). For employers may conduct economic infrastructure investment, while government involvement in the form of provision of public facilities and community involvement in the form of production [10, 15]

3. RESEARCH METHODOLOGY

3.1 Research Type

This descriptive research with observational methods to get his primary and secondary data and then reviewed to obtain the conclusions of the Feasibility Study.

3.2 Study Location

Location of Study in general covers the coastal area of Ambon city begins from the area in District Nusaniwe Nusaniwe Village to Village House in District Three Baguala Ambon Bay. Which consists of three Districts, 14 villages and 12 villages. Study sites can be seen in Figure 1



Figure 1. Study Location

4. DATA ANALYSIS

The data have been obtained and then further analyze the collected include: Analysis of Physical and non-physical, suitability and feasibility of land, environmental carrying capacity, environmental capacity resources, aspects of disaster in the coastal area (tidal waves, tsunamis, landslides, abrasion) , Utilization of coastal space, infrastructure and utilities, accessibility and transport, population and socio-cultural, economic and economic development opportunities, environmental conditions and strategic opportunities for growth and development of the region, policies and related regulations.

5. RESULT AND DISCUSSION

5.1 Area Studies Are Planning and Determination

Ambon City Area 359.45 km² with a total area of 32.4 km² awake or 8.6% (based on the Appropriation and Use Plan Land Inventory Book II BPN Province 1996). However, most areas of this city can not be utilized for the region woke up because one of the problems is the topography of the area that is not possible. According to the General Plan Regional Spatial policy Ambon physical expansion of urban activity directed to the underdeveloped regions, is intended to be evenly distributed throughout the development of urban areas. Based on land suitability and potential areas suitable for development in general is towards the East. Direction of physical development of Ambon City currently can be seen from the trend of development of the area of Ambon city awoke [2, 3, 6, 8, 9, 10, 11, 12]. From field observations and maps of existing land use, it turns out that the development of the region woke up quickly lead to the east from the Red Rock area Galala red Kea, Passo and Pokka follow the road network along the coast. The development area is located Kea awoke this anger among other settlement activities, governance, trade and services, and

industry. Special development areas inland wake Kea red / hills dominated for settlement area, while trade in services activities located along the coast in primary arterial road. Settlement area is partly incompatible with the direction of the plan because it uses the slopes of the hills with a slope of more than 30% and this will be harmful to the environment[2, 3, 10, 12]. Under the direction of urban development, which is covered in RUTRK, the allocation of development activities in Ambon City can be described as follows: (a) Restricted physical development at the City Center area, except for services and trading activities and (b) the development of industrial activities directed to the Batu Gong is developed in accordance with the existing potentials where industrial activity is concentrated.

Development of settlement areas is directed along the coastal village of Tawiri, Hative Large, House Three, Poka, Durian Patah, Waiheru, Nania, Old State, Passo and limiting residential development in areas that have been densely crowded. [2, 3]

5.2 Function and Role of Regions Observation in Ambon City Area Scope

Observation area that extends lengthwise from Castle Village to Village House Three very important for overall Ambonsecara City area. Functions contained throughout this region in accordance with the direction of development set out in Ambon RUTK are as follows:

- Higher Education Center
- Local and Regional Trade
- Research and development of marine, agriculture, fisheries and shipping
- Manufacture of large, medium and small
- Government district, village and town
- Defence and Security (military)
- Settlement and Housing
- Ports and major transport chain

With the function of this region may play a role and become an attraction for urban activities such as commerce, offices, education and housing. On the other hand there are areas that need to be protected and preserved its existence.[2,3,10,11,12,13,15].

6. AS A COASTAL DEVELOPMENT AMBON CITY BEACH (WATER FRONT CITY)

6.1 Results and Zoning Ambon City Coastal Development

In Analysis and Development Study of Ambon City Beach As may be realized if the development should maintain the functioning of protected areas, a) Securing / do not disturb the area of strategic installations, b) Harnessing the potential of diversity

to support coastal development as: Services and trading area. Area settlements, tourism area, residential area, education area, sea transport and port area, service area and accessibility. c) Balancing the development of the modern sector - traditional, with preserving the local culture, d) Utilize environmentally-friendly technologies in the settlement of physical development. e) To prepare evacuation routes in a state of danger of natural disasters (tsunamis, tidal waves) [6, 8, 9, 10, 11, 12, 13, 14, 15].

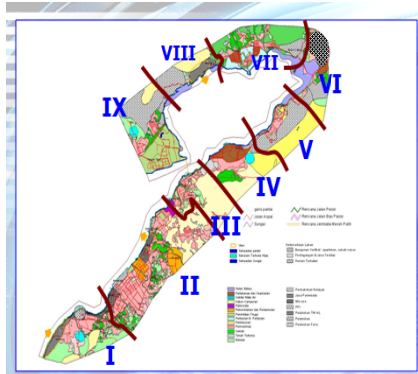


Figure. 2 Distribution of Segment Planning

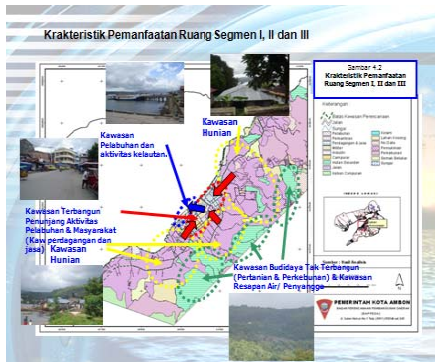


Figure. 3 Characteristics of Spatial Use Segments I, II and III

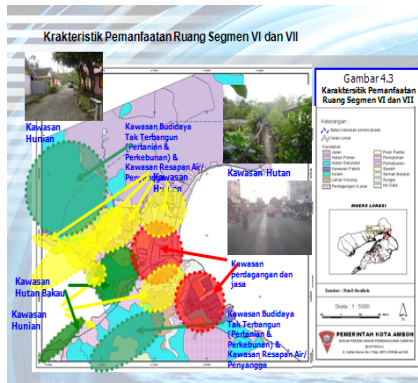


Figure. 4 Characteristics of Spatial Use Segments VI and VII

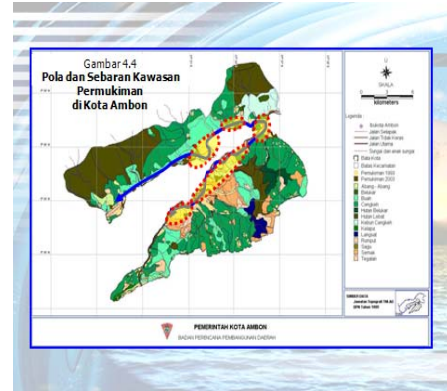


Figure 5. Settlement Patterns and distribution of City Regions

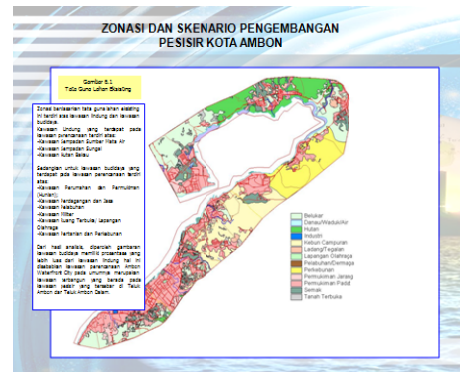


Figure. 6 Land Use Eksiting

6.2. Zoning of Coastal Development Potential

In the study of coastal development planning Ambon City Beach as a substance divided by the Development zoning based on carrying capacity of coastal spaces and can be viewed as follows (Figure 7);

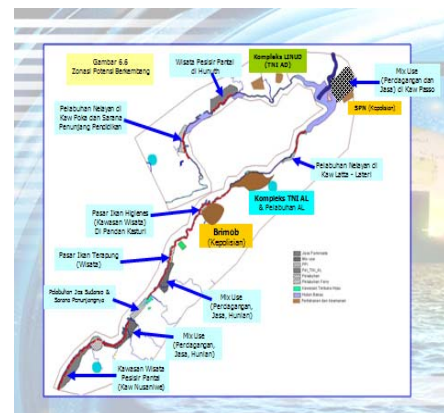


Figure 7. Potential Development Area

6.3 Spatial Planning of Coastal Development

Under the plan the structure of space in Ambon City Ambon RTRW Year 2012, which is a further translation of Ambon city RENSTRA years 2006 to 2013 that divides the area of Ambon city be 4 (four) Unit Development Areas, namely:

1. SWP 1, sub-area refinery to the city center and service center at City Center.
2. SWP II, sub-region with Passo and Hutumuri Service center at Passo.
3. SWP III, sub-region and Laha Three Houses with service centers in the House of Three.
4. SWP IV, sub Latuhalat and surrounding areas with service centers in Amahusu [2, 3, 15].

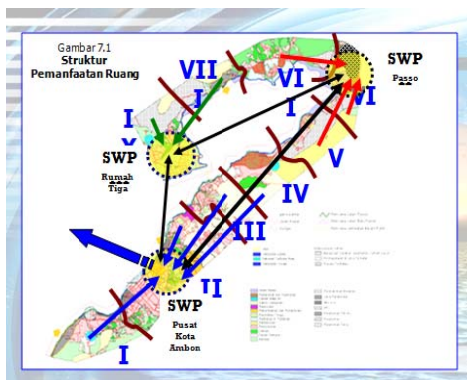


Figure. 8 Structure of space utilization planning

7. CONCLUSION

Based on feasibility study development of coastal areas of Ambon city as the water front, it can be concluded as follows: 1).Development of coastal areas of Ambon as a water front city in accordance with the substance of this study is feasible with Built Area Development Trends mempertimbangkan Ambon, Function and Role in the Region Observations Scope of Ambon City Area, Capability and Suitability and Capacity of Land, Resources and Population Culture Social Support, and advance planning is the zoning of the coastal area of space development in accordance with the direction of developing spatial plans. 2). In the framework and efforts to manage natural resources sustainable coastal and marine in the city of Ambon and simultaneously support the potential and competitiveness of the area hope the Government then in the area, the City and County should work together and be able to forge close ties with both parties diantara intitusi and private sectors profesionalime by forming a body of work that is able to do the coordinating, structuring, evaluation, and preparation of programs and policies that are based on the national and regional interests in professionalism so that natural resources be able to

manage a gradual and continuous so as to supporting development and provide kesejahteraan together for the community

Table 1. Planning Area delineation

Area delineation	Segment	S W P
Regions Nusaniwe , Benteng, Wainitu, dan Waihaong	I	I
Regions Honipopu, Rijali, dan Batu Merah	II	
Pandan Kasturi Area, Galala, dan Small Hatave	III	
Halong Area	IV	
Latta dan Lateri Regions	V	II
Passo Regions	VI	
Negeri Lama, Nania, dan Waiheru Regions	VII	
Regions Hunuth	VIII	III
Regions Tihu, Poka, dan Rumah Tiga	IX	

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