

Housing Renewal Concept of Darmokali Kampung to Support Waterfront Tourism with Sustainable Development Approach

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Abstract- Surabaya government policy has mentioned that kalimas river will be developed into a tourism area based on waterfront city. In this case, in the west of the river kalimas very close to the settlements of residents, at least 5 meters from the foot of the river has been found house residents. This is certainly very potential to be developed into a tourism kampung. Therefore this study is aimed to formulate the strategy of housing renewal to support Surabaya sustainable tourism. The method used in this research is quantitative and qualitative with interview technique, quisionare, observation, survey and documentation. So that the concept of urban housing renewal is made to support waterfront city tourism with sustainable approach is semi permanent house redevelopment, RTH arrangement, additional street, arrangement of street furniture, conditioning of clothesline and baggage, public spot and dock facility, kampung entrance and tourism facility, making thematic souvenir, Community Besed Tourism.

Index Terms- Housing Renewal; kampung tourism; sustainable development

I. INTRODUCTION

Indonesia is a country that has a wide range of potential nature, art and culture. The potentials must be developed in order to bring a positive impact for the tourism industry in Indonesia (Hidayah, 2013). So it is must that the government (UU No. 10 of 2009 on tourism) began promoting tourism development programs in various regions as well as placing it as an alternative development approach aimed at promoting economic growth, improving people's welfare, eradicating poverty and overcoming unemployment.

Surabaya government policy that is in UP VII Wonokromo has mentioned that kalimas river will be developed into a tourism area based on waterfront city. In west of the Kalimas river there is a residential community that is five meters from the foot of the river where the settlement is good in that infrastructure. This is certainly very potential to be developed into a tourism kampung. Utilization of potential area for tourism activities should be managed wisely and responsibly and really consider environmental sustainability (Kosmaryandi, et al, 2004).

Sustainable development is a concept that is perceived as appropriate to maintain sustainability which is not only environmentally, but economically, socially and culturally. With the concept of sustainable a great opportunity to support economic development, structuring and environmental services, equality of social and life quality. On the other hand, the concept of sustainability can also reduce the risks of problems caused by population growth, urbanization, slums, poverty, climate change, lack of access to sustainable energy, and economic uncertainty (UN-HABITAT, 2012).. Especially if the direction forward in this kampung is as a tourism kampung. This study aims to formulate the concept of housing renewal to support tourism in Kalimas river Surabaya. This is important for the study because if the development of tourism is not accompanied by efforts to housing renewal in order to changes in function and increase in activity there will be a decline in the quality of both the environment, economic, social and culture (Sihono, 2003).

II. LITERATURE REVIEW

Kampung Tourism

Kampung tourism is a form of integration between attractions, accommodation and supporting facilities presented in a community life structure united in the prevailing ways and traditions (Nuryanti, 1993). According to Hidayat (2014), the tourism kampung program established directly by the government has been able to involve the community in tourism activities. *Kampung* Tourism provides freedom for the community to manage their homeland in accordance with the authenticity of his *kampung*. This is in accordance with the UU No. 10 of 2009 on Tourism Article 4 (a, b, c, d, e, f,) that tourism aims to promote economic growth; Improve the welfare of the people; Eradicate poverty; making out unemployment; Conserve nature, environment, and resources; Advancing culture. Some experts have classified the core components that make up the tourism area. (Director General of Tourism;). Mason and Poerwanto in (Sulistiyowati, 2015) said that the components of the tourism area consists of:

1. Attractions, consisting of tourism objects (both natural or man-made) and event attractions.
2. Amenities, including many accommodation facilities, such as services and receptions, finance, personal insurance, health salon, police, fire brigade, travel, or transportation. This section also covers basic infrastructure.

3. Accessibility, in the form of access to affordable, practical, and easy travel destinations.
4. Tourism organizations, the establishment of organizations that organize and manage all tourism activities, including advertise tourism attractions.

Housing Renewal

In supporting the tourism kampung is necessary to attempt to housing renewal. Couch (1990) said that urban housing renewal is a process of physical change, change of function, and the process of changing the intensity of the use of a land and building as an effort to improve the quality of social economy of the city. Sujarto (2002) states that urban housing renewal is implemented as an effort to renew the life order of society, thoroughly concerning the improvement of behavior, life pattern, and urban way of life through a reform of the city's social, economic and environmental order of the city. So urban housing renewal effort does not dwell on the handling of slums, but in an effort to anticipate the slum is important to be done as an effort to improve the quality of human life.

Sustainable Development

In the process of Urban Housing Renewal, efforts are needed to maintain the sustainability of the settlements, because if not designed with attention to the context of efficiency and sustainability, then the development process will only be a new burden to the environment and climate, because it will only be an act of economic waste and bad. In addition, if large-scale renovations are undertaken without regard to sustainable principles, the results will still not be able to reduce the environmental footprint of existing settlements (UN-HABITAT, 2012).

Based on UN-HABITAT (2012), sustainable urban renewal factors in the environmental dimension, include: (a) Energy efficiency, water and other efficiency resources; (b) Eco-friendly design, using local materials and construction; (c) Sanitation and prevention of disasters and pollution from materials; (d) the use of affordable resources; (e) enhancing resilience and adaptation to occupancy. Economic dimensions, several factors to consider are (a) ensuring housing affordability for different social groups, (b) providing adequate housing to increase labor productivity, ensuring housing integrated with the workplace, (c) supporting domestic economic activity And the company, can (d) promote landlords and self-help housing, (e) housing and maintenance management, and may (f) strengthen the resilience of future homes. When viewed from a social dimension, urban rejuvenation should be able to (a) empower and ensure community participation, (b) ensure the health, safety and well-being of housing, (c) create a sense of community togetherness, a sense of belonging to the environment and identity in the environment (D) find specific needs and wants, including those related to gender, age, and health conditions, and (e) provide access to infrastructure and public spaces. Cultural dimension, states that a sustainable urban rejuvenation is (a) Planning and design of houses and housing should be responsive to culture, may (b) enhance aesthetics, diversity and cultural awareness of the environment and housing; Can (c) accommodate the creativity of the community (eg through facilities, affordable fitness activities, or cultural and entertainment facilities); And may (d) assist the change of communities from kampungs and slums to adequate housing or housing for some families.

III. METHOD

The method used in this research is qualitative quantitative. Data collection techniques are conducted by interview, observation, survey, documentation and the distribution of questionnaires. Questionnaires were distributed to all residents who owned a house by the river which had a river-oriented house of 50 families.

IV. RESULT AND DISCUSSION

Location

The location is located in *kampung* darmokali subdistrict Wonokromo Surabaya precisely on the road darmorejo IV-A and the selected house is a house that has orientation facing the river. In figure 1. House with red notation is the location of the house and its environment will be renewal.



Figure 1. Location of Housing Renewal (Source: author).

Surabaya Policy review

Kampung Darmokali is a *kampung* that is included in the Development Unit/ *Unit Pengembangan* (UP) VII Wonokromo. In it is explained that this *kampung* is included in the area of priority SBWP in the area of UP wonokromo which the development direction is as follows:

1. There are city-level trade and service activities, density and high density settlements, Surabaya Zoo tourism, military area, and transportation support facilities
2. It is a trading and service area, settlement, tourism, transportation support, and military and is the center of UP growth
3. It is the economic center of the region dominated by trade and services and has a great opportunity to increase service scale. Environmental conditions are good
4. Direction of building intensity policy indicates the potential to be further developed
5. Arranged as a growth center, special areas of defense and security, tourism areas, and supporting areas of transportation systems

Based on the Regulation of the Minister of Public Works and Public Housing on Stipulation of River Borders and the Lake Border Line, kalimas river is a river that has embankments so that the border line is at least 3 (three) meters from the outer edge of the embankment River channel. The settlement at *kampung darmokali* is about 5 meters from the outer edge of the river dike. The border of darmokali *kampung* which is the area of SUB UP VII-C Block VII-C2 is used as green line and park, so the direction of its utilization is

1. Prohibit the establishment of permanent buildings for residential and business premises
2. Utilizing the border of Surabaya river bas green line green space
3. Utilizing Kalimas border as a tourism area

In the UP it has been explained that along the river kalimas will be developed as a tourism with the concept of waterfront city, so *kampung darmokali* included in the development area.

Existing Condition

a) Environment Aspect

Kalimas river condition already has a dike. The depth of river according to data from *Perum Jasa Tirta* is between 1 m - 3 m. While the water depth between 1 m - 2 m at sea tide. The typology of *kampung* is housing, street, 2 m river border, dike and river.

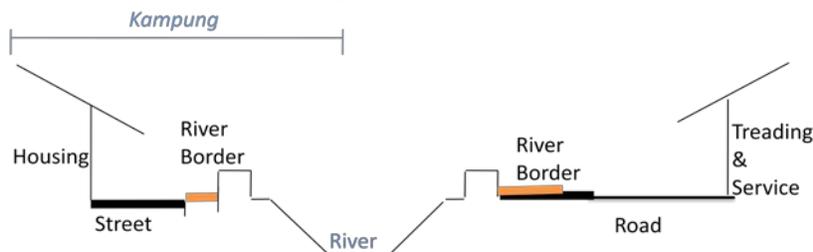


Figure 2. Typology of *Kampung* (Source: author).

Utilization of river open space as park, seating, parking, street vendors, storage of home furnishings. Housing condition in this *kampung* 80% permanen housing and 20% semi permanent housing. 90% Drinking Water Channels already use their own PDAM, water channels for bathing and washing 85% already use own PDAM, 95% use private bathroom, 95% power lines have got stream from PLN and own property, drainage sewer from bathroom and kitchen 98% permanent standart, 80% permanent rainwater drainage

standard, the rest is not permanent and some even do not have the channel, 60% Septic tank home use septic tank standard, 30% septic tank without recharge, others there is no septic tank.

b) Economy Aspect

Type of work in this *kampung* is 17 formal jobs, 33 private employments, 24 informal works, 14 entrepreneurs, and 38 housewives. There are many street vendors who sell food such as rujak, soup and so forth. There are many home based enterprises including home-grocery stores, flag-raising businesses, and others. On the other hand, there is owned enterprise *kampung*/ *Badan Usaha Milik Daerah* (BUMD). Land status of community is 4 certified property rights, 20 building rights, 25 state land without a certificate, 1 unclear.

c) Social Aspect

There are many community activities in this *kampung*, that are PKK institution, a citizen cooperative, an arisan activity, a gymnastic activity every week. Education average high school, Religion 90% Islam, 90% of people live in this *kampung* more than 20 years.

External factors of *kampung* are adjacent to infrastructure. Recreational facilities: Taman Bungkul, Surabaya Zoo, monument *wirasurya agung*, monument Surabaya, park *jalesveva jayemahe*. Trading facilities: DTC Mall Wonokromo, Alfamart, Indomart, Carefour, gas stations, etc. Service facilities: Hotel Fortuna, Novotel Surabaya, Grand Darmo Suite, Hotel Malibu, etc. Health facilities: RS. TNI AU Sumitro. Educational facilities: Al-Falah Foundation, Sunan Giri University, Yosef Santo Foundation. Worship facilities: Al-Falah Mosque. Close to the primary artery road that is the road Ahmad Yani.

d) Culture Aspect

Kalimas River is a river that holds a lot of historical value. There is a bridge that has historical value, where the bridge was built by the Japanese government used to channel fuel to gas stations in the Ngagel Street. In the area around *kampung*, the architectural style used on average there is a colonial architecture.

Analysis

In the discussion of this analysis there are 2 aspects that will be discussed that are related to tourism and housing renewal approach with sustainable development.

Kampung Tourism

Some experts have classified the core components that make up the tourism area.

- Attractions, consisting of tourism objects (both natural or man-made) and event attractions. In the context of this Darmokali *kampung* river is a potential for the holding of tourism facilities such as rafting or river tour.
- Amenities, the number of supporting facilities in the internal and external *kampung* is a potential tourism *kampung*. This *kampung* has many accommodation facilities, such as shops, handicrafts, workshops and so on. External facilities in the vicinity of *kampung* are not only local but regional and national scale which include health facilities, trade, tourism.
- Accessibility, in the form of access to affordable, practical, and easy travel destinations. *Kampung Darmokali* is a *kampung* that has very high accessibility because it is not far from the main artery road of Surabaya city namely Ahmad Yani Street.
- Tourism organization, in the formation of this *kampung* tourism organization, this *kampung* has a strong social cohesion and has some well-run *kampung* organizations such as RT, PKK, cooperatives and so forth.

Sustainable Development

In the discussion of further analysis through a sustainable development approach which will be discussed starting from the environmental, economic, social and cultural aspects

a) Environment Aspect

Energy efficiency, water and other efficiency resources; Because these settlements are on the banks of the river it becomes very potential to manage water resources, for example, for household needs or maximize water tourism facilities but there is a river threat to be a slum if not managed properly.

Eco-friendly design, using local materials and construction. The condition of the house in this *kampung* using the average using local materials other than that seen from the physical condition of the house can be said good because most households have been able to meet the needs of household infrastructure well.

Sanitation and prevention of disasters and pollution from materials. Sanitation in this *kampung* is good from the drainage, dirty water, etc.

The use of affordable resources; In the use of river RTH used as a park or gathering place but because the land is very narrow house so the people hanging clothes or store household furniture in front of the house and in the river RTH area so it is very disturbing visual and less interesting if used as a tourism *kampung*. These patterns imply that there is a need for society to stay contained such as space for socializing, developing the economy and storing goods.

Increase resilience and adaptation to occupancy. There are 5 semi-permanent houses whose land status belongs to the State without a certificate. This is a potential through which intervention from the government can be multifunctional that is used to be a dwelling and also tourism support facilities.

b) Economy Aspect

- o Through government intervention on semi-permanent houses it can ensure housing affordability for different social groups.

- Provide adequate shelter to improve labor productivity, ensure housing is integrated with the workplace. The number of informal workers is a potential in tourism development in the form of labor.
- Support domestic and corporate economic activities. The large number of housewives is a potential *kampung* because IRT is not tied to the work of mothers in this *kampung* can be directed to entrepreneurship in making souvenirs. But the problem is the lack of skills IRT has The potential to develop a culinary tour in this *kampung* is very large seen from the number of home based enterprise and street vendors
- With the existence of BUMD institutions can be a support institution in developing the *kampung* entrepreneurship

c) Social Aspect

With many activities conducted by the community indicates that the relationship between citizens is very strong. This can support the tourism program such as:

- empowering and ensuring community participation in pre-in-post activities of tourism *kampongs*
- Create a sense of community-to-people together, a sense of belonging, and identity within the community so that sustainability is maintained.

In addition to the availability of access to infrastructure and public space it will be very potential to attract many visitors

d) Culture Aspect

- The planning and design of *kampung* tourism must be responsive to the existing culture, especially the historical value of the river kalimas and the culture in the local community
- improving the aesthetics, diversity, and cultural perennialism of the *kampung* by adding architectural elements such as architecture around the *kampung* that is the architecture of the Dutch.
- accommodate the creativity of the community by providing an open space as a gathering place and the development of community creativity.

Concept

In realizing the tourism *kampung* that supports the tourism kalimas Surabaya hence required some concepts to maintain the sustainability of the *kampung* are

a) Redevelopment of semi permanent house

The semi-permanent house was built into a two-story house through which the government intervened for land status. So the concept is, The first floor is used as a parking area or street vendors while the second floor is used as a community dwelling. In figure 3. Is the location of semi permanen housing and figure 4 is a concept of redevelopment.



Figure 3. (a) Location of semi permanent house, (b) Redevelopment of semi permanent house (Source: author).

b) Additional Street

The Additional Street is needed given for facilitating tourism. It used as a tourism element such as just enjoy the beauty of the river, fishing and so on. With the construction stage on the additional street will not disrupt the function of the river itself which as a flood controller. Even in the policy direction of the use of border can be done construction of bridge and dock facilities.

In addition, because the river is clean and free of waste, the Government of Surabaya has been filling the river kalimas with various types of fish, so that in the development of tourism can be used as fishing and culinary tourism. Other than that the addition of this road is used to reduce the level of activity density contained in the *kampung* street, so that when many visitors then the community will not lose their privacy. In figure 5, red color is a additional road.



Figure 4. Additional Road (Source: author).

c) River Border Arrangement

Structuring river border is to accommodate existing activities only arranged to be neat and can optimize the potential that exists. The arrangement covered to socialization that accommodate by seat, playground, and gazebo. Selling activity is covered by a street vendor facility. Garden is used to green open space. The arrangement is garden with seat and follow by parking area and than street vendor area that follows by gazebo and playground, and so on.

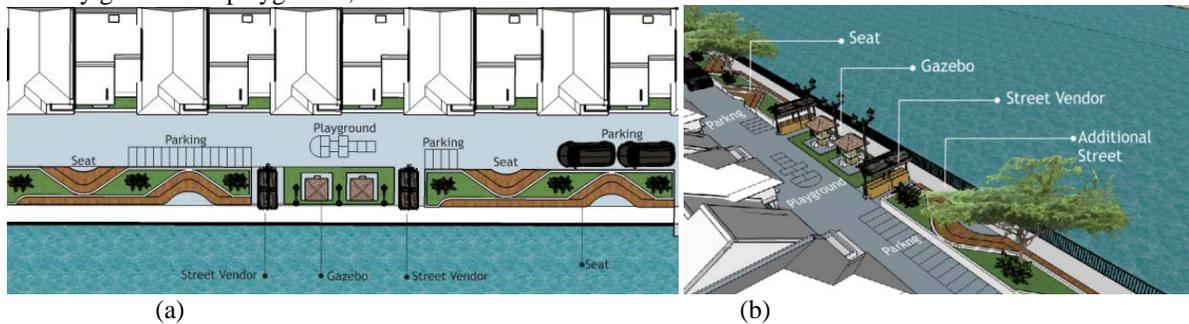


Figure 5. The Arrangement of River Border (Source: author).

d) Street furniture

For development as a tourism place, it takes some elements of street furniture to add beauty *kampung* such as painting *kampung* road, facilitating playground, seat and lamps. This becomes important to do because to increase the aesthetic value of tourism *kampung*.

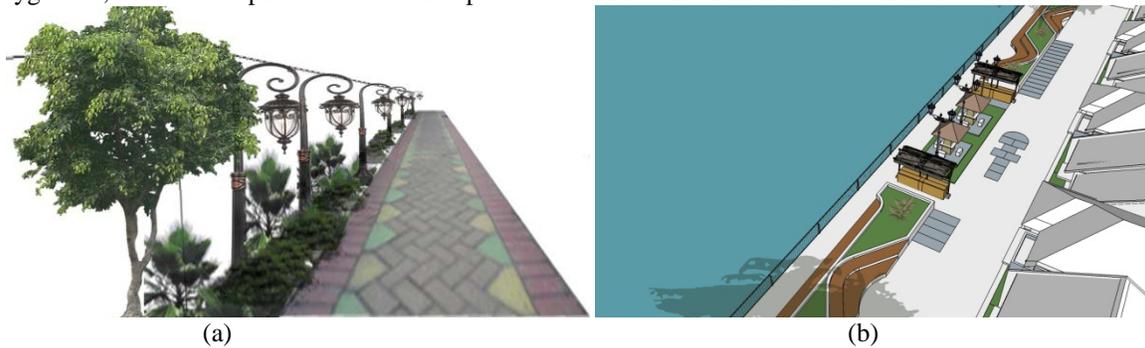


Figure 6. Street Furniture (Source: author).

e) Conditioning Clothesline and baggage of Community

In this village one of the problems is the irregular of the clothesline and the baggage of the community, as shown figure 7 and 8 are clothesline and baggage problem



Figure 7. (a) Clothesline problem, (b) Baggage problem (Source: author).

Clothesline and baggage problem is very disturbing visual if not arranged especially if *kampung* orientation will be used as a tourism attraction therefore visitors should be diverted their interest so that the solution is to give decoration in the form of a shrub garden and placed in front of the house.

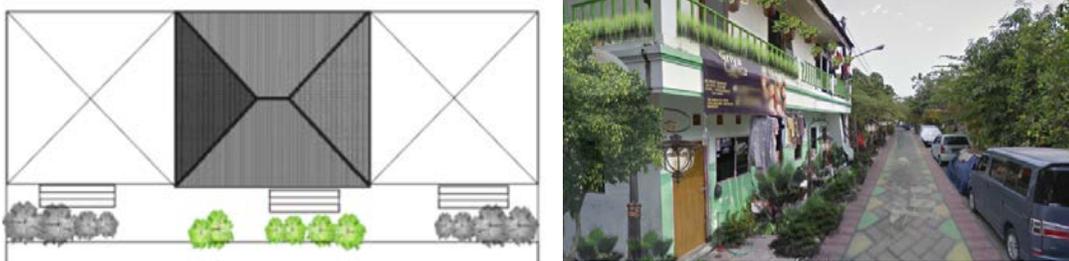


Figure 8. Solution of Clothesline and baggage problem (Source: author).

f) Public Spot and dock

To maximalize of tourism facilities so it is important to establish the public spot area and dock. Consideration in determining the location of public spots and docks is to see from the location of semi permanent houses which will be in redevelopment and the location of the distribution of street vendors. In figure 10, the square is a semi permanent housing location and the black point is a distribution of street vendor

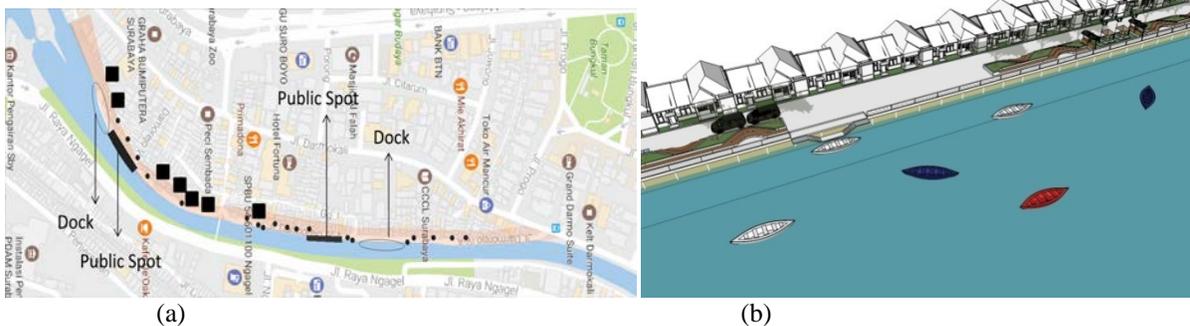


Figure 9. (a) location of Public Spot and Dock, (b) Public Spot and Dock (Source: author).

g) Gate

The gate is used as a marker that tourists will enter the tourism *kampung*. In this case because the location is approximately 1 km long and there are 2 access to enter the *kampung* gate is placed in two locations. So that visitors can choose from where he will start the tour.

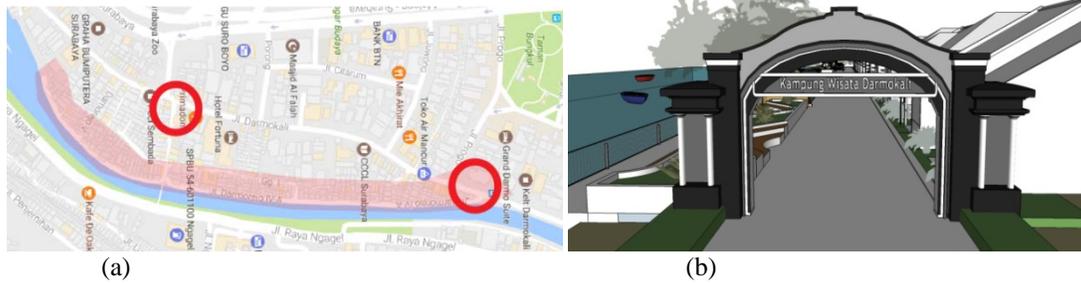


Figure 10. (a) Location of Gate (b) Design of Gate (Source: author).

h) Tourism facilities

With the addition of water tourism facilities will increase the attraction of tourists to visit the *kampung*. In this case the river tour can be an alternative solution, because looking across the river kalimas there is also a park (exactly on the ngagel raod) which can also be a tourism attraction. Besides, the blue bridge can be an alternative to the turning point from the park ngagel to *Kampung Darmokali*. Besides other facilities to support a suitable tour in this *kampung* is rafting. In this *kampung* there is a bridge whose position is located in the middle of the *kampung* which passes through the river kalimas. This bridge has its own historical value so it will be very good if included as part of the tourism route.

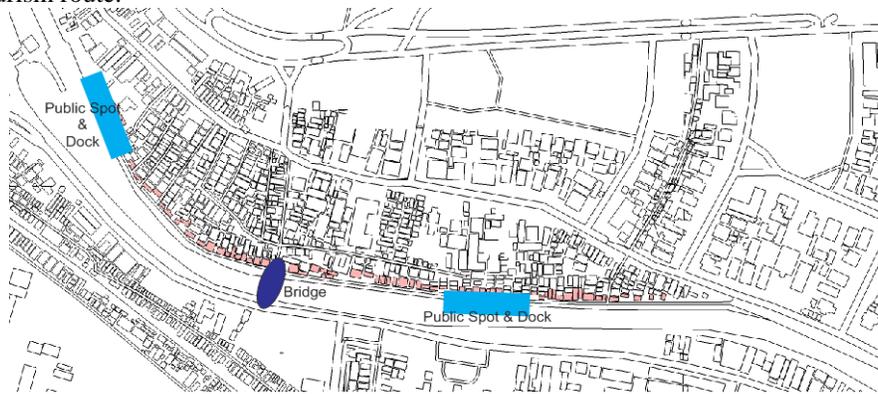


Figure 11. The location of bridge and Public Space & Dock (Source: author).

i) Community Based Tourism (CBT)

According to Hausler in Nurhidayati (2013) CBT is a tourism development approach that emphasizes the local community (whether directly involved in the tourism industry or not) in the form of providing opportunities (access) in the management and construction of tourism that led to political empowerment through life more Democratic, is included in the sharing of the benefits of a more fair tourism activity for the local people. Potential relationships between strong residents are very supportive for this CBT implementation. By using CBT it will facilitate in managing tourism because the community is very familiar with the environmental conditions so that efforts in the management of the *kampung* tourism will be optimal. It will be very good if the community is involved starting from pre-in-post development and its management. This will add a sense of belonging to the environment.

Therefore development should be implemented with a bottom up system, which the community will be the subject. While the government and NGOs as a facilitator. In addition to tourism will indirectly touch and involve the community, so it will bring impact on the local community (Pitana, 2005). Many labor opportunities that can be utilized by the population with the existence of this tour either from tourism facilities or entrepreneurship. And one of the positive impacts of tourism activities is to create jobs and spur economic growth (abdurraamad and Maryani, 1998).

j) Making thematic souvenirs tourism kampung

The word souvenir is defined as, an object brought home by tourists as a memento for his journey. Souvenirs are often called "souvenirs", "souvenirs", or "pieces of hands" (Dictionary Webster English Dictionary, 2004). Therefore it would be a necessity of a tourism facility to provide souvenirs for tourists. In this case could be typical of Surabaya or thematic tourism *kampung*. Training on entrepreneurship and soft skill is very necessary to support tourism activities, because if it can be maximized it will give reduced operational costs because the community itself is working so that the profits will be greater.

V. CONCLUSION

The concept of urban housing renewal is made in realizing the tour of stren times with sustainable approach is semi permanent house redevelopment, RTH arrangement, additional street, arrangement of street furniture, conditioning of clothesline and baggage, public

spot and dock facility, kampung entrance/ gate and tourism facility, making thematic souvenir Tourism kampung, and Community Based Tourism (CBT).

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