

SUSTAINABLE DEVELOPMENT ON COASTAL SETTLEMENT WITH LAND SHARING METHOD

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ABSTRACT

Manado coastal settlement areas attempt to developed rapidly. Nevertheless this development come with the result of fragmentative urban patterns, that causing the unbalance between the new developing of comercial functions and the previous settlement. The strengthen of economical impact also causing the replacement of residential areas with the commercial buildings. An effective areas management is needed to evercome this problem, and one of the solutions is *land sharing (LS) method*. With this method a settlement environment can be arranged integratedly by fairly sharing of land between the government state and the land of public residents. The government areas can e capitalize for the comercial function development, whereas the resident can be arrange appropriately to reduce the risk of replacement, especially for the illegal status of resident. All stakeholder must support the implementation of this method.

The realization of the sustainable development can be effort by this method, which the social and environment aspects being concerned without ignorance of economical aspect.

Keyword : *coastal settlement, land sharing, sustainable development*

INTRODUCTION

Sustainable development is an effort fo fulfill today's needs without negleting the need for the next generation. This sustanable process is highly applicable in the building process of housing adn settlement, for the three integral aspects of it, which is social, economic and environmental aspect, can be found in such housing and settlement. It means the building process of housing and settlement is not affected by a single factor but rather a holistic process of the whole aspects.

According to John F. Turner (1976), the settlement and housing development should not stopped as a product but must became a process to reach continuity which will change along with the needs, condition and time. Thereby , the sustainable principles will be reached. The wrong assumptions about housing and settlement vahe caused many development failures in many countries (UNDP, 2002). The development at the time much focused on the economic growth, making the housing and settlement merely as a product of development, while the other aspects such as human (social) and ecological (environmental) aspects have been neglected.

Almost similiar phenomenom can be found in Manado. As a capital of North Sulawesi Province with potentials as a city of service and commerce, there's a fast physical development going on. The implication of such a development is uncontrolled land use, as can be seen on the B on B (Business on Boulevard) coastal area which is the Manado reclamation beach area and the settlements surroundings. There are land dominations for economic activity by the enhabitants themselves and by the formal entrepreuers from outside the area. Legally or illegally, they began to take over the strategic areas along the coastline and develop it according to their own concepts, causing the emergence of te fragmented urban space patterns that seems physically unarranged. The strong influence of economic aspect also make some residential area has been replaced by business oriented buildings. According to these issues, efforts to control land use need to be done, to upgrade the space quality for a sustainable development. One of the methods for land arrangement is *land sharing*, which is a method to arrange the land by involving people that lives in an area and the land owners so that the land became more orderly, the values increased and some of the people lives in it don't need to move away to the other area. This method is highly related with three aspects of suustainable development: social, economic and environment aspect.

STUDY OF SUSTAINABLE DEVELOPMENT PRINCIPLES IN HOUSING AND SETTLEMENT

According to Bruntland (1987) the sustainable development is a development with all the potentials to meet the need of today (intra-generational equity) with considerations for the needs of the next generations (inter-generational equity). It means that there is long run balance between human activities and the environment. It can be concluded the sustainable development is an effort to fulfill the needs and to improve the quality of life, using the natural resources to the level where the nature can restore its initial conditions unlimitedly.

This is the model of sustainable development according to Agenda 21 :

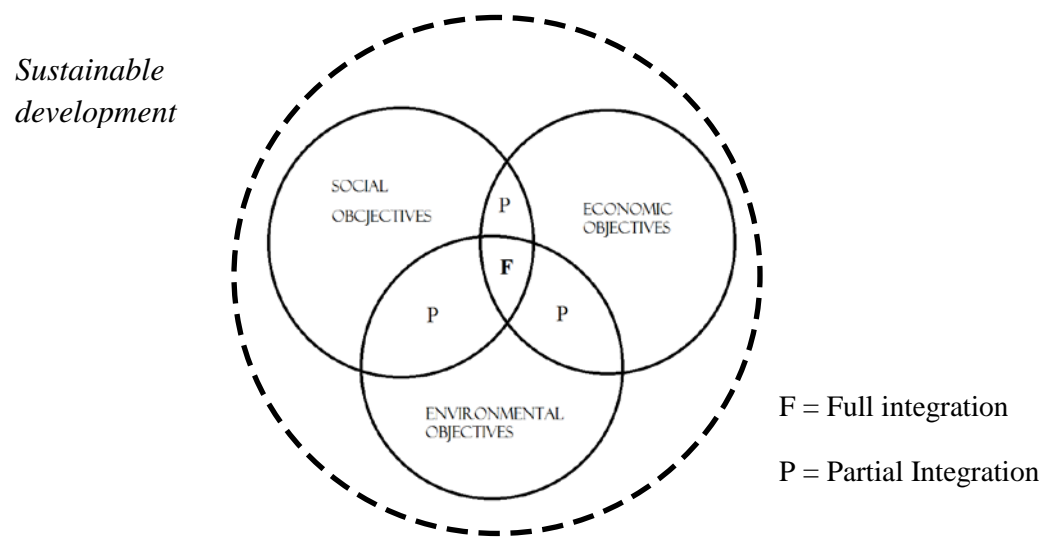


Figure 1 Model of Sustainable Development Principles

The sustainable development concepts in housing and settlement started at the Earth Summit in Rio De Janeiro, Brazil, 1992 where the Global Agenda 21 concerning the general concepts of the sustainable development has been agreed. The Indonesian government followed up by the Departement of Environment which coordinates the acts to formulate the national concepts and strategies of the sustainable development (National Agenda 21, 1997).

Furthermore, the Sectoral Agenda 21's were made to translate the ideas of the National Agenda 21, including in the settlement sector. This particular sector translated the sustainable settlement development as the the sustainable efforts to increase the social, economic conditions and the quality of environment as the place to live and work for everyone. The proper place to live can be reached by the improvement of housing managements, arrangements of lands for housing, improvements of housing facility, the guaranteed availability of transportations and energy, and the development of construction industry to support the development and maintenance of the settlements.

All of it is united in the three major aspects; social, economic and ecology. Here will be shown some factors related to housing and settlement, according to those aspects:

1. Economic aspect
Related to the efforts to increase economic growth, war againts poverty, efficiency, changing the patterns of production and consumption to the more balance way, equality and justice.
2. Social aspect
Related to the efforts to solve the problems of demography, reinforcement, participations, improvements of public service, improvements of education's quality, institutional development, cultural identity and social relation system, the declining numbers of poverty and the improvement of public health.
3. Environmental aspect
It is effort to prevent environmental burderns, some or are efforts to control the use of natural resources, decrease poluttion, waste management and conservation of natural resources.

THE DEFINITION AND PRINCIPLES OF LAND SHARING

Land sharing (LS) is one of the strategies of land management. According to Angel and Boonyabancha (1988), this method has become a way to assist the land's arrangement and utilization and the procurement of housing and land for the inhabitants of the urban. Terminologically, land sharing means the system of sharing the land between the land of owners (including government land) and the tenant, whether they use it for residence or economic purpose.

Angel and Boonyabancha brought up the land sharing methods generally included five basic principles which are the main characteristic : first is the community organization or participation. The community's involvement could begin from the problem identification's phase, planning, funding, construction, up to management and maintenance. To mobilize community participation need to be formed community groups that can be represent the aspirations of the whole community on the process of making agreements and inspecting the re-plotting and re-construction. Second is the treaty or agreement. In land sharing, the process of agreement between the land owner and the tenants is very important, especially on the matter of dividing the area. The agreement must guaranteed the ownership status which is allocated to the residents, according to the mutual agreements between the owner and the tenants, to avoid the land ownership transfers during relocation. The third is densification and reconstruction, which means to relocate the people in particular parts of the site. The last one is capital investment. The funding the land sharing cannot depend solely on government subsidies and the situation where the people have ability to pay must be arranged. Therefore it needs the cross subsidies which utilize some of the land development revenue form commercial use to cover the housing reconstruction costs (cost land sharing concepts).

THE IMPLEMENTATION OF LAND SHARING CONCEPT IN COASTAL SETTLEMENT IN MANADO

Manado coastal area has grew rapidly and became a new CBD (Central Business District). As a rapidly grown area, it is tend to form a fragmentatif space pattern. The community aspect is put aside by the strong impact of economics. Some people who where permanent residents have sold their land for commercial purposes. Some still stay in that condition, so the whole condition become unbalance with the commercial buildings that grow along the boulevard (Piere Tendean Street).

This can be solved by rearranging the land use between residence and commercial buildings trough land sharing system. In this system, the residents and land owners (either government or private) make land arrangement so that the land could be orderly and improve its quality. This way, consideration still paid for the economic aspect without neglected the environmental aspect. The social aspect too became a consideration for there are community participations.

Through the author's postgraduate thesis in 2005 by purposive random sampling at around 100 respondents living in Lingkungan IV Kelurahan Titiwungen Selatan Kecamatan Sario, there were found that generally the land sharing have high opportunity to be used in the location which are the coastal community. It was shown in the quite warm acceptance on the land sharing aspects which were offered. Those aspects are :

Physical aspect, such as land aspects (reduction of land width and replotting of land square), residential aspect (layout changes of resident and destruction of an old resident or the development of new resident), and environmental infrastructure (road development, etc).

Nevertheless from the research using analysis method of *Contingent Valuation Method (CVM)* found that resident want that the realization of land sharing will not change much of existing settlements systems, especially those that cover the settlement patterns, and land and residential aspects. These non-fundamental changes will be effective in the matter of financially and technically because it will not cause total re-modelling of the existing physical order.

Generally, the response caused by the desire to repair the environment based on the perception of disorder settlement condition that encourage the disintegration of neighbour areas. Moreover, the strategic location for increasing the economic events of public resident, also encourage the value and public economic attempts.

In the implementation, the agreement between the stakeholders will be needed, in order to arrange the areas fairly that the resident still can live in those land whereas government as the owner by majority, also can develop the areas.

These are several suggestions of land arrangement at Boulevard areas of Manado:

- Hold the function of previous settlement, by increasing the potential of the areas as the business and service areas, in order to support the business of the local resident.
- Develop the land sharing model between the settlement and the commercial area, where as the major areas for the local resident and the remain which is the best area (for the commercial) being capitalized by the government as the owner. The agreement of zone effective arrangement is needed in order to prevent the fragmentative space patterns being happened.
- Develop the cost land sharing concept to make the better land and infrastructure from the budget of cost land sharing concept and the government or the other financial institutions .
- Develop the system of public organization as the field officer which represent the local resident and the other developing victims.

CONCLUSION

The rules of sustainable development can be implies in Manado coastal settlement areas by using the concept of land sharing which concerned the social and environment aspect without ignorance of economic/investment aspect. Those three aspects must developed equally through the participation of all the stakeholder in every steps of development, by focusing the needs, resources and sustainability in future. For this reason, the settlement can be sustainable care as the residential and field of work for everyone.

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