

Characteristics of Kelapa Lima Beach Area Kupang City, East Nusa Tenggara Based on Land Use Theory

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Abstract

Kelapa Lima Beach area is a public and commercial land type area built to reorganize the face of Kupang City which accommodates the arts and cultural attractions of East Nusa Tenggara Province to increase tourist attraction. However, in the development of an area, it should refer to the land use plan to avoid land conversion that can affect the environment and the potential of the land itself. Based on this description, this research was made to analyze and describe the characteristics of land use in the Kelapa Lima Beach Area through descriptive qualitative methods.

By using descriptive qualitative methods through library research on the theory of land use and through direct survey or observation supplemented by documentation, it was found that the Kelapa Lima Beach area meets the requirements of land use based on local policies (namely: *Perda* No. 11 of 2011 concerning the Regional Spatial Plan /*Rencana Tata Ruang Wilayah* /RTRW and *Perda* No. 12 of 2011 concerning the Detailed Spatial Plan /*Rencana Detail Tata Ruang* /RDTR) in accordance with the direction of central space utilization in Law (*Undang-Undang* /UU) No. 26 of 2007 concerning Spatial Planning. This 11,765m² area is a recreational area owned by the Kupang City government that accommodates trade and service activities (especially fish and culinary) with enclave and land sharing tourism types. This area is an example of tourism development in Kupang that is in line with land use policies. Therefore, the local government needs to maintain this performance through maintenance and management of the area to achieve sustainable benefits.

Keywords: Kelapa Lima Beach Area, Land Use

1. Introduction

Kelapa Lima Beach Area is located in Kelapa Lima Village within Kelapa Lima Sub-district, Kupang City, East Nusa Tenggara Province. According to Bookcases (n.d.), the coordinates of Kelapa Lima Beach are -10.145419 S (latitude) and 123.615709 E (longitude) with administrative boundaries, namely; the north is bordered by Kupang Bay, the south by Jalan Timor Raya, the east by houses, the west by restaurants and hotels. This area was once an area that accommodated the activities of fish and culinary traders, but it was not neatly organized and seemed slum. The vendors' stalls obstructed the view of the natural resources (beach).



Figure 1. a) Existing condition of the beach area before development (front of the stall), b) existing condition of the beach area before development (back of the stall) Source: personal documents and Tampubolon, et al., (n.d.)

To reorganize the face of Kupang City, the development of the Kelapa Lima Beach Area was carried out from 2020 to 2021 which was then inaugurated in March 2022 by President Joko Widodo (Official Website of the Kupang City Government, n.d.). Quoting from Sekretariat Kabinet Republik Indonesia (2022), this area is a culinary tourism destination to increase tourist attraction, and as a public open space for arts and cultural attractions of East Nusa Tenggara Province with arrangements including; trader jetties, gazebos, portable toilets, pedestrian plazas, stepping plazas and open theaters as well as parking area infrastructure and utilities from parking structures, and promenade parking.



Figure 2. Facilities in Kelapa Lima Beach Area
Source: modified from various sources

In the development of an area, of course, it is closely related to land use. Land use is an effort that has close integrity for the use or utilization and formation of space on a land. Efforts to provide infrastructure facilities in the form of the Kelapa Lima Beach Area should refer to the land use plan to avoid land conversion that can affect the environment and the potential of the land itself. Land use suitability can have a positive impact on economic development, spur equitable distribution of good land functions and at the same time keep existing natural resources from being damaged and polluted, create a well-organized land while reducing congestion on the land, and can reduce the negative impact if a natural disaster occurs in an area or region.

Land use is one of the main determining factors in environmental management. Based on this description, this research was made to analyze and describe the characteristics of land use in the Kelapa Lima Beach Area through descriptive qualitative methods.

2. Literature Review

Quoting Shirvani (1985), there are 8 elements as indicators in the implementation of a city design or a particular area and the land use element is one of them. Land use is a two-dimensional plan in the form of a city land use plan, where three-dimensional spaces will be built in places according to the function of the building. Land use grouping aims to provide an overall picture of the function of the area carried out by separating the location of land functions with consideration of land optimization. In principle, the definition of land use is the regulation of land use policies to determine the best choice in allocating certain functions, so as to provide an overall picture of how the areas in an area should function. Land use planning is a framework that establishes decisions related to land use contained in the Regional Spatial Plan (*Rencana Tata Ruang Wilayah /RTRW*) and Detailed Spatial Plan (*Rencana Detail Tata Ruang /RDTR*) issued by the local government in accordance with the direction of regulations from the central government to realize a safe, comfortable, productive and sustainable national spatial area.

There are 3 types of land use based on Chapin and Kaiser's (1979) theory, namely:

a. Public Land

Public land use type is a type of land that has functions for various public purposes, such as recreational areas, places of worship, and hospitals.

b. Commercial Land

Commercial land use is a type of land that can be used for various forms of economic support such as trade and services.

c. Industrial Land

Industrial land use type is a type of land that is specialized and planned for industrial development purposes.

Talking about land use is inseparable from spatial existence. There are several spatial types in tourism, namely structured (enclave), open (spontaneous), and a combination of both (mixed). Following Nuryanti (1993), the structured type (enclave) is characterized by limited land equipped with infrastructure specific to the area, the location is generally separated from the local community so that the negative impacts are expected to be controlled and socio-cultural pollution will be detected early on, the land is not too large and is still at the level of integrative and coordinated planning capabilities so that it is expected to be an agent to obtain international funds as the main element of capturing services from hotels/lodges. Meanwhile, the open type (spontaneous) is characterized by the character of growth and integration of the area with the structure of life, both space and local community patterns. The distribution of income obtained from tourists can be directly enjoyed by the local population. In addition, there are also public spatial types, namely:

- a. Land consolidation. According to the Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency of the Republic of Indonesia Number 12 of 2019, land consolidation is a policy of rearranging the control, ownership, use and utilization of land and space in accordance with spatial plans and efforts to provide land for the public interest in order to improve environmental quality and maintenance of natural resources by involving active community participation.

- b. Land sharing is the rearrangement of land with a high level of community ownership. In the rearrangement, the community will get back their land with the same area as what has been legally owned/occupied, taking into account the need for public infrastructure (roads, channels and others).
- c. Land sorting or land selection.

3. Research Methods

The method of analysis used is descriptive qualitative method. With this method, data is obtained through library research on land use theory as well as through direct survey or observation equipped with documentation in the Kelapa Lima Beach Area as the object of research. After the data is collected, then the data is analyzed to obtain results that describe and describe the characteristics related to the implementation of land use in the Kelapa Lima Beach Area, Kupang City, East Nusa Tenggara.

4. Results and Discussion

Land use is defined as a form of human intervention on land in an effort to fulfill their needs. The concept of spatial planning is needed in urban development which shows the division in space from the role of the city as a place to live, work area, recreation area, and others. The Kelapa Lima Beach area with the Kelapa Lima Village analysis unit is still in the coastal area so that its spatial planning does not exclude the coastal area (Tampubolon, et al., n.d.).

Land use in the Kelapa Lima Beach Area according to the direction of the Kupang City Regional Spatial Plan which refers to Law (*Undang-Undang /UU*) No. 26 of 2007 concerning Spatial Planning and Regional Regulation (*Perda*) No. 11 of 2011 concerning the Kupang City Regional Spatial Plan (*Rencana Tata Ruang Wilayah /RTRW*), as well as Regional Regulation (*Perda*) No. 12 of 2011 concerning the Kupang City Detailed Spatial Plan (*Rencana Detail Tata Ruang /RDTR*) 2011-2031 is as follows:

a. Based on Spatial Structure Direction

Kelapa Lima Beach area is located in Kelapa Lima village which is the main service center of the city. This area functions as a trade and service area.

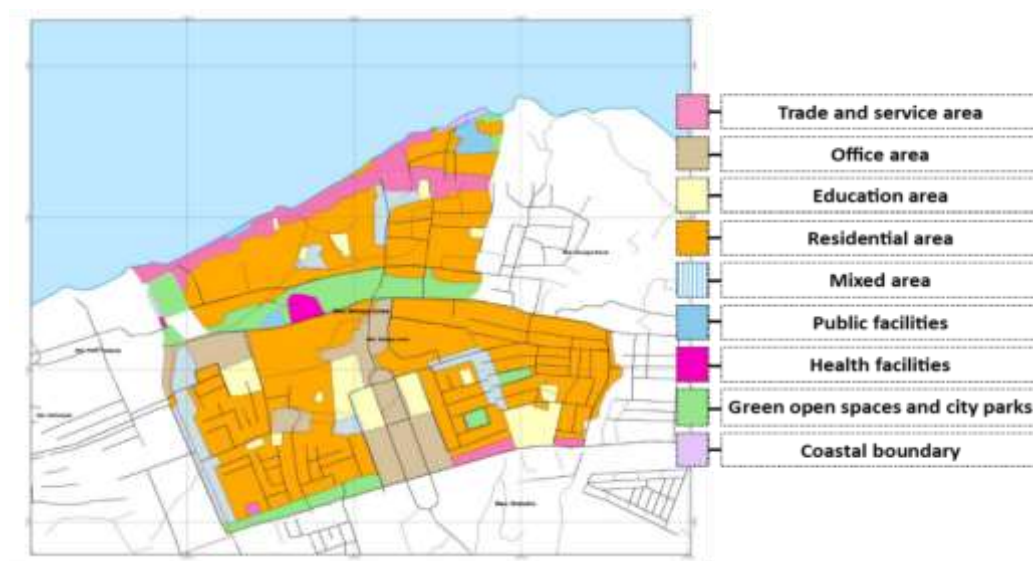


Figure 3. Land use map of Kelapa Lima Village
Source: modification based on Tampubolon, et al. (n.d.)

b. Based on Strategic Area Designation

Kelapa Lima Beach area is an area of economic importance whose development policy is organized by prioritizing building reorientation. Another function of this area is as a beachfront barrier.



(a)

(b)

(c)

Figure 4. a) Top view perspective from the south, b) top view perspective from the east, c) top view perspective from the north Source: personal document

c. Based on Spatial Pattern Development

1) Kelapa Lima Beach area is a tourism area classified as natural tourism with a cluster I division pattern that relies on the beauty of the beach and special interest tourism. This area is also an area with cultural arts attractions.



(a)

(b)

(c)

Figure 5. a) Sunset view, b) daytime view, c) cultural art attractions

Source: personal document

2) Kelapa Lima Beach area is a fisheries designation area, both capture fisheries and processing fisheries.

3) Kelapa Lima Beach area is included in the local protection area on the coastal boundary because it protects the coastal area from disasters caused by nature (tidal waves and abrasion) or indirectly by human actions that interfere with the preservation of coastal functions.

In terms of type, land use in the Kelapa Lima Beach area is classified as public and commercial land use. This area is included in the public land type because it has a function as a recreational area with a spatial arrangement that does not exclude the coastal area as a tourist attraction. This area is also included in the type of commercial land because it is used as an economic support for the local community in trade and services (especially fish and culinary traders). Thus, visitors can consume the culinary provided or can also rent the services provided while spending time with family while enjoying the beach view.



Figure 6. The atmosphere of Kelapa Lima Beach Area in the afternoon

Source: personal document

In addition, when viewed from the existence of tourism spatial in land stewardship, Kelapa Lima Beach Area is included in the structured type (enclave). This is characterized by the character of limited land equipped with specific infrastructure for fish traders and culinary activities, this area is not integrated with the daily activities of the local community, and is coordinated with spurring regional economic improvement, one of which is caused by the presence of hotels / inns around the area. Meanwhile, when viewed from the type of public space, the Kelapa Lima Beach Area is described as follows:

- a. Land consolidation. This area is owned by the Kupang City government and was built in accordance with President Joko Widodo's directives with an area of 11,765 m². This area was built by restoring the view to the beach through the arrangement of street vendors' stalls in the form of a traders' jetty to maximize public open space (Website Resmi Pemerintah Kota Kupang, n.d.) in order to improve environmental quality and the preservation of natural resources.
- b. Land sharing. The Kelapa Lima Beach area can be considered a land sharing type area because the Kupang City government provides land for fish and culinary traders. The government replaced the previous shabby-looking stalls by reorganizing them through a merchant jetty. There are 96 stalls to support the livelihood of the local community while taking into account the need for public infrastructure.
- c. Land sorting. This area was built in order to change the face of the city and improve the quality of urban space in Kupang (Website Resmi Pemerintah Kota Kupang, n.d.), especially along the coastline by prioritizing the potential of existing natural resources because most of the coastline in Kupang is filled with investors.

5. Conclusions

Kelapa Lima Beach with an area of 11,765 m² is a public and commercial land type area owned by the Kupang City government located in Kelapa Lima Village, Kelapa Lima Subdistrict, Kupang City, East Nusa Tenggara Province. This area was developed by restoring the view towards the beach through the arrangement of street vendors' stalls in the form of a traders' jetty by fulfilling the land stewardship as measured by local policy regulations (i.e: Perda No. 11 of 2011 on Regional Spatial Plan /*Rencana Tata Ruang Wilayah* /RTRW and Perda No. 12 of 2011 on Detailed Spatial Plan /*Rencana Detail Tata Ruang* /RDTR) in accordance with the direction of central space utilization in Law (*Undang-Undang* /UU) No. 26 of 2007 on Spatial Planning.

The Kelapa Lima Beach area is also included in the public and commercial land use types because it functions as a gathering place/plaza and recreation that accommodates trade and service activities (especially fish and culinary). In addition, the Kelapa Lima Beach area is an enclave type tourist area with limited land character equipped with specific infrastructure for the activities of fish and culinary traders,

this area is not integrated with the daily activities of the local community, and is coordinated with spurring regional economic improvement, one of which is caused by the existence of hotels / inns around the area. Meanwhile, from the type of public space, this area is an area with a land sharing type because the government provides land for the community (fish and culinary traders) by replacing the previous selling stalls that seem shabby by reorganizing the stalls through the trader's jetty. This area was built to change the face of the city and improve the quality of urban space in Kupang City, especially along the coast by prioritizing the potential of existing natural resources. This area is an example of tourism development in Kupang City that is in accordance with land use policies. Therefore, the local government needs to maintain this performance through maintenance and management of the area in order to achieve sustainable benefits.

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