

Planning for Gintung Tourism Area

(Gintung Reservoir, Cirendeui, East Ciputat, South Tangerang)

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ABSTRACT

Gintung Reservoir tourist area, is a tourism area which located in the Village Cirendeui, District East Ciputat, South Tangerang City. Famous cause its history in 2009, a natural disaster made the ± 21 Hectare tourism area continue to grow in accordance with the handling that is continuously updated every year. The attraction in the form of a natural concept mixed with the existing recreation area is a uniqueness for this reservoir to become a tourist area. The significant problem is the lack of adequate facilities, areas in the area that have some ownership, several buildings built around the reservoir, the nature of visitors who tend to pollute this tour by littering, etc. Seeing from the percentage of visitors who are quite busy every day and supported by the activities of visitors who so take advantage of this reservoir as a public open space, researchers see some tourism potential that is quite good when developed with a touch of regional arrangement. For this reason, the researchers aimed to formulate a Gintung Reservoir area arrangement plan with the concept of ecotourism. Data collection methods made by researchers in the form of interviews, observations, documentation, questionnaires and secondary data in the form of data from relevant agencies that refer to the government's plan for the area and regulations related to problems that exist in the Gintung Reservoir. In addition, researchers formulated the method of analysis using descriptive formulations by looking at several types of analysis such as policy analysis, location analysis, site analysis, tourism analysis, space requirements analysis and benchmarking analysis. All of these analyzes will later be processed and will produce a conclusion in the form of potentials and problems that will be solved by the area planning plan that will be conducted by researchers. And this research will be shown by the author to the government as a recommendation for an ideal tourist area arrangement plan.

Keywords: *Ecotourism, Gintung Reservoir, Regional Arrangement*

1. INTRODUCTION

Tourism is a mechanism of activity consisting of several components such as tourists, tourist destinations, accessibility to tourism, tourist attractions, etc. As one of the countries with a diversity of tourism objects in it, Indonesia has various types of tourism and one of them is Ekowisata. According to Ceballos-Luscurain, 1996, ecotourism is an environmentally responsible travel and visit to relatively undisturbed natural areas, to enjoy and respect the nature (and any accompanying cultural features, both first and present), that promote conservation, have a low visitor impact, and provide profitable active socio-economic involvement of the local population, with such understanding it can be concluded that ecotourism involves several stakeholders combined in managing a tourist area.

South Tangerang City, known as one of the buffer towns for the capital city of DKI Jakarta, is a city that rarely have tourism nature in it. However, the name Gintung Reservoir emerged and was noticed after the incident of natural disasters that fell in the year 2009 ago, and now become one of the

tourist destinations that rely on natural scenery and recreational rides are quite crowded there. Experiencing a critical period of post-disaster Ditahun-tahun makes this reservoir experience a wide range of emergency setups that are continuously being developed to date. Gintung Reservoir has several ownership areas in the area namely government and private sector. For the reservoir area of ± 21 Ha and *spillway* areas along ± 0.9 Km which was built to the water to the Kali Pesanggrahan owned by the government that is Ministry of Pupr CC DITJEN SDA and managed by BBWs-CC, for the southern part of the reservoir is a paid recreation tourism land with a variety of tourism agenda and recreational rides therein, owned a family is private and shaded by 2 official COMPANIES namely CV. Wisata Alam Lestari INDONESIA and PT. Anugrahayu has a tourist area of ± 10 Ha with the name "Situ Gintung Tourism Island Park".

Gintung Reservoir has a common concept with ecotourism in managing its region. There are 5 components of mandatory principles in ecotourism i.e. 1) conservation, 2) economics, 3) community participation. 4) education and 5) tours. As it is known that the conservation function by Gintung Reservoir is as a raw water storage for South

Tangerang city and DKI Jakarta, as well as a rainwater shelter. Afterwards there is an economy which makes income for the related instance in providing tourist areas (in this case the government receives tourism revenue). The participation in the reservoir is also quite attractive where people, communities, private and government parties have a role in managing the tourism area. Education here is also applied to the tourism area owned by the government and private, such as for the government's Nembuat memorial as a reminder of the history of the tragedy Gintung Reservoir which is often used as a gathering of small children-teenagers-adults in activities and aspirations and in private there is one of the Jawal adventure-themed activities (*Outbond*), painting, knitting, etc. And the tourism section that is listed on Gintung Reservoir and flow *Spillway* are some culinary, sports activities, photo spots and gatherings while the private parties are provided with outbound rides, swimming pools, etc.

The accessibility towards Gintung Reservoir is quite easy but not adapted to the ideal street space/width. The location of this reservoir is also quite strategic that is located on the border between South Tangerang City and South Jakarta with a range of distance between the object of study to the Jakarta border of 1.4 Km connected with Jl. H. Ir. Juanda as one of the main roads to Gintung Reservoir, besides there are several other alternative roads, Jl. Cirendeu Raya which is connected by Jl. Lebak Bulus which will be same same as accessed through Jl. Gunung Raya to go to Gintung Reservoir. And for Taman Situ Gintung Tourism Island can be accessed through Jl. H. Ir. Juanda is then continued to Jl. Kertamukti and Jl. Pisangan Raya.

For problems that formulate the plan of arrangement, can be seen from some aspects that are tested during the observation including the lack of adequate facilities, the area within the area that has some ownership, some buildings that woke around the reservoir is illegal in the rule of boundary lines, the nature of visitors who tend to pollute this tour by throwing garbage recklessly, etc. If the factors above are not resolved will cause a possible disaster that has occurred 11 years ago reoccur with a variety of possibilities. Therefore, by sticking to the rules and analyzing existing conditions, researchers expect to see all the possibilities and conclusions of analysis from all points of view in the field. And because the research room in Gintung Reservoir area is big enough researchers divide the area into 3 research rooms namely: 1) along the flow *spillway* in the North, 2) this Gintung reservoir and vacant land that is currently in the form of vegetation around the reservoir, 3) area Park Situ Gintung Tourism Island. Later this plan will pay attention to consideration of various aspects of vision namely physical character in the form of

environmental, social, economic and tourism focused on some details such as existing land, soil contours, land prices, ownership status, attractions and activities, tourism accessibility, tourism circulation, etc. Therefore, researchers hope that by mapping the existing condition correctly and then comparable to appropriate standards and processed using the right method, researchers are confident to appropriately recommend Gintung Reservoir area with the setup Plan Gintung Reservoir area as a tourist destination Area.

2. LITERATURE REVIEW

The study of Literratur researchers for the 2 categories is empirical studies and normative studies.

Empirical study

Dams and dams

According to Naryanto et al (2009), the reservoir has the main function of ecological function and social, economic, and cultural functions. The ecological function of the reservoir is to be a water control, flood control, wildlife habitat or protected or endemic species as well as the deterrent of sediment, nutrients, and pollutants. The social, economic, and cultural functions of the reservoir are to fulfill the needs of human life, such as for drinking water and daily life needs, means of transportation, agricultural purposes, the place of protein source, power generation, aesthetics, sports, heritage, religion, traditions, and tourism industry.

According to Kartasapoetra (1991), the dam is a water building that is built transverse river, such that the river water surface in the vicinity rises to a certain height, so that the river water can be streamed through a sadap door to the divider channels then down to the farm land.

Tour

According to Suyitno (20010, the characteristics of tourism are: 1) temporary , that in short period of tourist actors will return to their original place. 2) Involve some tourism components, such as transportation, accommodation, restaurants, tourism objects, souvenirs and others. 3) have a certain purpose that is essentially to get pleasure. 4) not to make a living at the destination, even its existence can contribute revenue for the community or the area visited, because the money is in the shopping is brought from the place of origin.

In addition there is a sense of the tourism elements, according to Dickman (1997) There are several things that are contained in 5A of Attraction, Amenities, Accessibility, Activities and Accommodation as well as a small addition Awarness when the location of the attraction found the location prone to disaster.

According to the Leiper in Cooper et.al (1998:5), there are three main elements that make tourism activities can happen, namely: 1) Travelers, 2) Geography elements that find a derivative of a) the initial area of tourists (DAW), b) Transit area (DT), c) Tourism destination (DTW) which has an assessment of the object and tourist attraction according to Inskeep,1991:

Visitors

According to (Yoeti, 1985, p. 164) Basically, a tourism object must fulfill three criteria so that the object is interested in visitors, namely: 1) Something To See, in other words this object has a special appeal that is able to draw interest tourists to come to visit. 2) Something To Do, there is a feeling that tourists can do in organizing their activities to be able to enjoy the tour, so as to make tourists feel welcome to stay more comfortable in a tourist attraction, 3) Something To Buy, facilities for tourists shopping a souvenir that is characteristic of the area of the city.

Tourism development and arrangement

There are explanations on the concept of zoning from the planning of tourist areas such as *concept of Honey Pot* which is included in the attraction of tourism according to Gunn 1972:16, where the tourism consists of several zones: core zone, buffer zone, and service zone

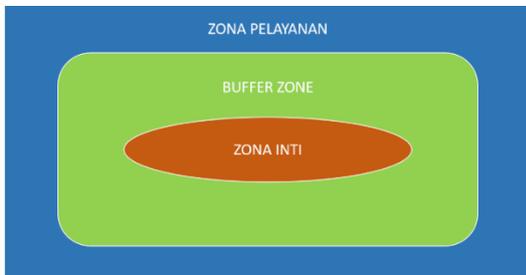


Figure 1 tourism zoning depiction, Gunn, 1972

1. Core Zone
This zone is the main attraction/attraction located. The main activities of traveling in this area must be completed with the main tourist facilities
2. The Buffer Zone
An area which separates the main attraction with activities groups and support facilities. Some basic facilities are available for this area. Main function: Separating existing activities between two other zone zoning which is not worth the image of tourist attraction and visitors convenience
3. Services Zone
An area where all activers and support facilities are placed or grouped, including a network center of basic infrastructure, access facilities, visitor services and managers

According to the percentage of Ir. Fitri Indra Wardhono in the development and arrangement of tourism room there is a form of arrangement contained in the picture.

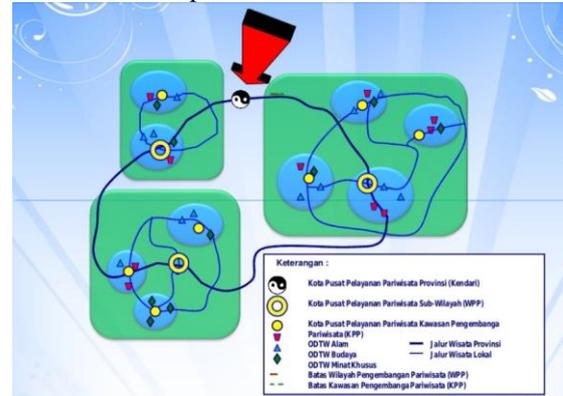


Figure 2 concept of tourist space, Ir. Fitri Indra Wardhono

Which has a Sense that image mapping is interconnected between one area and another. Unit of tourism area and elements of the establishment, here are some elements of the arrangement of tourism Area: 1) The Tourism Space unit in the essence will be hierarchical and the establishment of the order, availability of access, and complexity of the constituent elements, 2) the region or tourism area is a scale divider of national tourist destinations, wider than a province and can cover several provinces. In these spaces, tourism management interests are likely to be. 3) region or region units are formed through elements.

Ecotourism

Ecotourism is one form of special activity, which distinguishes it from mass tourism is the characteristic of its products and market. This difference certainly implicates the typical planning and management needs. The international ecotourism community is articulated as a natural tourism road responsible for the way to administer the environment and improve the welfare of the local people (*responsible travel to natural areas that conserve the Enviromentand improve the well-being of local people-TIES, 2000*).

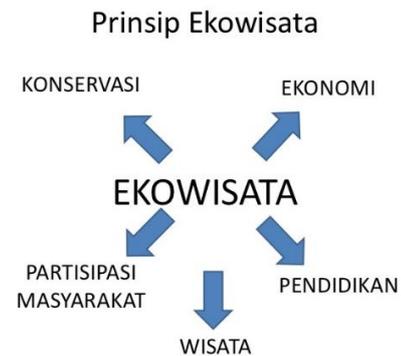


Figure 3 Principles of ecotourism, Terangi

From the description above there is the principle of ecotourism that pays attention to 5 things: 1) conservation, 2) economics, 3) community participation, 4) education/educational 5) tours. With the fulfillment of all elements that are in accordance with the picture above, a study object has been capable of a concept study object with ecotourism.

Normative study

Boundary line of the river/lake (PM PUPR RI No. 28/PRT/M/2015

According to ministerial regulation of PUPR RI No. 28/PRT/M/2015, the determination of the boundary line of rivers and the boundary of the lake is intended as an effort to protect, use, and control the resources that exist on the river and lake can be implemented according to the purpose. The designation of the river borders and the lake border line aims to:

1. River and lake functions not disturbed by activities that flourish in the vicinity;
2. Utilization and efforts to increase the value of benefits of resources in rivers and lakes can provide optimum results while preserving the functioning of rivers and lakes;
3. water damaged river and lake against its environment can be restricted.
 - (a) The border line of the lake is determined to surround the lake at least 50 (fifty) meters from the highest water front edge that has ever occurred.
 - (b) The determination of the borders of lakes carried out by:
 4. Ministers, for lakes residing on cross-provincial river areas, cross-border river regions, and national strategic river areas;
 5. Governor, a lake located on a cross-district/City River area;
 6. Regent/Mayor, the lake is located on a river area in one district/city.

South Tangerang City RTRW 2011-2031

Here are some provisions on Gintung Reservoir in South Tangerang city, including:

1. the reservoir in article 29 No 4 letter (i), namely Gintung Reservoir covering approximately 21.49 (twenty-one coma four nine) hectares in Ciputat Timur district.
2. Article 31 No 2 letter (b) is Gintung Reservoir, is the development of raw water units that utilize the surface water of the river, situ, and tendons
3. Article 51 letter (a) which is Gintung Reservoir, is a development of natural and recreational tourism

4. article 57 No. 3 which is Gintung Reservoir, is a strategic area of the importance of function and environmental support
5. article 92 on the general provisions of the zone of zoning strategic area from the angle of function and environmental support, the number 2 is the general provisions of the intensity of space area allocation of areas around the Gintung reservoir as mentioned in paragraph (1) shall include:
 - (a) kdb Maximum 30 (thirty) percent;
 - (b) maximum KLB 1.2 (one comma in two);
 - (c) Building height of maximum 2 (two) Floors;
 - (d) KDH minimum 60 (sixty) percent
 - (e) GSS is 50 m of Gintung reservoir lips

3. METHOD

In the methodology of researchers will convey several things: place and time of research, population and samples, Data collection techniques and Data processing techniques.

Place and Time research

The location of Gintung Reservoir is administratively located in Cirendeui Village, Ciputat Timur District, South Tangerang City, Banten Province, Indonesia.

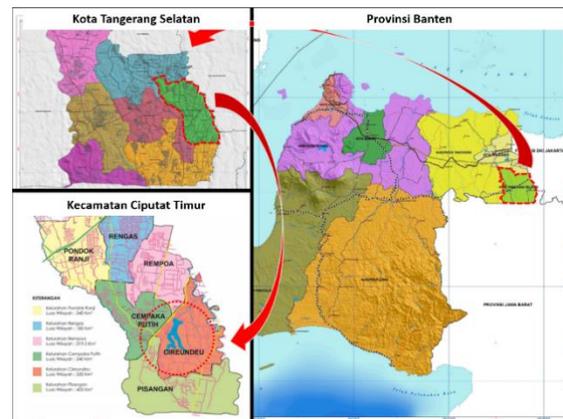


Figure 4 Research site Administratively, processed researchers, map of ADM area RI

Research time is estimated to occur for 4 months, plans began in early February 2020 – late May 2020. But the condition has been different and quite influential against the time of research, the spread of the Covid-19 Virus has now become pandemic for the whole world. The research time is immediately delayed, because the local government closes all the locations that become meeting rooms and Gintung Reservoir is one of them. But in early February researchers had come about 2-3 times to see and observe the conditions that existed at the time. The adequacy of data obtained by researchers via social online.

Data Collection Techniques

Here researchers use 2 classification of data collection techniques namely primary and secondary. And the primary data collection techniques are done by observation, interviews, documentation and dissemination of questionnaires, while for secondary collection are gathered through the Internet, printed media, etc. Researchers in data collection are books (to record interviewees), cameras, mobile phones and laptops.

Data Processing Techniques

Here researchers do the research by taking a DESCRIPTIF and a little qualitative approach (for questionnaires). With the analysis methods are: Descriptive method, SWOT method and the Biosphere Method reserve zone.

3. RESULTS AND DISCUSSION

The results of the discussion in this section will discuss the profile (data) that researchers get in the field and will be researchers in the form of analysis.

3.1 Policy Analysis

This analysis will contain tertang comparison of existing policies i.e. RTRW file of South Tangerang and PM PUPR No. 28 year 2015 (Determination of GSS) with existing condition.

The results of the plans and conditions of the existing exsiting is not appropriate, the application of the *Green Belt* area of 50 m from the edge of the reservoir has not been carried out.

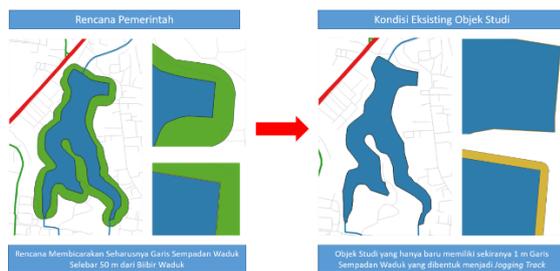


Figure 5 Plan And Decree of PM pupr No. 28 Th 2015 and existing 2020, processed researchers & GIS 2020

The *Greenbelt* in existence is only tangible as a *jooging track* that spits around ± 1.5 m.

3.2 Location analysis

This location analysis will explain accessibility, road and proximity network to and around Gintung Reservoir.

Accessibility



Figure 6 accessibility to Gintung RESERVOIR, processed researchers & GIS 2020

Access to Gintung Reservoir can be crossed by several roads, the main road is Jl. H. Ir. Juanda then can be continued through Jl. Gunung Raya/Jl. Gang Situ Gintung/Jl. Kertamukti – Jl. Pisangan Raya. And the second main road is Jl. Cirendeu Raya and go through Jl. Gunung Raya.

Road network

The road network includes several roads into an entrance to the reservoir.

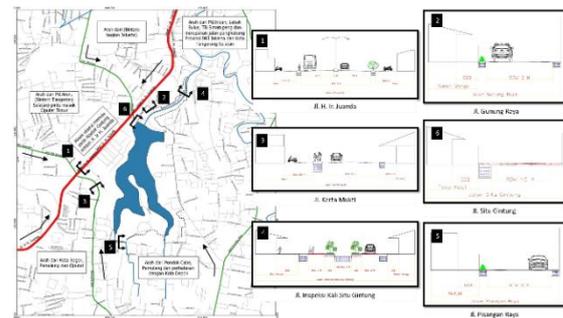


Figure 7 Existing road NETWORK, processed researchers & GIS 2020

Here is a comparison of the road network between existing and government plans.

Table 1 comparison existing road network and plans

Street name + Street class	The existing ROW	ROW plans
Jl. H. Ir. Juanda	28 m	40 m
Jl. Kertamukti	10 m	20 m
Jl. Gunung Raya	6.5 m	12 m
Jl. Pisangan	6.5 m	Not listed
Jl. Situ Gintung	6.5 m	Unregistered
Jl. Kali Situ Gintung West and east	17 m	Unregistered

Processed researchers

3.3 Site analysis

Here researchers divide the research space into 3 parts namely *Spillway*, core reservoirs and private tourist parks.

Of the three images above each area have tourism activities that support researchers to divide the three-term research space.



Figure 8 dimensional tread and site CIRCULATION, processed researchers & GIS 2020

The tread conditions are quite possible to re-develop and do the arrangement in areas that still look empty land there.

Land categorisation

Researchers divide 3 zones namely *Spillway*, reservoirs and parks of the tourist island situ Gintung.

Table 2 calculation of land categorisation based on *weighted*

No.	Criteria and size	PROPERTY GROUNDS		
		Spillway	Reservoirs	Park Tour
1.	Road hierarchy	21	21	7
2.	ROW width	18	6	6
3.	Traversed by public transport network	5	10	5
4.	Proximity to the bus stop	20	20	16
5.	The existing KLB	9	9	6
6.	Use of land	18	26	2
7.	Road network Plan	1	2	1
Total		92	94	43

Processed researchers

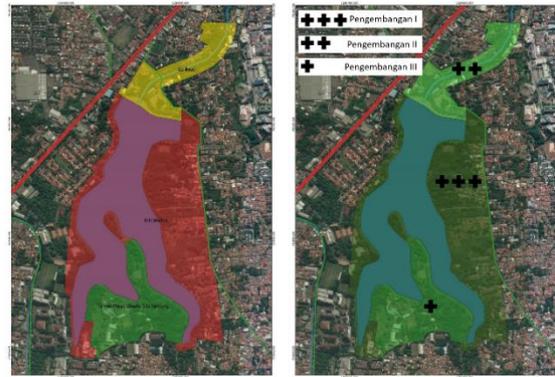


Figure 9 Land categorization PICTURES, processed researchers & GIS 2020

The above land categorisation shows that the land to be developed in advance is the reservoir zone, then *Spillway* and the Tourist Park zone continues. This categorization is based on the most existing condition of the weight of the assessment from a wide range of aspects.

3.4 Tourism Analysis

This area is very supportive to be a tourist area. Seeing from the existing concept of ecotourism, the authors take an analysis that the conditions of the field with the principle of ecotourism are appropriate, for the analysis of tourist attraction by weighting the results are quite high, which is 290 where the tour is included in the category of tourism that has met and is quite attractive to tourists To be able to visit, an analysis of visitor perceptions found that the reason visitors come on average is due to attractions provided by the government and the private sector, and finally the institutional analysis that determines strong cooperation is controlled by the government and the private sector helps as one of the owners shaded by tourism-based companies can create an integrated tourism unit.

4. CONCEPT AND PLAN

In discussing concepts and plans, the researcher makes a scenario.

First of all the author will make the zonation of displaced and defended areas, the second is the determination of the concept of landscape, the third is the making of the master plan and the reason for viewing facilities from the environment around the research site.

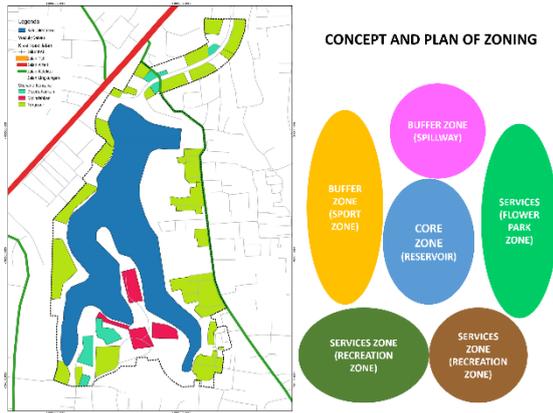


Figure 10 Scenario Concept and Zoning, processed researchers & GIS 2020

The concept that the researchers took down the word structuring urban areas is "Cluster and Grid". Researchers plan to share the types of tourism into 4 zones, namely: 1) Sports and Spillway Zones (14,1 Ha) , 2) Recreation Zones (6,5 Ha) , 3) Education Zones (3,8 Ha) and 4) Flower Garden Zones (20,2 Ha). Then sub total of structuring area is 44,5 Ha, exclude core zone (reservoir 23 Ha).

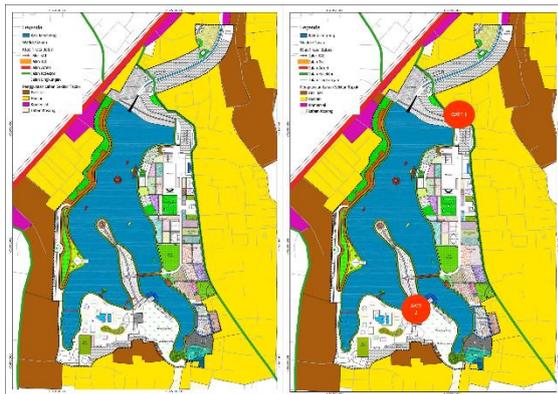


Figure 11 Allocation of Facilities Against Environmental Conditions, processed researchers & GIS 2020

Allocation of facilities based on the researcher with consideration of maintaining existing conditions of the existing and restricted ownership in the facilities in the region for the facilities in the area of the destruction in the region for our democracy, in the facilities in the area of the region for the democracy of the doctors, in the region of the democracy.

Here is need to be known that the government is also conducting the organization, and the widely of the death or delination that writer takes is a consideration that the authors taken as formed as so exccesed as so

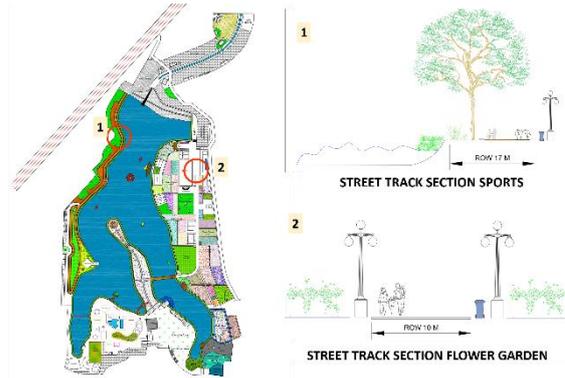


Figure 11 Design Plans and Cut Road Plans, processed researchers & GIS 2020

Researchers also make a path within the site as part of a plan for structuring tourist areas

Plan and Illustration



Figure 12 Illustration Buffer Zone, processed researchers & GIS 2020

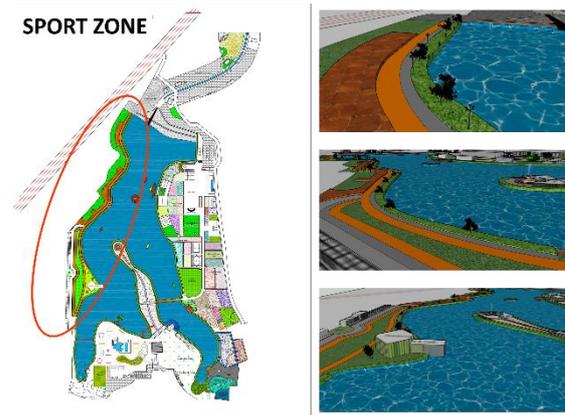


Figure 13 Illustration Sport Zone, processed researchers & GIS 2020



Figure 13 Illustration Services Zone, processed researchers & GIS 2020

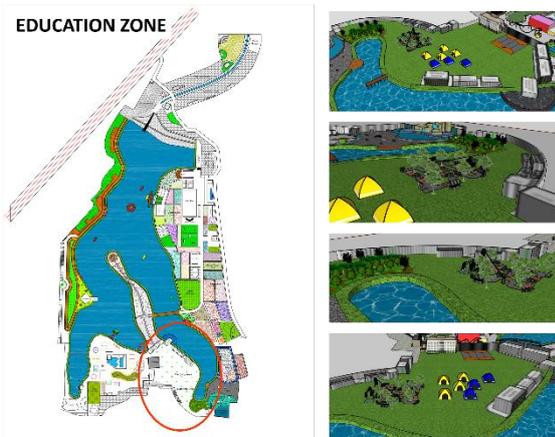


Figure 14 Illustration Services Zone, processed researchers & GIS 2020



Figure 15 Illustration Services Zone, processed researchers & GIS 2020

5. CONCLUSION

The conclusion from this study is a tourist area with all kinds of potential and existing problems can find common ground by utilizing the land as much as possible.

Design determined by researchers based on existing conditions and improvisation of the researchers themselves see from examples with similar areas with success.

Arrangement of an area of 44.5 which is used as a buffer zone and service is expected by researchers to bring investors to want to contribute, ecotourism system is expected to be a pioneer in an area that is mutually integrated with the roles of each stakeholder (Government, Private, Community and Community, and Visitors).

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