

## INFORMASI BIBLIOGRAFI

### TENTANG PEREMAJAAN KOTA

Judul Kamus tata ruang

Penulis [Indonesia. Direktorat Jenderal Cipta Karya, Ikatan Ahli Perencanaan](#)

Penerbit Direktorat Jenderal Cipta Karya, Departemen Pekerjaan Umum bekerjasama dengan Ikatan Ahli Perencanaan Indonesia, 1998

**pembangunan kembali kota; peremajaan kota** = urban redevelopment; urban rejuvenation (*Ing*)  
pengaturan dan pembangunan kembali lahan kota; berupa upaya meningkatkan manfaat lahan bagi masyarakat maupun pemerintah kota.  
*c: daerah Kemayoran dibongkar di upaya peremajaan kota, sehingga daerah kumuh serta lahan bekas lansekap terbangun beralih fungsi menjadi daerah perumahan bertingkat.*

Menurut Permendagri No. 1/2008

#### **PEREMAJAAN KOTA**

Peremajaan kawasan perkotaan adalah penataan kembali area terbangun bagian kawasan perkotaan yang mengalami degradasi kualitas lingkungan, degradasi fungsi kawasan, dan/atau penyesuaian bagian kawasan perkotaan terhadap rencana pembangunan kawasan perkotaan.

Dikutip oleh Achadiat Dristasto (1998:68-69) dari Mochtar Ram

#### **PEREMAJAAN KOTA**

##### **Menurut Grebler:**

Peremajaan kota adalah usaha perubahan lingkungan perkotaan yang disesuaikan dengan rencana, dan perubahan tersebut dilakukan secara besar-besaran untuk dapat memenuhi tuntutan baru kehidupan di kota

##### **Menurut Parry Lewis:**

peremajaan kota adalah pembongkaran secara besar-besaran dari bangunan yang pada umumnya sudah tua agar terdapat lahan kosong yang cukup besar sehingga dapat direncanakan dan dibangun kelompok bangunan baru, jalan dan ruang terbuka.

##### **Menurut Weimer dan Hoyt:**

Peremajaan kota adalah meliputi usaha-usaha rehabilitasi untuk memperbaiki struktur di bawah standar sehingga memenuhi standar yang seharusnya;

Konservasi adalah menyangkut rehabilitasi dan pemeliharaan dengan maksud meningkatkan mutu suatu daerah;

Redevelopment yaitu pembongkaran, pembersihan dan pembangunan kembali suatu daerah.

## URBAN RENEWAL

Markus Zahnd dalam bukunya: *Perancangan Sistem Kota Secara Terpadu*, dinyatakan bahwa: *Urban renewal* diterjemahkan sebagai pembaharuan kawasan kota atau peremajaan kota. Kawasan kota di mana kebanyakan kawasan sudah terbangun dan tidak dapat dibongkar secara langsung atau secara keseluruhan sehingga fokus lebih cenderung pada suatu renovasi kawasan. Pendekatan ini berfokus pada proses pembangunan yang agak lama di mana tidak semua akan dirancang dan dibangun secara bersamaan. Melalui sebuah master plan prioritas-prioritas sudah ditentukan sesuai dengan kekurangan dan kelebihan kualitas kawasan tersebut.

Dalam proses pembaruan tersebut dikenal beberapa cara pendekatan atau metode perencanaan yang disesuaikan dengan kondisi atau sifat permasalahan yang dihadapi. Etika Triyosoputri mengamati pendekatan tersebut sebagai berikut:

- Pembangunan kembali (*redevelopment*) atau peremajaan menyeluruh, yakni upaya penataan kembali suatu kawasan kota dengan terlebih dahulu melakukan pembongkaran sarana atau prasarana dari sebagian atau seluruh kawasan kota tersebut.
- Gentrifikasi (*urban infill*), yakni upaya peningkatan vitalitas suatu kawasan kota melalui upaya peningkatan kualitas lingkungannya tanpa menimbulkan perubahan yang berarti dari struktur fisik kawasan tersebut.
- Konservasi, yakni upaya untuk memelihara suatu tempat (lahan, kawasan, gedung, atau kelompok gedung beserta lingkungannya sedemikian rupa sehingga makna (arti sejarah, budaya tradisi, ekologi dan sebagainya) dari tempat tersebut dapat dipertahankan.
- Rehabilitasi, yakni upaya untuk mengembalikan kondisi suatu bangunan atau unsur-unsur kawasan kota yang telah mengalami kerusakan, kemunduran atau degradasi kepada kondisi aslinya sehingga dapat berfungsi kembali sebagaimana mestinya. Bentuk kegiatan ini banyak dipakai dalam proses gentrifikasi dan konservasi
- Preservasi, yakni upaya memelihara dan melestarikan monumen, bangunan atau lingkungan pada kondisinya dan mencegah terjadinya proses kerusakan.
- Renovasi, yakni upaya untuk mengubah sebagian atau beberapa bagian dari bangunan/kompleks tua dengan tujuan agar bangunan/kompleks tersebut dapat diadaptasikan untuk menampung fungsi baru ataupun fungsi yang sama dengan persyaratan-persyaratan yang sesuai kebutuhan baru/modern.

<http://www.businessdictionary.com/definition/urban-renewal.html>

## URBAN RENEWAL

### Definition

The [process](#) where an [urban neighborhood](#) or area is improved and rehabilitated. The [renewal](#) process can [include](#) demolishing old or [run-down buildings](#), constructing new, up-to-date [housing](#), or adding in [features](#) like a theater or stadium. Urban renewal is usually undergone for the purposes of persuading wealthier [individuals](#) to come live in that area. Urban renewal is often part of the [gentrification](#) process.

<http://encyclopedia.chicagohistory.org/pages/1295.html>

## URBAN RENEWAL



Polk Street, c.1957

Following World War II, and continuing into the early 1970s, “urban renewal” referred primarily to public efforts to revitalize aging and decaying inner cities, although some suburban communities undertook such projects as well. Including massive demolition, slum clearance, and rehabilitation, urban renewal proceeded initially from local and state legislation, which in Illinois included the Neighborhood Redevelopment Corporation Act of 1941 (amended in 1953), the Blighted Areas Redevelopment Act of 1947, the Relocation Act of 1947, and the Urban Community

Conservation Act of 1953. The earliest emphasis was placed on slum clearance or “redevelopment,” which was followed by a focused effort to conserve threatened but not yet deteriorated neighborhoods.

The new legislation had three primary functions. First, it expanded the city's power of [eminent domain](#) and enabled it to seize property for the new “public purposes” of slum clearance or prevention. Second, it pioneered the “write-down” formula which permitted the city to convey such property to private developers at its greatly reduced “use” value after the municipality subsidized its purchase and preparation. Last, the state provided assistance in relocating site residents—an absolute necessity in a time of severe housing shortages to enable the clearance of crowded, inner-city sites. The federal Housing Acts of 1949 and 1954, and their later amendments, mirrored the Illinois initiatives, providing a national framework and greater financial resources for the renewal effort. The clear intent was to offer public assistance to the private sector in the hope of heading off an urban crisis.

As early as 1943 a Chicago Plan Commission survey had found 242,000 substandard housing units within a 23-square-mile zone of “blight,” with the most desperate conditions extending in a sweeping arc south and west of the [Loop](#). Another 100,000 such units were scattered across Chicago in “non-blighted” areas. Such conditions, combined with the decentralizing pull of the burgeoning suburbs, threatened to ravage the city's tax base, deplete the stock of middle-class consumers, and raise the cost of basic city services such as [police](#) and [firefighting](#). Worried about rising taxes, declining property values, and their traditional source of shoppers and workers, Loop interests such as Marshall Field & Co. and the Chicago Title and Trust Company moved swiftly to design plans to enhance the downtown. Within weeks of his 1947 inauguration, Mayor Martin H. Kennelly received a housing program and legislative package that had gestated in Loop boardrooms.



Vacant Property Razed for UIC, 1962

Major institutional interests on the [South Side](#), such as the [Illinois Institute of Technology](#) (IIT) and [Michael Reese Hospital](#), also faced the daunting prospect of surviving within rapidly deteriorating

neighborhoods. Even before [World War II](#), they had recommitted themselves to the area, and, in 1946, they joined other local interests to create the South Side Planning Board (SSPB). Staking out a planning interest of seven square miles from Cermak Road south to 47th Street and from Michigan Avenue west to the Pennsylvania Railroad, their efforts—along with those of their Loop counterparts—enticed the New York Life [Insurance](#) Company to finance the Lake Meadows development. Michael Reese [Hospital](#) soon followed with its own Prairie Shores complex; IIT expanded its campus from 7 to 110 acres; [Mercy Hospital](#) decided to remain and grow in the area; and South Commons was developed as a middle-income housing enclave.

The [University of Chicago](#) took the initiative in the urban renewal of [Hyde Park](#), as it did with the conception and enactment of the Illinois Urban Community Conservation Act of 1953, a law precisely tailored to the institution's needs. Proceeding in stages throughout the 1950s under earlier redevelopment acts and through the South East Chicago Commission (SECC), the university responded forcefully to a process of racial transition that had been accelerated by clearance projects to its north. The city approved a general renewal plan for Hyde Park—[Kenwood](#) in 1958 after the SECC had removed the worst pockets of “blight” and prevented precipitous “white flight.” By 1970, the university and various public agencies had invested some \$100 million in the area—an amount augmented by an additional \$300 million in private funds.



Sandburg Village, 1964

The largest renewal site north of the Loop provided space for Carl Sandburg Village between Division Street and North Avenue and, roughly, Clark and LaSalle. Most of the displaced residents were unmarried white renters without deep roots in the neighborhood. Demolition proceeded in 1960–61, with Arthur Rubloff & Co. beginning [construction](#) the next year. At its completion in 1969, the combination of high-rise towers and townhouses encompassed 3,166 units. At the same time on the [Near West Side](#), Mayor Richard J. Daley tried to protect the Loop, fight decentralization, and enhance Chicago's image by building a campus of the [University of Illinois](#) in the Harrison-Halsted area. Sparking considerable grassroots protest, the project displaced thousands of individuals and hundreds of businesses in an old, largely [Italian](#) community before it opened in 1965.

Concern with protecting and enhancing Chicago's core also generated a construction boom within the Loop itself. Beginning with the opening of the Prudential building in 1957, a 20-year burst of activity nearly doubled downtown office space; the federal government, [Cook County](#), and the city of Chicago each added massive administrative centers.

The neighborhoods, however, experienced a different kind of transformation. While whites were among those uprooted in Hyde Park and on the North and West Sides, urban renewal in this context too often meant, as contemporaries noted, “Negro removal.” Between 1948 and 1963 alone, some 50,000 families (averaging 3.3 members) and 18,000 individuals were displaced. Old neighborhoods disappeared, and new ones faced increasing racial pressures. Although some urban renewal sites were redeveloped for institutional expansion or middle-class housing, displaced [African Americans](#) received little benefit from the program. The city tried to contain the expansion of African American

living space, in part, by using densely packed, centrally located high-rise [public housing](#). Segregation became public policy, as the courts acknowledged in deciding the 1966 suit brought by [Chicago Housing Authority](#) (CHA) resident Dorothy [Gautreaux](#). In 1969, federal district court judge Richard Austin found that 99 percent of the residents of CHA family housing were black, and that 99.5 percent of such units were confined to black or racially changing areas. Rather than solve the urban crisis, urban renewal had set the stage for its next phase.

Arnold R. Hirsch

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McGraw-Hill Dictionary of Scientific & Technical Terms, 6E, Copyright © 2003 by The McGraw-Hill Companies, Inc.

urban renewal [ˈər·bən riˈnū·əl]

(civil engineering)

Redevelopment and revitalization of a deteriorated urban community.

### **[http://en.wikipedia.org/wiki/Urban\\_renewal](http://en.wikipedia.org/wiki/Urban_renewal)**

**Urban renewal** is a program of land redevelopment in areas of moderate to high density urban land use. Renewal has had both successes and failures. Its modern incarnation began in the late 19th century in developed nations and experienced an intense phase in the late 1940s – under the rubric of [reconstruction](#). The process has had a major impact on many urban landscapes, and has played an important role in the history and demographics of cities around the world.

Urban renewal may involve relocation of businesses, the demolition of structures, the relocation of people, and the use of [eminent domain](#) (government purchase of property for public use) as a legal instrument to take private property for city-initiated development projects. In some cases, renewal may result in [urban sprawl](#) and less congestion when areas of cities receive [freeways and expressways](#).<sup>[1]</sup>

Urban renewal has been seen by proponents as an economic engine and a reform mechanism, and by critics as a mechanism for control. It may enhance existing communities, and in some cases result in the demolition of neighborhoods.

Many cities link the revitalization of the central business district and [gentrification](#) of residential neighborhoods to earlier urban renewal programs. Over time, urban renewal evolved into a policy based less on destruction and more on renovation and investment, and today is an integral part of many local governments, often combined with [small](#) and [big business](#) incentives.

### **"Urban renewal" as "community development"**

Some of the policies around urban renewal began to change under President [Lyndon Johnson](#) and the [War on Poverty](#), and in 1968, the Housing and Urban Development Act and The New Communities Act of 1968 guaranteed private financing for private entrepreneurs to plan and

develop new communities. Subsequently, the Housing and Community Development Act of 1974 established the [Community Development Block Grant](#) program (CDBG) which began in earnest the focus on redevelopment of existing neighborhoods and properties, rather than demolition of substandard housing and economically depressed areas.

Currently, a mix of renovation, selective demolition, commercial development, and tax incentives is most often used to revitalize urban neighborhoods. An example of an entire eradication of a community is [Africville](#) in [Halifax, Nova Scotia](#). Though not without its critics—[gentrification](#) is still controversial, and often results in familiar patterns of poorer residents being priced out of urban areas into suburbs or more depressed areas of cities—urban renewal in its present form is generally regarded as a great improvement over the policies of the middle part of the 20th century. Some programs, such as that administered by [Fresh Ministries](#) and Operation New Hope in [Jacksonville, Florida](#) attempt to develop communities, while at the same time combining highly favorable loan programs with financial literacy education so that poorer residents may still be able to afford their restored neighborhoods.

### **Urban renewal around the world**

The [Josefov neighborhood, or Old Jewish Quarter](#), in Prague was leveled and rebuilt in an effort at urban renewal between 1890 and 1913.

Other programs, such as that in [Castleford](#) in the UK and known as The Castleford Project [\[1\]](#) seek to establish a process of urban renewal which enables local citizens to have greater control and ownership of the direction of their community and the way in which it overcomes market failure. This supports important themes in urban renewal today, such as participation, [sustainability](#) and trust – and government acting as advocate and 'enabler', rather than an instrument of command and control.

During the 1990s the concept of [culture](#)-led regeneration gained ground. Examples most often cited as successes include [Temple Bar](#) in [Dublin](#) where tourism was attracted to a bohemian 'cultural quarter', [Barcelona](#) where the 1992 Olympics provided a catalyst for infrastructure improvements and the redevelopment of the water front area, and [Bilbao](#) where the building of a new art museum was the focus for a new business district around the city's derelict dock area. The approach has become very popular in the UK due to the availability of lottery funding for capital projects and the vibrancy of the cultural and creative sectors. However, while the arrival of [Tate Modern](#) in the [London](#) borough of [Southwark](#) may be heralded as a catalyst to economic revival in its surrounding neighborhood.

In post-apartheid [South Africa](#) major grassroots social movements such as the [Western Cape Anti-Eviction Campaign](#) and [Abahlali baseMjondolo](#) emerged to contest 'urban renewal' programs that forcibly relocated the poor out of the cities.

### **Africa**

- [Alexandra Renewal Project](#), [Johannesburg](#), South Africa
- Chiawelo, [Soweto](#), Johannesburg, South Africa
- [District Six, Cape Town](#), South Africa
- [Joe Slovo](#), Cape Town, South Africa (planned)

### **Asia**

- [Cheonggyecheon](#), Seoul, South Korea

- [Eskişehir](#), Eskişehir Province, Turkey

#### Australia

- [Dandenong](#), VIC<sup>[15]</sup>
- [Fortitude Valley](#) area Brisbane, QLD<sup>[16]</sup>
- [Green Square](#), Sydney, NSW<sup>[17]</sup>
- [Melbourne Docklands](#), Melbourne, VIC<sup>[18]</sup>

#### Europe

- [MediaPark](#), Cologne, Germany
- [Rheinauhafen](#), Cologne, Germany
- [Medienhafen](#), Düsseldorf, Germany
- [HafenCity](#), Hamburg, Germany
- [Birmingham City Centre](#), England, United Kingdom
- [Moscow City](#), Moscow, Russia

#### North America

- [Atlantic Station](#), [Atlanta](#), Georgia, United States
- [BeltLine](#), Atlanta, Georgia, United States
- [Rockville](#), [Maryland](#), United States
- [Downtown Los Angeles](#), [California](#), United States

#### South America

- [Bogotá](#), Colombia
- [Malecon 2000](#), Guayaquil, Ecuador
- [Puerto Madero](#), Buenos Aires, Argentina

#### Long-term implications

Urban renewal sometimes lives up to the hopes of its original proponents – it has been assessed by politicians, urban planners, civic leaders, and residents – it has played an undeniably important role. Additionally, urban renewal can have many positive effects. Replenished housing stock might be an improvement in quality; it may increase density and reduce sprawl; it might have economic benefits and improve the global economic competitiveness of a city's centre. It may, in some instances, improve cultural and social amenity, and it may also improve opportunities for safety and surveillance. Developments such as London Docklands increased tax revenues for government. In late 1964 the British commentator Neil Wates expressed the opinion that urban renewal in the USA had 'demonstrated the tremendous advantages which flow from an urban renewal programme,' such as remedying the 'personal problems' of the poor, creation or renovation of housing stock, educational and cultural 'opportunities'.<sup>[24]</sup>

As many examples listed above show, urban renewal has been responsible for the rehabilitation of communities; as well as displacement. Replacement housing – particularly in the form of housing towers – might be difficult to police, leading to an increase in crime, and such structures might in themselves be dehumanising. Urban renewal is usually non-consultative. Urban renewal continues

to evolve as successes and failures are examined and new models of development and redevelopment are tested and implemented.

#### **Notable urban renewal developers**

- [Thomas Kramer](#)
- [Louis Lesser](#)
- [Robert Moses](#)
- [Paul Tishman](#)

Peraturan Menteri PU No. 06/2007 Tentang Pedoman Umum Rencana Tata Bangunan dan Lingkungan

Peremajaan kota termasuk dalam pengembangan kembali kawasan. Hal ini dapat dibaca dari isi Permen tersebut.

Penyusunan Dokumen RTBL berdasarkan pola penataan bangunan dan lingkungan yang ditetapkan pada kawasan perencanaan, meliputi:

- a. perbaikan kawasan, seperti penataan lingkungan permukiman kumuh/nelayan (perbaikan kampung), perbaikan desa pusat pertumbuhan, perbaikan kawasan, serta pelestarian kawasan;
- b. pengembangan kembali kawasan, seperti **peremajaan kawasan**, pengembangan kawasan terpadu, revitalisasi kawasan, serta rehabilitasi dan rekonstruksi kawasan pascabencana;
- c. pembangunan baru kawasan, seperti pembangunan kawasan permukiman (Kawasan Siap Bangun/Lingkungan Siap Bangun – Berdiri Sendiri), pembangunan kawasan terpadu, pembangunan desa agropolitan, pembangunan kawasan terpilih pusat pertumbuhan desa (KTP2D), pembangunan kawasan perbatasan, dan pembangunan kawasan pengendalian ketat ( high-control zone );
- d. pelestarian/pelindungan kawasan, seperti pengendalian kawasan pelestarian, revitalisasi kawasan, serta pengendalian kawasan rawan bencana.