Government Effort through Urban Renewal for Maintaining Cultural Heritage Areas in Old City Semarang

N A Sukmana\textsuperscript{1}, N Yuliastuti\textsuperscript{2}

\textsuperscript{1}College of Urban and Regional Planning Department, Diponegoro University, Semarang City, Indonesia
\textsuperscript{2}Urban and Regional Planning Department, Diponegoro University, Semarang City, Indonesia

Corresponding email: naufalalfibrian@gmail.com

Abstract. The purpose of this study is to analyze government programs through urban renewal for sustainable development. Because the Old City of Semarang is one area that has experienced a decline in the quality of the environment and regional functions, an urban renewal program needs to be carried out because the old city is a historic area which is expected to improve the environment, community economic activities, social and historical value of the region. This study uses a quantitative approach with a non-probability sampling technique where it is a random sample of target people visiting the old city area. The analysis technique that supports this research is descriptive statistics, using Likert scale analysis and correlation analysis. The results of the report in this study are that urban renewal programs to realize sustainable development in the old city of Semarang produce benefits that can be felt by the community in physical, economic, social and cultural aspects.

Keywords: urban renewal, old city, heritage area, sustainable

1. Introduction

Urban renewal is an effort to increase urban competitiveness efficiently, improve urban quality and balance gaps. Continuous city renewal efforts applied throughout the world often occur in developing countries. Urban renewal does not only focus on the economic sector, but also creates a better social and environmental situation for the future \cite{1}. Urban renewal is a sustainable urban development because it assesses the resolution of fundamental problems in aspects of environmental improvement, social and economic aspects \cite{2}. Urban renewal efforts are needed when environmental quality has decreased. These efforts need to involve the government, the private sector and the community where the three parties have their respective roles. But the critical part is in the government as a city rejuvenator that aims to address the problems experienced by the old city, improve the image of the town, safeguard public interests, urban economic development and increase financial income \cite{3}.

Urban renewal is an effort to realign a particular area in the city to get more added value for the area following the potential economic value that aligns with land use in the region. Urban renewal applies to areas that have a condition of experiencing a decrease in vitality and quality \cite{4}. The area that experienced a decline in quality and spirit is an old city area. The old city has a cultural heritage that can encourage the economy, society and culture. Old cities need value protection. Cultural heritage is integrated into urban planning strategies to realize sustainable development \cite{5}. This accident happened
in the Old City Area of Semarang. In the beginning, the old city was a residential area equipped with urban economic centres. Keeping up with the times the old city area has decreased quality and vitality. The Old City has a historical value that should not eliminate, and the Semarang City Government is working with the Ministry of Public Works through the work of a revitalization project which is currently underway to realize the Old City can be useful for the community again. Also, to support the proposal of the Old City Region of Semarang to become one of the world heritage cities in 2020 by UNESCO. Therefore, the existence of urban renewal can realize physical, economic, cultural and environmental improvements to achieve sustainable development.

This article aims to analyze the efforts made by the government through urban renewal programs to realize sustainable development. That urban renewal includes physical improvement, economic, social, cultural and environmental activities. The existence of urban renewal brings benefits to the community because the Old City of Semarang is a place for community activities. Therefore, an assessment is taken from the community to analyze the urban rejuvenation program to realize sustainable development.

2. Urban renewal for heritage area

2.1 History of Old City Semarang

According to Semarang City Regulation number 8 of 2003 concerning Historical Areas, Semarang is an old area in Semarang, which is the forerunner of the city's growth. Classified as this historic area is the Old Town area, Malay village, Chinatown, Kauman, Kampung Kulitan, and Sam Poo Kong. The Old City is part of Semarang as a former Dutch city that uses the fortress de Vijfhoek. The Old City area is a historical area in the town of Semarang with an area of ± 31 Ha. The boundaries of the Old City area include the northern part of the Merak road, and the western edge is the Sleko road, the southern side is Sendowo road, the eastern border is the Cendrawasih road. Protection of Semarang's Old City area from various activities that deviated from the plan and tried to eliminate the remnants of ancient buildings. Therefore, the protection of the area to be integrated by the government's plan is carried out by dividing four segments (Figure 1) in the old city, including the cultural, recreation segment, office segment and trading segment.

2.2 Urban Renewal

The term urban renewal cannot be separated from sustainable development because basically, sustainable development refers to the concept of sustainability to secure long-term economic, environmental and social welfare in the event of urban reform. Therefore, urban renewal also aims to improve the physical, social, economic and ecological aspects of urban areas that are abandoned or begin to fade through various actions such as rebuilding, rehabilitation, and renovation [6]. Urban renewal such as; urban rehabilitation, urban redevelopment, downtown revitalization, urban regeneration applied in various metropolitan areas such as; urban decline areas, disaster-prone areas, wild housing areas, old
city areas, historic cities. Urban renewal to deal with social and physical problems related to the built environment, such as urban decline, uneven and unbalanced urban growth, illness, and social unrest [7]. The area of urban renewal will experience rehabilitation and rebuilding of the property achieved through structural and infrastructure improvements, the attractiveness of new investments and reinvestments, and prevention of property damage in the region. This effort will involve authorities and participation or cooperation by the private sector [8]. Economic, social and environmental aspects are the focus of urban renewal for the reconstruction of the old city. Urban renewal reconstructs old factory buildings, ancient villages and old towns to enhance social, economic and ecological benefits [3]. But urban renewal aims to maintain social health, cleanliness and social order applied to areas with urban declines, old industrial zones and declining historical sites, changing disinvestment areas into investment areas, and increasing land values for more urban economies good [7].

2.3 Sustainable Heritage Area
Sustainable development defines as any development that can meet the needs of the present without reducing the ability of future generations. The study of sustainable development can be theoretically divided into three 'pillars' namely environmental sustainability, economic sustainability and social sustainability [9]. As time went on, Specifically culture was introduced as the fourth pillar of sustainable development during the Johannesburg Earth Summit in 2002 and was further recognized during the 2010 World Summit of Local and Regional Leaders. Nonetheless, the cultural aspect historically marginalized in sustainable development goals [10]. Even though history is one of the opportunities, it is possible to achieve sustainable development, because it allows preserving the place's identity, sustainability, and protection of existing heritage [11]. The history of an area not separated from socio-cultural life can be in the form of the archaeological - architectural heritage of an area [12].

Cultural heritage can be interpreted as a world cultural heritage [13], a) Monuments In the form of architectural works, monumental sculpture works and paintings, archaeological elements or structures, inscriptions, cave dwellings and feature combinations, which have extraordinary universal values for history, art or science. b) Group of buildings (a group of buildings) Separate groups or connected buildings which, because of architecture, homogeneity or their place in the landscape, are of extraordinary universal values for history, art or science. c) Sites Human works or combined works of nature and humans, and areas including archaeological sites that have extraordinary universal values from history, aesthetics, ethnological or anthropological points of view.

But with its development, there are two classifications of cultural heritage, namely Intangible Cultural heritage and Tangible cultural heritage as follows. a. Tangible cultural heritage is a cultural heritage of objects or real physical, cultural heritage, classified into two forms, namely: 1. Immovable heritage such as sites, historical sites, land and water landscapes, ancient or historic buildings, statues of heroes and 2. Movable heritage such as cultural heritage objects, works of art, archives, documents, and photographs, printed works, audiovisuals in the form of cassettes, videos and films [13]. b) Intangible cultural heritage or intangible cultural heritage is inherited from generation to generation and continuously, carried out again by the community and groups, in response to their environment, their interactions with nature, and history [14].

3. Methodology
This study uses a descriptive approach to outlining the variables related to the problem and elaborated on the factors. The research is done by representing samples to get a better result [15]. Then to support the descriptive approach, it is necessary to combine using the Likert scale method. Likert scale is used to measure attitudes, opinions, and perceptions of a person or group of people about social phenomena using several questions to measure individual behaviour by responding to 5 points of choice in each item, strongly agree, agree, not decide, disagree, and decidedly not agree [16]. After knowing measuring attitudes, opinions, and perceptions of a person or group of people about social phenomena based on variables related to the problem and elaborated on the factors, they are interrelated to see the relationship between the elements [17].
Data collection using the method questionnaire is a technique of data collection carried out by giving a set of questions or written statements to respondents to be answered by the facts that exist. Using the sampling technique used is a non-probability sample, a sampling technique used to find examples by accidental sampling where sampling is based on chance. That is, the respondents to address are people who are in the old city area with 100 respondents. So by expressing the perspective of the people who are in the area, it is expected to be an analysis material that the urban renewal of the Old City creates sustainable development.

4. Result
The research location is in the old city area of Semarang, which is being carried out by urban renewal activities because the old city experienced a decrease in the quality and vitality of the area. Government projects have been carried out for a long time, but the development has experienced ups and downs. But through urban renewal can realize sustainable development. The following activities have been carried out by the government (Table 1):

| Program                                      | Aim                                                                 |
|----------------------------------------------|----------------------------------------------------------------------|
| Determination of Old City Limits             | The boundaries of the Old City are not changed                      |
| Infrastructure Handling                      | Repairing infrastructure by needs and priorities                    |
| Determination of Conservation Buildings      | Affirmation so that ancient buildings are not replaced/torn down    |
| Preparation of Plans (DED, Grand Design, RTBL, RDTRK) development | Direction of development by sustainable                             |
| Area Management                              | Creating a team (BP2KL) with the task of being an accomplice to the government to manage the government and coordinate with stakeholders |
| Area Control                                 | Making the team (BP2KL) with the job as an accomplice to the government to oversee the area so that it runs according to the rules |

4.1 The physical condition of Old City

4.1.1 Infrastructure condition of Old City Base on the Figure 2 (a) below, it can see clearly that the improvement project is still in the implementation stage. Repairing the road network, drainage and pedestrian pathways is still in the construction stage and carried out in stages so as not to interfere with existing activities. Whereas for public open spaces in the form of parks and communal parking can already be used by the community (Figure 2 (b) (c)). Plans for other activities as in Table 2 below follow according to the stages that have been prepared by the government. Projects infrastructure in the old city area projected has complete in 2019.

| Activities                                      | Year  |
|------------------------------------------------|-------|
| Procurement of Communal Parking                 | 2018  |
| Activation of the Park                          | 2017  |
| Road and pedestrian repair                      | 2019  |
| Drainage Repair                                 | 2019  |
| Plans for adding waste                          | 2019  |
| Program for adding Hydrant Points               | 2019  |
| Landmark improvement plan                       | 2019  |
| Program for adding landscape                    | 2019  |
| Activities                        | Year |
|----------------------------------|------|
| Plans to add street furniture    | 2019 |

Figure 2. (a) Road and drainage repaired, (b) Communal parking and (c) Public open space

4.1.2 Property ownership of Old City Figure 3 below about the distribution of property ownership can illustrate that the majority of 95% ownership of property in the old city area belongs private which mean it could be owned by individuals, certain institutions, companies etc. While the property of the city of Semarang is only around 5% owned. If it is traced based on the history of the Dutch era, the old city is an urban centre dominated by economic activities so that it is very potential to own land in the area. However, this condition is also reflected in the current status that 95% ownership of property is private, which is used for profitable activities in the field of trade and services. While the assets of the Semarang City Government are only roads and parks, the city government is only able to intervene (in the context of development) on assets in the form of roads and infrastructure. So that to revive the area requires
more involvement or active participation from the private sector (building owners, investors, etc.) and the community.

![Distribution of property ownership in Old City](Source: Grand Design of Old City, 2011)

**Figure 3.** Distribution of property ownership in Old City (Source: Grand Design of Old City, 2011)

4.1.3 *Infrastructure condition of Old City* In Figure 4 there are 236 buildings spread in the old city area with the status divided into three groups inhabited (active), empty (inactive) and rented/sold. There are 32 buildings with the condition of lease/sale, there are 70 buildings with inactive or empty status and 134 buildings with active status inhabited. More than 50% of the buildings are still used to signify ancient buildings that are still being used and translated. Can be found in an empty status building, sold, and rented as a place for informal sector activities (street vendors, illegal settlements, etc.). On the other hand, opposing the amount of building area to the area of each block is still not equal.
Based on the results of the report, 73.2% assumed that environmental conditions were still in the repair stage. Property owned by the government is limited so that to encourage it to use, it needs help from the owner of the building. The existence of empty buildings can cause new environmental problems, so there need to be strategic steps that need to be encouraged.

4.2 Economic Activity

In the Dutch era, the old city area was an urban centre with the main activities namely trade and services because of its strategic location close to transportation modes such as trains at Tawang Station and ships in Tanjung Tanjung Mas. So, the existing buildings will use for activities that support trade and services. But by following the development of the times, the old city area experienced changes and setbacks due to environmental degradation. Many buildings that used to be used for activities slowly began to abandon. Not all buildings in the old city are existing buildings used. The existence of this phenomenon, the government, has an effort to revive the old city area.

In Figure 5 below there are 134 buildings that are active users that have various functions from each building. There are six buildings with function functions, such as (restaurant, art gallery, meeting building, hotel), there are 16 buildings with features as warehouses/factories, there are 31 buildings as private functions, there are 25 buildings as workshops/shops and 56 building as an office function. The
dominance of the building which actively used as an office shows that the old city is also one of the economic centers with its characteristic ancient buildings.

Based on the opinions of respondents, 73.4% assume that the old city can be a place for existing activities such as economic activities such as trade, services and offices. The economic activities in the old city area are varied, such as trading, starting from restaurants, cafes, markets, motor showrooms and shops, then if there are banking services, administrative services, hotels, and offices, and for history, there are museums and galleries. The most dominant economic activity is office activities, such as pictures. Ancient buildings must not be torn down but must be repaired to maintain their authenticity. Therefore, building owners choose to repair and reuse buildings for economic activities. Ancient buildings that are reuse have more selling value that can improve the economy because it has a unique and unique appeal. Economic aspects are also the focus of urban renewal for the reconstruction of old cities.

4.3 Social activity in the Old city
The existence of public open spaces in the old city area, namely in the form of Sri Gunting Park and Garuda Park has its charm. The results of the response given to the community that the old city can use as a community gathering place. Based on Figure 6 that 80.4% of respondents thought that the existence of a park as a place to socialize with the community and gathering place. There are two parks actively
accommodating social interactions and providing entertainment for the city community in a relaxed, safe and comfortable way.

![Figure 6. (a) Garuda Park and (b) Srigunting Park](image)

4.4 The historical value of the Old city

The response given by the 88% community assumed that the entire old city area had an element of historical value. Historical values in the form of objects are very dominant in the old city area. Like ancient buildings scattered in the old city, space is the historical value of the region. There are 55 buildings in the core of the conserved area (figure 7 (a)) Ancient buildings such as the Blenduk church building, ancient buildings used by banking activities, ancient buildings used as cafes/restaurants, old buildings used by offices, and buildings ancient used for government activities. Also, historical values in the form of non-objects occur as a place to hold music arts, dance, theatre arts, and festivals (figure 7 (a) (b)) to evoke nuances in the Dutch era. Therefore, the old city area has historical value in the form of objects, and non-objects will not lose because of the preserve in its place.

![Color Description](image)
5. Conclusion
The existence of government efforts through urban renewal is one way to realize sustainable development. Sustainable development needs to include four components, namely environment, social, economic, and culture [10]. The four elements occur in the Old City Area of Semarang. Based on the analysis that the highest value of urban renewal carried out for the Old City of Semarang to achieve sustainable development. The first, Culture is worth 88% because ancient buildings are conserved and historical values in the form of non-objects are preserved. Second, Social value 80.4%, because of the old city area as a community gathering place as a driver for the emergence of other activities. Third, The economy is worth 73.4%, because many buildings use as trade activities and services such as offices, and then The environment is worth 73.2%, because in the development phase that needs to involve many stakeholders to create a better environment in the future. Therefore, urban renewal carried out in the Old City of Semarang has led to sustainable development.

Acknowledgement
The Urban and Regional Planning Department fully supported this study, the Faculty of Engineering, Diponegoro University, Semarang City, Indonesia and community support in the old city as respondents willing to give a perception on the condition of the old city.

References
[1] Wang A, Hu Y, Li L and Liu B 2016 Group Decision Making Model of Urban Renewal Based on Sustainable Development: Public Participation Perspective Procedia Eng. 145 1509–17 [crossref]
[2] Lee G K L and Chan E H W 2008 Factors Affecting Urban Renewal in High-Density City: Case Study of Hong Kong J. Urban Plan. Dev. 134 140–8 [crossref]
[3] Wang Y, Li J, Zhang G, Li Y and Asare M H 2017 Fuzzy evaluation of comprehensive benefit in urban renewal based on the perspective of core stakeholders Habitat Int. 66 163–70 [crossref]
[4] Hosseini A, Pourahmad A, Taeeb A, Amini M and Behvandi S 2017 Renewal strategies and neighborhood participation on urban blight Int. J. Sustain. Built Environ. 6 113–21 [crossref]
[5] Claudia T and Luigi P 2016 A Novel Paradigm to Achieve Sustainable Regeneration in Historical Centres with Cultural Heritage Procedia - Soc. Behav. Sci. 223 693–7 [crossref]
[6] Yi Z, Liu G, Lang W, Shrestha A and Martek I 2017 Strategic Approaches to Sustainable Urban Renewal in Developing Countries: A Case Study of Shenzhen, China Sustainability 9 1460 [crossref]
[7] Mutlu E 2009 Criteria for a“ good” urban renewal project: The case of Kadifekale Urban Renewal Project (Izmir, Turkey) (Izmir Institute of Technology)
[8] Manitou Springs City Council 2010 Urban Renewal Plan 1–21
[9] Hong C W and Chan N W 2010 The potentials, threats and challenges in sustainable development of Penang National Park *Malaysian J. Environ. Manag.* **11** 95–109
[10] Appendino F 2017 Balancing Heritage Conservation and Sustainable Development The Case of Bordeaux *IOP Conf. Ser. Mater. Sci. Eng.* **245** 62002 [crossreff]
[11] Valdenebro J-V and Gimena F N 2018 Urban utility tunnels as a long-term solution for the sustainable revitalization of historic centres: The case study of Pamplona-Spain *Tunn. Undergr. Sp. Technol.* **81** 228–36 [crossreff]
[12] Waskito Adi S, Hakim L, Saputro E P and Dihan F N 2012 Model Revitalisasi Kota Lama Seminar Nasional dan Call for Papers
[13] UNESCO World Heritage Center 2005 Basic Texts of The 1972 World Heritage Convention *Unesco* 234
[14] UNESCO 2011 What is Intangible Cultural Heritage? 1–12
[15] Gulo W 2000 *Metodologi Penelitian* (Jakarta: Grasindo)
[16] Budiaji W 2013 Skala Pengukuran dan Jumlah Respon Skala Likert (The Measurement Scale and The Number of Responses in Likert Scale) *Ilmu Pertan. dan Perikan.* **2** 127–33 [crossreff]
[17] Sarwono J 2006 *Metode Penelitian Kuantitatif dan Kualitatif* (Yogyakarta: Graha Ilmu)