

SPASIAL EKONOMI, KEPADATAN KOTA, DAN KETINGGIAN BANGUNAN: STUDI KASUS HONGKONG

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Abstrak

Tulisan ini mendiskusikan bagaimana isu ketinggian bangunan dan kepadatan wilayah diregulasi dalam kebijakan perencanaan dan praktek-praktek terkait. Paper ini merefleksikan tantangan yang dihadapi oleh beragam daerah, khususnya perkotaan, dalam perkembangannya saat ini maupun di masa yang akan datang. Sementara daerah perkotaan memiliki keterbatasan skala keruangan, mereka diharapkan memiliki kemampuan mengakomodasi pertumbuhan populasi yang berkelanjutan, serta kompleksitas aktivitas, seiring tahapan pembangunan. Dengan menerapkan metode penelitian hermeneutic dan mengambil Hongkong sebagai studi kasus, penelitian ini menekankan jika pada kondisi tertentu, konsolidasi dan perencanaan daerah berkepadatan tinggi merupakan sebuah keharusan, jika bukan keputusan perencanaan yang paling tepat. Beranjak dari pandangan dimana keterbatasan lahan diopsikan sebagai faktor pendorong utama, dari yang kelihatannya sebagai pelanggaran pembatasan ketinggian bangunan di Hongkong, artikel ini menginvestigasi faktor-faktor intrinsik yang juga memiliki peranan penentu. Dalam mengilustrasikan argumentasinya, dikaji beragam strategi perencanaan terkait, yang diberlakukan di Hongkong, kondisi positif dan tantangan dalam implementasinya, termasuk permasalahan lingkungan yang muncul. Beragam kebijakan dan praktek yang dihasilkan dari prosedur ini diharapkan akan memberlakukan keseluruhan elemen-elemen penentu diatas sebagai satu kesatuan. Hanya dengan mensinergikan mereka, pembangunan berkelanjutan akan bisa diraih, seperti secara berulang ditekankan dalam dokumen Perserikatan Bangsa-Bangsa, Burtland Report (1983).

Kata kunci: *ketinggian bangunan, kepadatan wilayah, sosial, ekonomi, lingkungan*

ECONOMIC SPATIAL, CITY DENSITY, AND BUILDING HEIGHT: A CASE STUDY IN HONGKONG

Abstract

This article discusses how issues of density and building height are regulated within urban planning policies and practices. It reflects challenges encountered by many cities in their current and potentially future development. While urban areas possess limited scale of spatial resources, they are expected to have all the capacity to accommodate the con-

tinually growing population, as well as intensity and complexity of the existing diverse activities, taking place in line with their development stages. By using her-meneutical research method and taking Hongkong as a case study, this paper emphasizes that to certain cases consolidation and a high density approach is a must, if not the most appropriate planning decision. Moving from an opinion in which limited spatial resources is viewed as the main motivator of the seemingly relaxed current building height restriction in Hongkong, this paper further investigates intrinsic factors which equally have determining roles. In illustrating its arguments, this article examines relevant urban planning strategies that have been enforced in Hongkong, pros and cons for their implementations, as well as arising environmental impacts the strategies have inflicted. In measuring the appropriateness of similar strategies to other regions, such an endeavour requires preceding analysis of socio-cultural, economic, and political circumstances of each given case. Added to this, an idealistic conception enforcing development as a process, which is not only accommodative to human basic, social, and economic needs, but also to the protection of the environment and nature, demands a highlight (Chapin 1959, Godschalk, Keiser, Chapin 1997). As is often overlooked, the later agenda should be consciously prioritised and imbedded within any planning approaches. The anticipated policies and practices resulted out of this procedure are expected to treat all these concerning matters as a unity. Only by synergizing them, sustainable development will be within our reach in the future, as are repeatedly viewed within the United Nation's Burtland Report (1983).

Keywords: *height of the building, density areas, social, economic, environmental*

