



RESEARCH ARTICLE

# Study of Development Planning and Spatial Policy of Mapanget Sub-district, Manado as a New City Center: A Review

Susan E Manakane<sup>1</sup>, Philia C Latue<sup>1\*</sup>, Heinrich Rakuasa<sup>2</sup>

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**Abstract:** The policy in dividing the KBI and KTI regions is intended to avoid development imbalances that occur in Indonesia. Development in Eastern Indonesia is considered disproportionate and only focused on the Western Region. But now the priority of regional development will be focused on Eastern Indonesia. As a large city in North Sulawesi that is included in Eastern Indonesia, Manado has a strategic location as an investment gateway to economic growth in Eastern Indonesia, this is the background for the development plan of Mapanget sub-district which is included in the Manado City area to become a new city center. This research aims to assess the feasibility of the Mapanget area as the object of this strategic project. The method used was a literature study in combination with the availability of secondary data obtained from research, records and provisions related to the analysis of new city development. Based on the results of the various elements of new city development such as residential areas, health and education facilities, trade, services and industry, and population accessibility have experienced large growth in the period (2007-2019) or in the last twelve years. In terms of development planning, there are also complete guidelines that are based on an in-depth study of various aspects, so it can be concluded that Mapanget Sub-district is strategic enough for the development of a New City in Eastern Indonesia.

Keywords: Development Planning, Mapanget, Spatial Policy

**Abstrak:** Kebijakan dalam pembagian wilayah KBI dan KTI dimaksudkan untuk menghindari ketimpangan pembangunan yang terjadi di Indonesia. Pembangunan di Kawasan Timur Indonesia dirasa kurang proporsional dan hanya terfokus di Kawasan Barat saja. Namun saat ini prioritas pengembangan wilayah akan difokuskan ke Timur Indonesia. Sebagai Kota besar di Sulawesi Utara yang termasuk Kawasan Timur Indonesia, Manado memiliki lokasi yang strategis sebagai gerbang investasi terhadap pertumbuhan ekonomi di Timur Indonesia, Hal ini melatarbelakangi rencana pembangunan kecamatan Mapanget yang termasuk wilayah Kota Manado menjadi pusat Kota baru. Dilakukan penelitian yang bertujuan mengkaji kelayakan wilayah Mapanget sebagai objek dari proyek strategis ini. Metode yang dilakukan dengan studi literatur dan kombinasi dengan ketersediaan data sekunder yang diperoleh dari penelitian, pencatatan dan ketetapan yang berhubungan dengan analisa pembangunan kota baru. Berdasarkan hasil dari berbagai unsur pembangunan kota baru seperti wilayah hunian, sarana kesehatan dan pendidikan, perdagangan, bidang jasa dan industri, serta aksesibilitas penduduk telah mengalami pertumbuhan yang besar dalam periode (2007-2019) atau dalam dua belas tahun terakhir. Dari segi perencanaan pembangunan juga tersedia kelengkapan pedoman yang berdasarkan kajian mendalam terhadap beragam aspek, maka dapat disimpulkan bahwa Kecamatan Mapanget cukup strategis untuk pembangunan Kota Baru di Kawasan Timur Indonesia.

Kata kunci: Mapanget, Perencanaan Pembangunan, Kebijakan Spasial

## INTRODUCTION

Indonesia is the largest archipelago in the world consisting of large islands and small islands with diversity in all aspects accompanying physical and socio-cultural characteristics (Fitriani, Arifien, & Juhadi, 2018). However, there are conditions of inequality in regional development because the population is only centered on the islands of Java and Madura from a population percentage of 57.49%

<sup>1</sup> Pattimura University, Indonesia

<sup>2</sup> University of Indonesia, Indonesia

*\*) corresponding author*

Philia C Latue

Email: philialatue04@gmail.com

from an area percentage of 6.96% according to BPS in (Malta, Sumardjo, Fatchiya, & Susanto, 2018) from 2013. During the New Order era in the 1993 GBHN, the territory of Indonesia was divided into two development areas, namely the Western Region of Indonesia (KBI) which includes Sumatra, Java Bali and Kalimantan and the Eastern Region of Indonesia (KTI) which includes Sulawesi, Nusa Tenggara, Maluku, and Papua (Budianta, 2010). In an effort to equalize the acceleration of development by reducing the stigma of centralization of development of the capital city in the western part of Indonesia, based on Presidential Regulation No. 2 of 2015 concerning RPJMN 2015 - 2019 seeks to improve development imbalances that are more felt by KBI by optimizing development in KTI to be proportional with the hope of growing more productive and comprehensive economic activity (PUPR, 2017).

In KTI, especially in Sulawesi, the inequality that occurs towards equitable development is common due to differences in resources and areas that were first developed and developed, such differences can clearly be seen in income distribution and economic growth (Derek, Laoh, & Jocom, 2019). North Sulawesi is one of the provinces as the main gate of KTI which is actively carrying out equitable development and regional development, such as the Bitung Special Economic Zone (SEZ) and the planning of Manado City Mapanget District as a new city with the smart city concept. In relation to this policy, it is an urgency to prevent urban sprawl which has an impact on squalor. Based on the elaboration of the Manado City RPJMD 2016-2021, Mapanget, which is one of the sub-districts in Manado City, was determined to be a new city with the placement of the central government area. This is also supported by Mapanget as an area with the main entrance to North Sulawesi because it is integrated with Sam Ratulangi Airport (Directorate of Residential Area Development, 2021). In addition, this regional development policy is intended to regulate the phenomenon of urbanization in Eastern Indonesia in order to create a new metropolis in an effort to make the area livable and prosperous for its citizens (Ngangi, Franklin, & Mononimbar, 2018).

Planning for regional development emphasizes a spatial approach, because the Mapanget new city planning project is included in the national development strategic plan, many studies have been carried out by policy-making and implementing agencies. Currently, there are many studies of cities and their supporting areas on their growth and development, especially those related to the quality of life of the population and the economy. In the development of cities, there are driving factors that influence starting from demographic factors in terms of population dynamics, economic factors as business opportunities and infrastructure development, transportation factors as a mode of transport or population mobility and even the use of alternative energy in the transportation mode, social factors based on the quality of people who contribute to society, governance factors that focus on regional planning and managerial bureaucracy in policy makers and implementers, sustainable development factors where the main regional development must involve environmental aspects so that it continues to be sustainable, and land use factors in urban areas such as land distribution, built-up land studies and those that should not be built or with vertical development solutions to be effective in balancing land availability (Solov, Veselitskaya, Carabias, & Yildirim, 2019). In connection with the development of Mapanget as a new city, research was conducted that aims to review based on scientific studies and examine the planning and development of the Mapanget area as a new city in North Sulawesi. In this research, the output of the spatial

phenomenon approach will be supported by map visualization.

## METHODS

### Study Area

This research will be conducted in part of the city of Manado, the capital of North Sulawesi Province, focused on Mapanget District with a geographical location of 1° 29' 34.8 "LU-124° 53' 27.2 "BT and an average altitude of ± 57 meters above sea level with an area of ± 5,184.6 ha or 51.846 Km<sup>2</sup> consisting of 10 Kelurahan (PUPR Regional Infrastructure Development Agency, 2021). In Figure 1, it can be seen that Buha Village has the largest area of 12.49 Km<sup>2</sup> (24%), and the smallest area is Lapangan Village with an area of 1.53 Km<sup>2</sup> (3%) and there is Sam Ratulangi Airport which is the entrance to North Sulawesi Province from the air route. The existence of an airport that is integrated with urban areas affects the economic activities of the region, the airport is a picture of a strategic and important city for investment opportunities and a form of transportation infrastructure development (Truong & Ngoc, 2020).

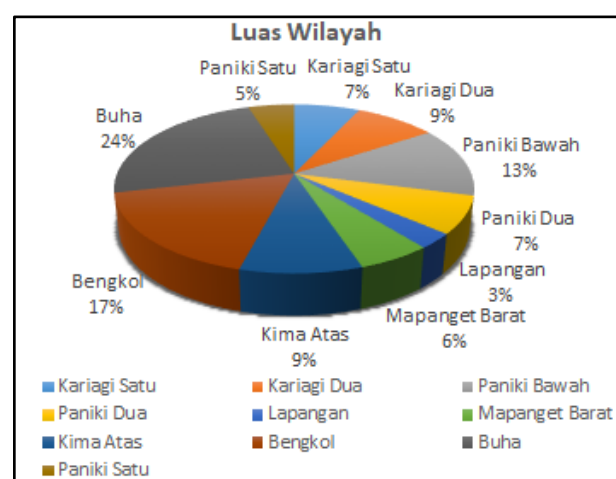


Figure 1. Graph of Kelurahan Area in Mapanget District, Manado

### Data

The data used in this research is secondary data, this data is needed to provide further information on the phenomenon to be studied in addition to data obtained directly into the field (Omukuti, Megaw, Barlow, Altink, & White, 2021). Mapanget Sub-district inventory records data such as health facilities, trade education, services, and industry from the Central Bureau of Statistics.

### Methods

The method in this research is a literature study to examine regional planning and development. This method aims to provide a description of the topic with the perspective of various related references (Bjørnset, Skaar, Fet, & Schulte, 2020). In this case, literature is used that can strengthen the content and discussion of research on the study of the development of the Mapanget District area as a New City.

## RESULTS AND DISCUSSIONS

## Strategic Issues and Policy Support

## Mapanget New City Development Element

In planning the development of Mapanget as a new city, referring to urban spatial planning listed in the decision of the Minister of Public Works No.640 / KPTS / 1986 which describes the elements that must be considered in the development of a new city that explains the current conditions (existing) according to the data obtained in the field with growth analysis (Ngangi, Franklin, & Mononimbar, 2018). The results of the Mapanget New Town development elements can be seen in the following table 1.

The development of a new city must be based on a strategic program where studies have been conducted to support policy makers in realizing the plan. The right policy must be based on improving the quality of human resources, economic growth, welfare and security and sustainable development (Jiang, Jiang, Wang, & Wu, 2021). In (Mocodompis, 2019) the things that underlie the strategic issues and support the policies of this plan are as table 2.

Table 1. Elements of New Town Development in Mapanget Sub-district, Manado

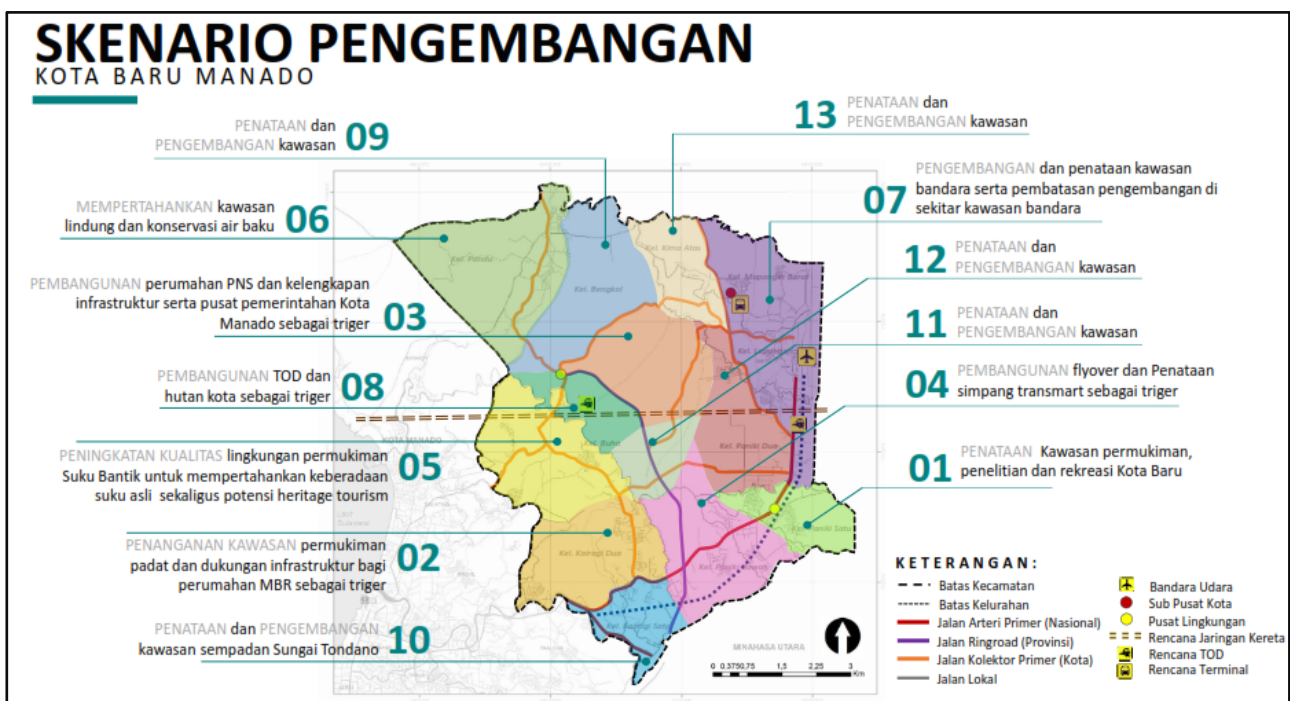
No	Components of New Town Center Development	Policy Guidance	Existing Condition	Growth Rates
1	Residential Environment Development			
	New Residential Development	Manado City Regional Regulation No.1 of 2014 article 39 paragraph 1. Development of medium and low density residential areas in Mapanget District	New residential developments from housing developers are located in all Kelurahan in Mapanget Sub-district, with the largest number of residences in Paniki Bawah Village (2017).	In the period 2006-2017, the number of residential clusters increased from 25 to 51.
II	Development of Human Quality Facilities			
	Health Facilities	Manado City Regional Regulation No.1 of 2014 article 63 paragraph 12. Improving the quality of services and ease of access to health and education	There are already health facilities at every kelurahan level with a total of 101 units ranging from large health facilities such as hospitals to the smallest such as pharmacies. (2019)	In 2007 with 53 health facilities and in 2019 increased to 101 units, an increase of 48 units over 12 years.
	Education Facilities		Educational facilities are already scattered in each kelurahan ranging from primary, secondary and tertiary levels (kindergarten, primary school, junior high school, high school, university). However, high schools do not meet the required standards.	In 2007, the number of educational facilities was 30 and in 2019 it increased to 44, an increase of 14 units over 12 years.
III	Development of Trade, Service, & Industry Facilities			
	Market		There were 2 markets in Mapanget Sub-district in 2019 categorized as semi-permanent, and permanent markets.	No increase in the number of markets from 2007 (over the last 12 years)
	Shops & Shopping Centers	Manado City Regional Regulation No.1 Year 2014 article 40, Development of trade, service and industrial areas	There were 40 stores in Mapanget Sub-district in 2019 such as shops and supermarkets.	There was an increase of 34 units from 2007.
	Restaurant/Eatery		In 2019, the restaurant and restaurant services sector was spread across 96 units in each urban village.	There was an increase of 89 units from 2007.
	Stall/shop		There was an increase of 145 units from 2007.	There was an increase of 145 units from 2007.
IV.	Development of Transportation Mode Facilities			
	Terminal	Manado City Regional Regulation No.1 Year 2014 article 12 a, regarding the construction of a terminal in the ready to build area of Mapanget.	Not implemented yet	
V.	Infrastructure Development			
	Primary Arterial Road	Manado City Regional Regulation No.1 Year 2014 article 11 paragraph a, regarding the second phase of ring road construction in Mapanget	In the process of construction of the second phase (Kariagi - Pandu Segment)	
	Secondary Arterial Road	Manado City Regional Regulation No.1 Year 2014 article 11 paragraph 2c, regarding the second phase of parallel road construction in Mapanget	In the process of building an overpass connecting to the boulevard and land acquisition in the second phase (Molas - Pandu Segment)	

**Table 2. Strategic Issues for the Development of the New City of Mapanget, Manado**

No	Guidelines	Strategic Issues
1.	RPJPD 2005-2025	Manado as a world tourism city
2.	RTRW 2014-2034	Manado as a driving city for trade and services in Eastern Indonesia, especially in the north
3.	RPJMD 2016-2021	Manado as a smart city

**Table 3. Policy Support for the Development of the New City of Mapanget, Manado**

No	Policy Support
1.	RPJMN 2015-2019
2.	RPJMD 2016-2021
3.	RTRWN (3 National Strategic Areas)
4.	RTRW 2014-2034 accommodated as Ready to Build Area (KASIBA) and Ready to Build Neighborhood (LISIBA)
5.	RDTR and Zoning Regulation for Mapanget-Bunaken Area



**Figure 1. Mapanget New City Development Scenario Map, Manado**

**Mapanget New City Development Scenario**

The scenario is based on the vision and mission of the new city of Manado with the points of improving the quality of a livable environment, economic growth with infrastructure facilities for the welfare of its people, encouraging the concept of a green city for comfort and recreational facilities, limiting and monitoring residential development towards Sam Ratulangi Airport, and increasing the potential of the area to be more valuable.

**CONCLUSION AND RECOMMENDATION**

The planning and development of new areas in the Mapanget area includes the concrete implementation of spatial policy formulation and strategic planning. In-depth studies have been conducted to develop a new city with a modern and sustainable concept. In terms of infrastructure,

Mapanget has the advantage of having developed the Manado-Bitung toll road, the construction of an urban railway from Manado-Bitung, the construction of the inner ring road, the construction of a freeway from Sam Ratulangi Airport to the city center and the availability of electrical energy from large-scale power plants. This makes Mapanget, which is part of Manado City, feel that it has fulfilled most of the elements of new city development plus policies related to spatial provisions and strategic projects.

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