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Apartment planning concept in settlement area of Sleman District, D.I.Yogyakarta (case study : H Residence Plemburan Hinggil Apartment)

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Abstract

The phenomenon refusal of the apartment's is currently an issue in Yogyakarta in particular cases apartment construction within neighboring local residence. This is happen in H Residence Plemburan Hinggil Apartment. This rejection was triggered by local residents whose has experience environmental impact of hotel operations. Environmental impacts arise from this issue are many dry wells around the hotel, flood, blockage of sunlight to several houses around hotels. The refusal of the apartment can be detrimental to both sides. Investors suffer losses if construction is halted. On the other, if it is built the convenience of local residents is interrupted. From this problems, researcher are trying to find a way out in the form of an adaptation of an apartment building when located in settlement areas. This study aims to find provisions in planning the construction of apartments, which are located in settlements that both parties has a win-win solution. The method used is descriptive qualitative. The result is found the concept of apartments environment planning specific for apartments in settlement area. Apartments environment planning Concept of Building Structure and Environment such as the distance between the apartment with residential areas, catchment area and land cover, the height of building and Concept of Management and Conservation Water.

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1. Introduction

Development of the real estate industry in the last 3 years in Yogyakarta growing rapidly. New buildings such as hotels, malls, condotel and apartment provides an indication of Yogyakarta as the new metropolitan city. A total of 51 new buildings including hotels, apartment and condotel that has been awakened in Yogyakarta and 18 projects are currently in the permitting stage submission. One of the projects that were submitted licensing is H Residence Plemburan Hinggil Yogyakarta built by PT. HK Realtindo. This project located in Plemburan as residential area. The location is considered strategic because it is closed from the centers of activity: education and economic. However, when the developer is asking permission to Local Government, The local people did not agree with the construction of the apartment. Residents argued that the presence of this apartment it would threaten water resources in the surrounding area.

Conflicts of interest would arising from the planning of apartement. In one side, local people do not want any apartments in their neighborhood because it will give a negative impact on physical aspect and social aspect. On the other side, developers have invested on land that will be build an apartment. The negative impact of real estate development is the reduction in the quantity of groundwater, increase the speed of the water (drainage), and decreased quality of groundwater (Noviandri, 2012). From these problems, researchers built apartment planning concepts that provide optimal benefits for both parties.

This raises several question. First, what is the pepople's fears about development in their area? Second, how is the design concept of apartments when build in the settlements? The research purpose is aims to find provisions in planning the construction of apartments, which are located in settlements that both parties has a win-win solution.

1.1. Green Building Criteria

Green Building criteria taken from Document Greenship for New Building. There are criteria relating to land such as:

1. Basic Green Area

Criteria: The existence of a landscape area in the form of vegetation (softscape) that are free from structure and simple structure of the building garden (hardscape) above ground and below ground with an area of at least 10% of the total land area

2. Micro Climate

Criteria:

- a. Using a variety of materials in order to avoid the effects of severe Island in the roof area of the building so that the value of the albedo (reflection of solar thermal power) in accordance with the calculation of minimum 0.3
- b. Using the Green Roof of 50% of the roof area that is not used for mechanical electrical (ME) is calculated from the extensive canopy
- c. Using a variety of materials in order to avoid the effects of severe Island on the far pavement roof area so that the value of the albedo (reflection of solar thermal power) in accordance with the calculation of minimum 0.3
- d. Landscape design in the form of vegetation (softscape) on the main pedestrian circulation showed a protector of heat due to solar radiation
- e. Landscape design in the form of vegetation (softscape) on the main pedestrian circulation shows the patron of strong winds

3. Management of Rain Water Runoff

Criteria:

- a. Reduction of load volume of rainwater runoff into the drainage network of the city of the location of buildings up to 50% which is calculated using the value of rainfall intensity of 50 mm / day
- b. Shows the efforts to address the environmental load reduction flooding in from outside the building
- c. Using technologies that can reduce the discharge of storm water runoff

4. Water Recycling

Criteria: the use of all the water used (GREY Water) that have been recycled for flushing or cooling system needs Tower

5. Alternative Water Sources

Criteria:

- a. using one of the three alternatives as follows: AC condensation water, used water wudu, or rainwater

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