Adaptive Urban Renewal Concept Application at Pasar Lama Tangerang, Banten, Indonesia

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Abstract. City always shift and be dynamic. Pasar Lama Tangerang is the point-zero of Tangerang development as a city, a cultural melting pot mainly influenced by the Chinese and Arabic immigrants that trade in the area. These things made Pasar Lama becomes valuable in terms of cultural richness and economic development. But, in times of modern era, Pasar Lama has changed. The case of Pasar Lama shows how identity shift of a place could result in development imbalance, even harm the cultural product that has developed for hundreds of years. This research aims to see the application of adaptive urban renewal approach for cultural heritage space in Pasar Lama Tangerang by using fragmental approach, with descriptive qualitative and spatial analysis. The result shows that adaptive urban renewal application is done though street space optimization to help support tourism, creating pedestrian-only alley that highlights the cultural heritage buildings, and creating a neutral space to bridge two different big cultures. To summarize, adaptive urban renewal could be implemented in Pasar Lama in terms of creating timeless space, which will encourage cultural activities and awareness; all the while maintaining culinary tourism.

Keywords: adaptive, conservation, cultural heritage, pasar lama, urban renewal

1. Introduction

Kostof in Yavo-Alayon et al. (2020) mentioned that a city, no matter how perfect it was initially, will never be fully completed. This was more explicitly stated by defining city as a product of decision-making and action from a group of people, which is seen from urban process and form. This statement was based by on Couch (1990), whom stated the city is ever-changing and dynamic, thus always shifts toward what people think is favourable for the current time. But changes do not always show positive impacts in every aspect. Something will always be sacrificed. This was seen on Pasar Lama Tangerang condition, one that has been having imbalance development. The development only focused toward Kisamaun Street and dismissing the other parts, resulting in the early stages of urban decay for the rest of Pasar Lama.

Adaptive urban renewal is one of conservation approach to rebuild or reuse a building or an area component to increase value and adapt to modern needs (Abdulameer and Abbas, 2020). It has its several benefits, such as cost reduction, increase environment quality, and create an identity or sense of place. Elements of adaptive urban renewal includes transportation and accessibility, environment, resources conservation, social, economic opportunities, and history and cultural values (Yildiz et al, 2019). These elements are aligned with sustainable development principles, which one of the concerns is protecting cultural heritage. In view of conservation, adaptive urban renewal helps to preserve the place identity to create distinction. This was based on how the application of adaptive urban renewal sees the context of cultural heritage as something to be conserved and integrate into. Adaptive urban renewal is chosen as the concept due to its concern toward its history, the building usage in the past, and the

impacts after renewal, while also boasting flexibility and would help to provide timeless context in terms of pasar Lama.

The apparence in the development is caused by the contradiction in regulation of *Peraturan Daerah Kota Tangerang No. 6/2012*, that stated Pasar Lama area is one of the strategic place in socio-cultural aspect as a part of Tangerang's old town and notable as a cultural heritage area in Tangerang; but at the same time, recognizing Pasar Lama area as a culinary tourism spot. Based on past research, the result shows the identity shift Pasar Lama area is triggered in by activity changes, nodes change, and path space utilization change that focuses only on the culinary tourism aspect (Chandra et al, 2022). Thus, the approach needs to be changed to balance the cultural heritage and culinary tourism aspects. This research is limited to an area of 8.1 hectares and aims to apply adaptive urban renewal concept in Pasar Lama area as a cultural heritage preservation effort, while keeping the culinary tourism in line with cultural heritage; thus creating a timeless space.
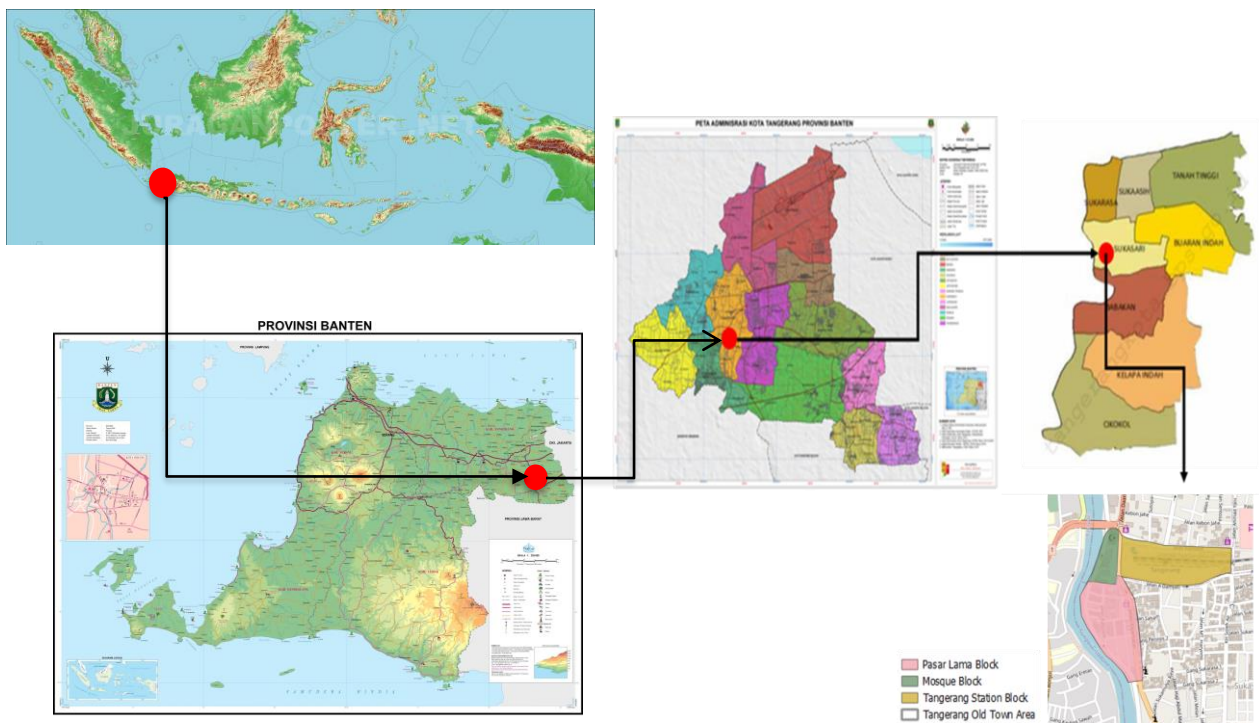

Figure 1.1. Location Map of Tangerang Old Town (QGIS and Open Street Map, 2023)

Figure 1.2 shows the area of Pasar Lama and its culturally significant places. Pasar Lama is a part of Tangerang Old Town which influenced by Chinese (Moertiningsih et al, 2020) and Arabic culture (Haryani, 2020). This was due to the fact that Pasar Lama was one of the prominent trade centres in Banten area, where merchants from China, Arab, and even Europe come for businesses. The acculturation between Chinese and Arabic culture is shown in Kalipasir Jami' Mosque architectural style, as a symbol of respect to the Chinese local residents who have first settled in the area (Haryani, 2020). There are heritage buildings which become cultural heritage spot in Pasar Lama, such as Museum Benteng Heritage, Boen Tek Bio Temple, and Kalipasir Jami' Mosque. The heritage buildings are closely placed near each other, especially Boen Tek Bio and Kalipasir Jami' Mosque.
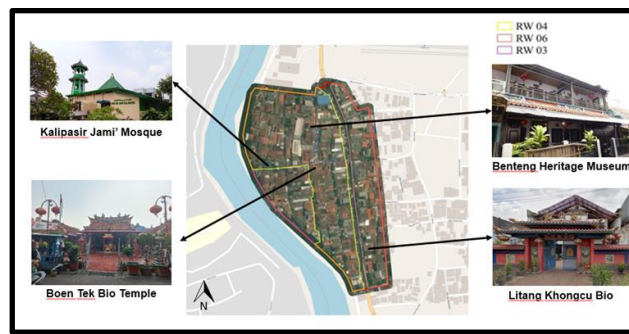
Figure 1.2. Cultural heritage spot mapping of Pasar Lama Tangerang (Open Street Map, 2023)

2. Methods

This research uses one of the urban design approaches, which is fragmental approach. Fragmental approach is one of the urban design approaches theorized by Hamid Shirvani in 1985 and is a more compact form of rational comprehensive approach (Sinatra et al, 2020). Fragmental approach steps consist of data collection, data analysis, goals and objective determination, and urban design process (Elrahman dan Asaad, 2019). The result is directions for adaptive urban renewal application that aims a timeless space in a dynamic place. section describes the paradigm and procedures of the project. The analytical techniques used in this research are spatial analysis and descriptive qualitative analysis to explain and identify the design users, needs and preferences, as well as deciding the right implementation for adaptive urban renewal. Process of the research analysis process can be seen in Figure 2.2.
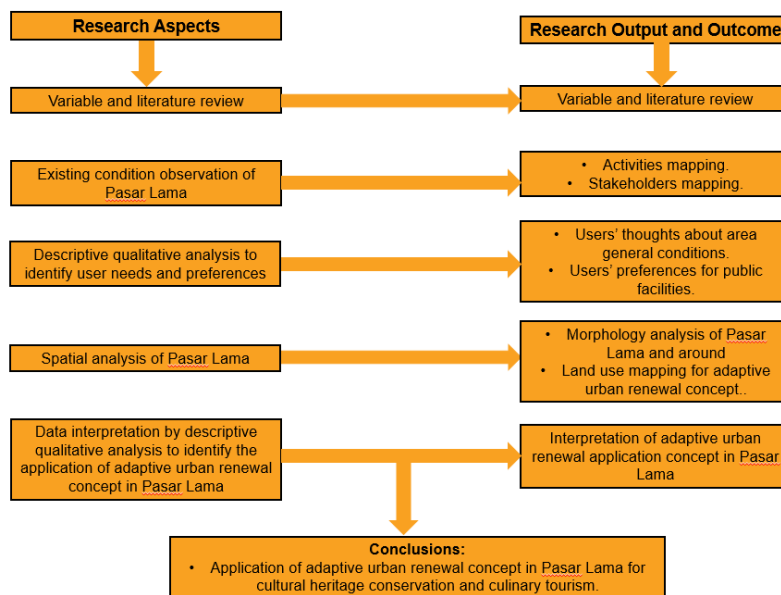

Figure 2.2. Research Analysis Process Diagram (Author's Analysis, 2024)

Qualitative method is chosen as the suitable method due to the fact that the environment is set in a natural setting instead of controlled environment, have multiple sources of data, and the reflexivity of the results (Creswell and Creswell, 2018). The process of data collection in this research can be seen as follows as:

1. Data collection: Data collection of the research consists of primary and secondary data. Primary data is collected from direct observation and in-depth interview with user about their visit motives, the overall experience with Pasar Lama Tangerang area, and public facilities preferences. The in-depth interview was aided by questionnaire. Primary data

result will be used as the basis of proposed design. Meanwhile, secondary data is collected from literature review from book, e-book, journal articles, news, and regulations about heritage area conservation and Chinese culture. Secondary data is used to identify the research variable. In-depth interview sample was taken using snowball sampling method, with thirty respondents chosen from various actors, such as local tourists, local residents, local business owners, and street hawkers. The interview questions consist about demography, visitation motives, and their preferred facilities to be added in the site.

2. Data processing: Data processing was done to organize the research data collected, so the data is structured and more coherent but also retains the original accounts and observations (Mezmir, 2020). Data processing of the research consists of two processes: data display and data reduction. Data display is a process which displays the whole data that consist of the results of data observation and mapping process and literature review. Then, all data display will be reduced based on research aims and research problems. As a result, the process of data reduction will be grouped in research themes.

3. Data analysis: The research uses spatial analysis and descriptive qualitative analysis. Descriptive qualitative analysis is used to analyse user interview's results, thus generating user needs and preferences. Spatial analysis is defined as a set of techniques for deriving new information and knowledge from spatial data to gain understanding about the interaction between geographic feature and phenomena (Pu Hao, 2019). In this research, spatial analysis will result in the morphology analysis of Pasar Lama as a part of Tangerang Old Town and the simulated application of adaptive urban renewal on the site.

3. Result and Discussion
3.1. Result

Pasar Lama was one of the earliest settlements in Tangerang area, marked by Boen Tek Bio Temple's existence since 16th century in records. The Dutch played a part on the development of Pasar Lama, as the regulation of *Wijkenstelsel* and building of Makassar Fort made the Chinese or Chinese-descent segregated from other ethnics. The spatial analysis shows that Pasar Lama has developed its grid shape since 1900s, which is influenced by the Chinese-descent locals; this was also stated as the characteristics of a Chinese-influenced settlement by Wirjomartono et al. (2009). Typically, a Chinese settlement will have an open-space market as its center due to the bustling activities. This could be observed in Pasar Lama, although the traditional market now has developed into buildings at 2000s era until now. Pasar Lama has showed significant changes through spatial context since 1800s, since Pasar Lama in the 1800s were surrounded by planting fields. The planting fields then later developed as residential to support the growth of Pasar Lama as city economic center. There is not much change for the flow and accessibility, except Kalipasir Indah Street was developed later as additional access and made into a promenade that will attract tourists.
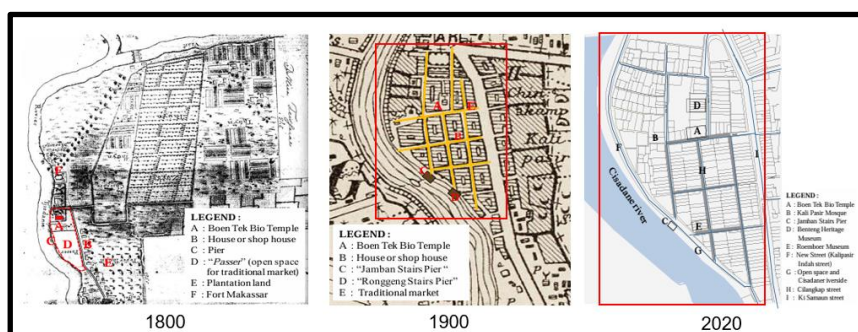

Figure 3.1. Pasar Lama morphology map, left to right: 1800, 1900, 2020.
(Lucia Helly Purwaningsih et al, 2022)

Spatially, the spatial function has also shifted. In the 1800s, Pasar Lama was a trade center with opens–air market (*Passer*) with residentials use and religious purposes (Purwaningsih et al, 2022). Compared to the 2020s, Pasar Lama's center of activities have shifted to Kisamaun Street because of the culinary tourism activity. The shift was apparent from the shape of market that is now divided to individual buildings instead of a building complex. This was also shown by the drastically increasing number of street hawkers and retailers, that reached to 450 active sellers (Prasetyo and Christantia, 2023). Kisamaun Street also experiences space usage transition on a day-time basis, since it was mainly used for parking and access by day and transformed into street food center by night. The market and Boen Tek Bio Temple area is crowded by day, but then is rather barren at night. This may be due to the fact that most of the stores have closed by evening and there are minimum to no lighting in the area. Several occasions for the Chinese and/or the locals, such as Chinese New Year, Cisadane Festival, and Peh Cun (boat rowing) festival (Prasetyo and Christantia, 2023), helps to attract seasonal crowds for religious and cultural purposes.
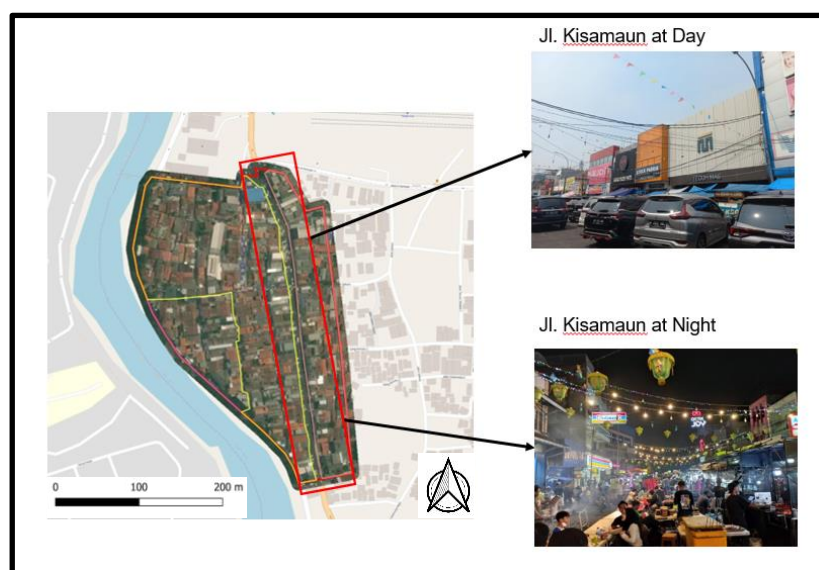

Figure 3.2. Kisamaun Street usage shift by time (Author's Analysis, 2023)

An in-depth interview was conducted to thirty samples, which were chosen using snowball sampling. The interview questions consist about demography, visitation motives, and their preferred facilities to be added in the site. The result, seen in Figure 3.1, shows that most of the visitors are in their 20s, which makes them part of the Gen Z. Their visitation motives are mostly related to culinary tourism (47.6%) and work (28.6%), with Kisamaun Street as the destination and 52.4% of them come in groups. This correlates with how Kisamaun Street is known to be the iconic place for culinary tourism, as well as a vibrant commercial area with a few offices. As for the worker or entrepreneur interviewed, most of them think Pasar Lama is a good place for business and the highest season seems to be in weekend (30%) and near time of Chinese New Year (20%). This is due to the fact that Pasar Lama is a popular culinary tourism spot, as well as the existence of Boen Tek Bio Temple for Buddhism, Taoism, and Confucianism and the myriad of religious activities done there; the factors combined made crowds and high foot traffic, which are great for businesses.
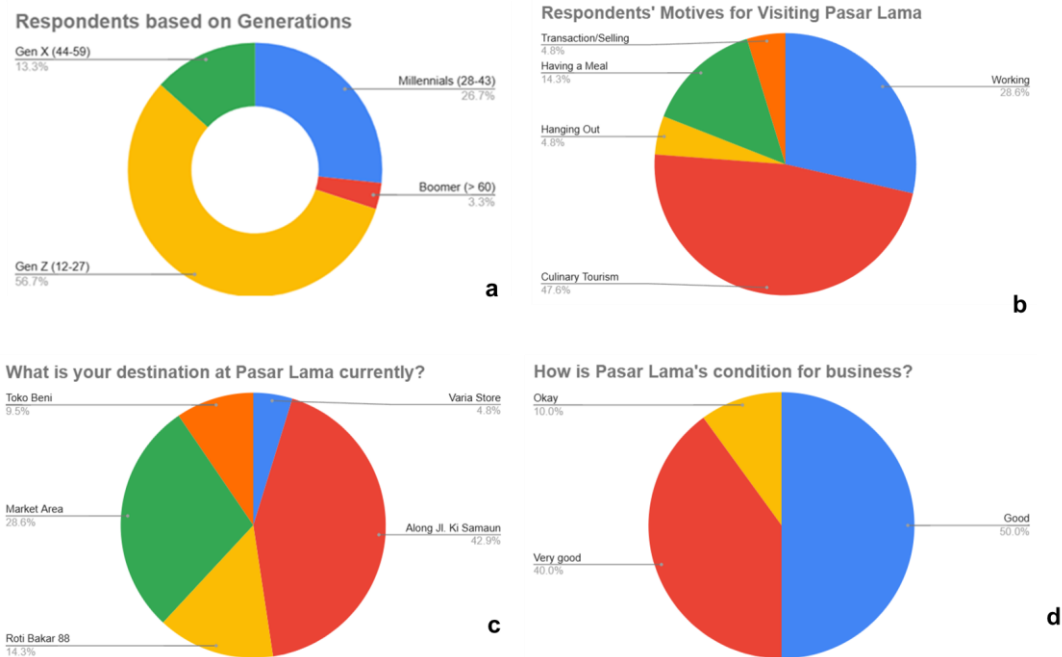
Figure 3.3. Questionnaire result for: a. Respondents' profile based on age and generation; b. Respondents' motivation to come to Pasar Lama; c. Respondents' current destination at Pasar Lama; d. Respondents' thoughts about Pasar Lama for business conditions (Author's Analysis, 2023)

This questionnaire was further continued by the room of improvement that is seen needed by the respondents, seen on Figure 3.2. Out of thirty respondents, improving the cleanliness (88%) dominates the result, followed by space arrangement (64%) and accessibility (44%) of Pasar Lama. The needs are reflected through their facilities preferences, which are dominated with pedestrian way (96%, 28 respondents), park and/or green area (76%, 22 respondents), waiting spot (72%, 21 respondents), and open space (48, 14 respondents%). By looking through respondents' needs and preferences, existing condition of Pasar Lama could be reflected and be analyzed further for its spatial aspect.
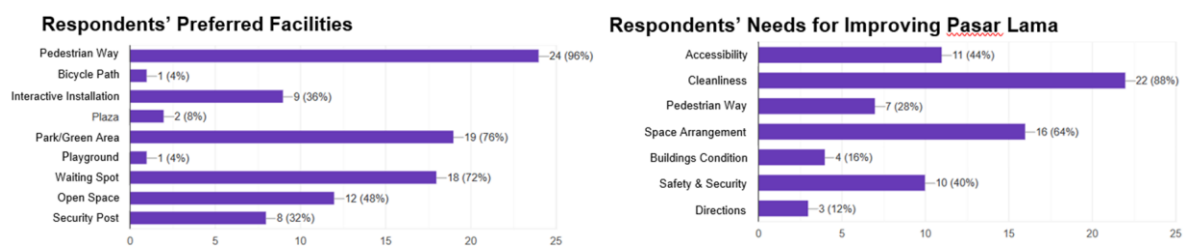

Figure 3.4. Questionnaire result for respondents' needs and preferences (Author's Analysis, 2023)

3.2. Discussion

Result further confirms that the changes are reflected by space utilization and activities changes, which are utilized to support only the culinary tourism. Although the government has regulated parking and street hawkers space optimization, visitors still think Pasar Lama would be better if the problem of cleanliness, space arrangement, and accessibility are tackled; as those problems not only matter to the visitors, but also the locals and business owners. Spatially, Pasar Lama is also lacking in in terms of user experience and cultural heritage conservation efforts, since there are no accommodations and/or serious government bodies could aid these needs.
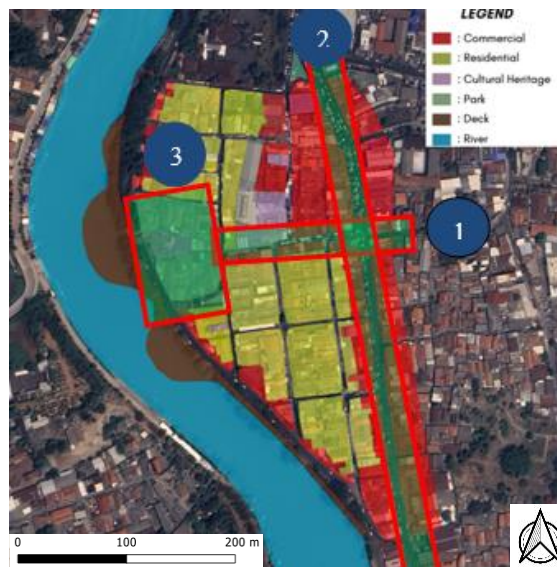
Figure 3.5. Kisamaun Street usage shift by time (Author's Analysis, 2023)

The application of adaptive urban renewal in Pasar Lama could be done through making connections for every path, which addressed one of adaptive urban renewal elements, transportation and accessibility (Yildiz et al, 2019). The most significant change could be referred to the picture above annotated by Number 1 or will be addressed as Bhakti Street, which will be expanded to 10 metres and fully utilized for pedestrian and non-motorized vehicles, such as scooters, bicycle, and skateboards. This purpose of utilizing the street only for pedestrians and non-motorized vehicle will be manifested by installing unique raised platform with lotus-leaf shaped. The expansion will occasionally be decorated with pocket park that functions as seating area and greeneries, as well as adding aesthetics to the area. The design will force visitors to pass through slowly, thus being able to enjoy and absorb the old town feel; all while highlighting one of the main attractions and cultural heritages in Pasar Lama, which is Boen Tek Bio Temple.

Figure 3.6. Adaptive urban renewal application design proposal on Bhakti Street.
(Author's Analysis, 2024)

Yildiz et al (2019) mentioned economic opportunities element as a part of adaptive urban renewal. The transportation and accessibility element were also applied through Kisamaun's Street, or could be referred to Figure 3.7 annotated in Number 2. Kisamaun Street is proposed for space optimization, as its use was mostly dominated by on-street parking and street hawkers. The environment element of adaptive urban renewal is achieved through clearly dividing the pedestrian ways solely for the pedestrian, by installing hand rail, raising the platform, and using textured materials. The on-street parking and street hawkers was still allowed, but it is restricted to only form a line instead of multiple stacks of vehicles and/or stalls. This will help to provide economic opportunities for the hawkers instead of restricting them. There is little to no change for the building's aspect, since it currently still serves purposes and maintains the old buildings; this will even help further to nurture the timelessness aimed for the concept application.

Figure 3.7. Adaptive urban renewal application design proposal on Kisamaun Street.
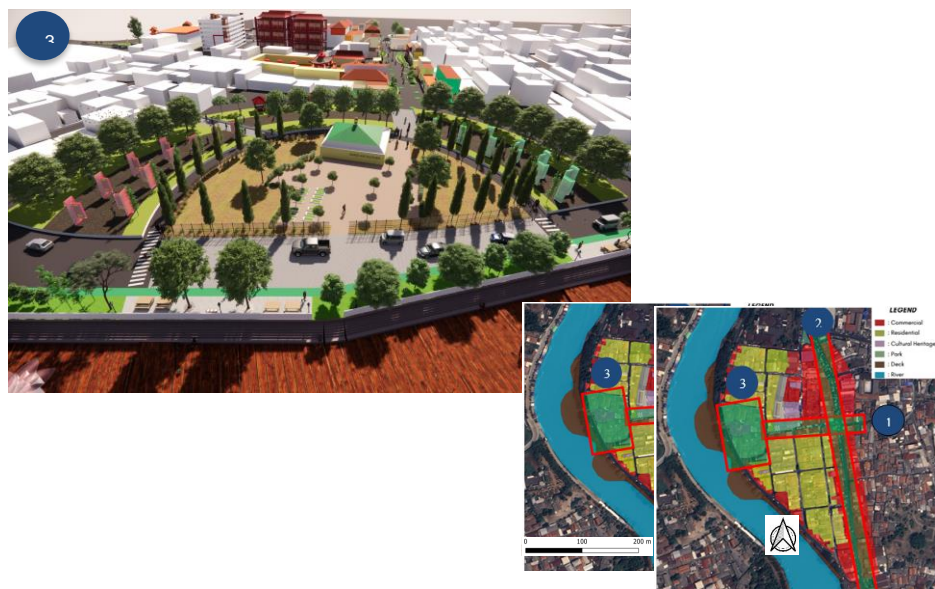(Author's Analysis, 2024)

Figure 3.8. Adaptive urban renewal application design proposal for neutral space.
(Author's Analysis, 2024)

Distinction in place identity is the purpose of adaptive urban renewal concept in terms of conservation. Morteningsih et al (2020) have stated that Pasar Lama is influenced by Chinese culture. Pasar Lama also has acculturated with Arabic culture (Haryani, 2020) since it was a centre point of trade and one of cultural melting pot. The creation of neutral space, shown in Figure 3.8, is aimed to bridging the two big cultures in Pasar Lama area, which are Chinese-influenced and Arabic-influenced culture, since the latter was less-known due to the Chinatown nature of Pasar Lama. Neutral space would address to environment and historical and cultural values in terms of adaptive urban renewal element (Yildiz, 2019). A neutral space was decided by looking for a space that could accommodate the facilities and accessibilities to enjoy and conserve both cultural heritages. Bhakti Street was found to have the potential to connect with Masjid Jami' Kalipasir, a notable cultural heritage from Arabic influence. The neutral space in Pasar Lama is formed through a thematic park, with the shape of half-circle, symbolizing tolerance and harmony for all kinds of being. This park has interactive installations that contain information about both Chinese and Arabic culture's journey in Tangerang and seating areas in form of gazebos. This area would also provide access to Kalipasir Indah Street and Cisadane River, help to strengthen the connections for Pasar Lama and its surrounding area.

4. Conclusion

Pasar Lama area has always been active, but still in needs of conservation acts. The design application would foresee how adaptive urban renewal could be adopted to Pasar Lama's scenes. Turns out, adaptive urban renewal could be manifested to answer users' needs and preferences, as well as highlighting the cultural heritage that will spread awareness for conservation. The adaptive urban renewal elements are implemented in transportation and accessibility, environment, economic opportunities, and history and cultural values aspect. Each aspects are manifested through the optimized space usage for vehicular and pedestrian mobility, the creation of pocket park to not only enhance the aesthetic of Pasar Lama, but also create greeneries and regulate temperature to support tourists and locals' comfortability, the street space optimization that will still allow the operation of food hawkers and street vendors, and the creation of neutral space that will help to emphasize the cultural values that exists in Pasar Lama and conserve the historical values Pasar Lama contained. To summarize, the application of adaptive urban renewal in Pasar Lama is designed as conservation act and add balance to the tourism aspect.

Acknowledgments

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