

Implementation Model of Regional Spatial Planning Policy in Realizing Sustainable City Development in Banjar City

(Banjar City Regional Regulation Study No. 9 of 2014 concerning Banjar City Spatial Planning)

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ABSTRACT

The main problems in this study are directed at the model of the implementation of the Regional Spatial Planning policy in practice has not run effectively in realizing sustainable urban development in Banjar City. The research method used by researchers is descriptive analysis, while the type of approach used in this study is qualitative. Descriptive analysis method aims to describe complex social reality by applying concepts that have been developed in social science / public administration. Whereas the qualitative approach was chosen with the consideration that this approach is expected to obtain true data and be able to examine research problems in depth so that the expected results can be obtained. The results of the study can be stated that there are factors that lead to the implementation of the Regional Spatial Plan (RTRW) policy in realizing sustainable city development in Banjar City can run effectively, namely Policy standards and objectives, Resources and incentives, The quality of inter-organizational relationship, The characteristics of implementation agencies, the economic, social and political environment and the 'dispositon' or response of the implementers. However, based on the results of the research, these factors have not been entirely effective. The factors that have not been implemented effectively are the Policy standards and objectives and the "dispositon" or response of the implementers. Therefore there are still problems faced with regard to the Regional Spatial Planning (RTRW) policy, so that it has not been able to provide the best way to regulate, make the best use of spatial planning in the region by considering the level of needs, especially the development sector in urban areas. Disamaping also the results of the study suggest that there is a model in implementing the Regional Spatial Plan policy in realizing sustainable city development in Banjar City, namely synthesis / hybrid models by elaborating the interests of the Central Government, Provincial and Community Participation. This means that the RTRW policy both in planning and in its implementation elaborates by involving the Central Government, West Java Province and the participation of the Banjar City community. Although the policy is decentralized, the central and provincial governments still have a stake in controlling and overseeing the policies of the regional layout plan in realizing sustainable urban development in Banjar City.

Keywords: Spatial Planning Policy Realizing Sustainable Cities

INTRODUCTION

National development is essentially the development of the entire Indonesian people which emphasizes external balance and inner satisfaction. The city government in an effort to realize regional spatial planning must be based on a strategic environmental study that must be sensitive to various social problems faced. Humans have more or less succeeded in regulating their own habits and are now required to strive for the ongoing process of normal regulation of nature and the environment so that they are always in balance, especially regarding land, water, and air.

Development in the regions during the reformation period experienced a shift in their authority. Meanwhile, based on Law no. 23 of 2014 concerning Regional Government, mandatory affairs that become the authority of regional governments for districts/cities are affairs on a district/city scale, which are the authority in planning, utilization, and supervision of spatial planning. The regional government has its own authority in the affairs of regional autonomy, especially in planning, utilizing, and supervising spatial planning. Local governments can exercise authority in making these policies. According to Pasolong (2010:38) that "conceptually public policy is a strategic use of existing resources and to solve public or government problems"

Normatively, the regional spatial planning policy is stated in Law no. 26 of 2007 concerning Spatial Planning often the policies that have been made by the government experience several obstacles or are less successful at the stage of implementing the policy itself. However, in the implementation of these policies, the hope of the government and the community is actually that sustainable development can be realized from the various policies that have been carried out. Along with the concept of sustainable development that has been implemented by the government. Regional spatial planning is one of the problems in today's urban development, the development of the city is quite fast with fairly rapid population growth as well, so environmental problems become a problem that is quite urgent in the discussion of environmental sustainability for future generations. Spatial planning is an important thing, so every province, city/district must have rules that will serve as guidelines in spatial planning and become a reference in implementing development. Minister of Home Affairs Regulation Number 54 of 2010 concerning the Implementation of Government Regulation Number 8 of 2008 concerning Stages, Procedures for Preparation, Control and Evaluation of the implementation of regional development plans, including Regional Regulation Number 9 of 2014 concerning Regional Spatial Planning (RTRW) for Banjar City, held based on: integration, sustainability; harmony, harmony, and sustainability, usability and effectiveness, openness, togetherness and partnership, protection of the public interest, legal certainty and justice, and accountability.

The National Spatial Planning Policy, which is translated into the Provincial Spatial Plan, and the Regional Spatial Planning (RTRW) need to be translated into the City Spatial Planning (RTRWK). According to Rustiadi (2004:44), states " spatial planning has three urgencies, namely: first; optimization of resource utilization (principles of productivity and efficiency), second; tools and forms of resource distribution (principles of equity, balance, and justice), and third; sustainability (sustainability principle).

Based on the observations of researchers on spatial planning problems in Banjar City, besides the frequent conversion of land functions from productive land (irrigated agriculture) to built-up land, there are also many buildings that are still not neatly arranged, because they do not follow the existing spatial rules so that it affects the situation. urban spatial planning, with the increasing number of residents, it also affects the need for housing, and a decrease in space, so that the condition of the land is dominated by residential development compared to reforestation land in urban areas. Another problem faced related to the policy is that it has not been able to provide the best way to regulate spatial planning in the regional environment, meaning how the regulation can be utilized as well as possible and can take into account the level of need for land use that is getting less and less good in urban areas, especially in the development sector.

The policy is made to overcome the various problems that are being faced so as to realize the desired condition. To achieve the desired condition, of course, it must be supported by a reliable implementation process or policy implementation, in the sense that the policy is implemented through a mechanism that is implemented in an organized manner.

It is important to realize that no matter how well the policy is made, the policy really needs the implementation part, in the implementation part there are various models that can be used to implement the policy. These actions include efforts to turn decisions into operational actions within a certain period of time as well as in the context of continuing efforts to achieve major and minor changes determined by policy decisions.

According to Van Meter and Van Horn (2008:46) there are six dimensions in implementing public policy as follows: (1) Policy standards and objectives can be interpreted as goals and standards for achieving the objectives of implementing public policies; (2) The resources and incentives can be defined as resources and incentives for implementing public policies; (3) The quality of the inter-organizational relationship can be defined as the quality of the relationship between related agencies in the process of implementing public policy; (4) The characteristics of the implementation agencies can be interpreted as the characteristics of policy implementing agencies or better known as the position, authority and function of each related agency in the process of implementing public policies;

Another dimension is number (5), namely The economic, social, and political environment can be defined as the conditions of the socio-economic life of the community in the area of public policy implementation; and (6) the 'disposition' or response of the implementers, involving three elements: 'their cognition of the policy, the direction of their response to it and the intensity of that response and intensity of responsibility for the implementation of public policy.

METHODS

The research method used is descriptive analysis, while the type of approach used in this research is qualitative. Furthermore, Moleong (2009:3) said that "qualitative research is a research procedure that produces descriptive data in the form of written or spoken words from people and observable behavior". The qualitative approach was chosen with the consideration that this approach is expected to obtain real data and be able to examine research problems in depth so that the expected results can be obtained.

The use of this qualitative research approach is felt to be very appropriate in the study of social science/public administration, especially research that tries to examine and understand society. In this qualitative research, the researcher tries to develop concepts and collect facts carefully without trying to do hypotheses. While the descriptive analysis method aims to describe complex social realities by applying concepts that have been developed in social science/public administration.

RESULTS

Factors for Implementing Regional Spatial Planning Policy to Realize Sustainable City Development in Banjar City

In accordance with the characteristics of a city, sustainable urban development can be interpreted as a continuous effort to improve the quality of life of city residents through increased productivity in the secondary and tertiary sectors and providing adequate urban

infrastructure and facilities by considering the impact of innovation and intensification of built-up areas on urban environmental damage. and requires high involvement of city residents in efforts to save consumption of natural resources and control environmental degradation.

The model for implementing regional spatial planning policies in realizing sustainable urban development in Banjar City through the Banjar City Regional Regulation No. 9 of 2014 will be seen through six stages or factors (according to Van Meter and Van Horn, 2008). As an illustration, you can see the various stages as described below:

1. Stages of Policy standards and objectives

The implementation of public policy on spatial planning has good goals and intentions, but in fact, based on observations made with the community the RTRW policy problems often occur and often encounter several problems due to lack of knowledge of the contents of the policy. Besides that, the problems of the spatial planning policy are, among others, the occurrence of spatial use conflicts. Land conversion is also common. Inside the settlements, you can see plots of gardens with residential residents. In addition, in forest areas that often spatially tend to function more "protectively," there are also other uses that are cultivating, such as plantations and community agriculture.

Housing in hilly areas has now mushroomed, this has become a new problem because the hilly area is designated as a water buffer area so that in the future there will be no landslides and floods, or disasters caused by humans themselves who are careless and environmentally unfriendly because it takes steps in managing it so that it synergizes with medium and long term development programs.

In the Regional Regulation Number 9 of 2014 concerning the Regional Spatial Planning (RTRW) of Banjar City in 2013-2033, the Spatial Planning Policy concerning the Spatial Structure and Pattern Plan of Banjar City is stated. The substance of the policy on the spatial structure plan contains the City Service Center System, which states that the Langensari District is designated as a Sub Service Center Area, City Strategic Area, and West Java Province Strategic Area.

The purpose of the spatial planning of Banjar City as stated in the Regional Regulation is to realize the spatial planning of Banjar City as an Agribusiness Service Center in East Priangan which is environmentally sound and sustainable. The agribusiness center in East Priangan is in the form of providing marketing locations and supporting facilities. Environmentally sound development is carried out by optimizing the utilization of natural resources and human resources by harmonizing human activities with the ability of natural resources to support them.

The sustainable concept in question is that the condition of the quality of the physical environment can be maintained and even improved, including the anticipation to develop the economic orientation of the region after the depletion of non-renewable natural resources. The provision of marketing locations and supporting facilities to realize these objectives physically has not been carried out optimally. This can be shown by the fact that the agro market has not yet been realized, specifically to facilitate the establishment of the Agribusiness Center in Banjar City. The more often a policy is communicated, the easier it is to implement a policy provided that these policies are in accordance with the norms and wishes of various levels of society.

2. Stages of resources and incentives

In this context, the government as the executor in the field of development and society has a very important role, especially in terms of implementing policies related to human resource development programs. It can be said that the government is expected to be able to foster community participation in supporting success in the development process through the policies that are implemented or implemented.

In accordance with the Vision of Banjar City in 2005-2025, it can be achieved based on the Long Term Development Plan (RPJP), namely Banjar Agropolitan. As the city of Banjar as an agropolitan center, the mission applied is to develop human resources that are religious, healthy, and productive. In realizing an agribusiness-based economy that is competitive and equitable as well as environmentally sound and sustainable. Realizing a productive, efficient, persistent, hard-working, competitive, rational, and professional community culture (industrial culture), while maintaining and utilizing local knowledge and wisdom. Improve the performance and quality of the urban environment, and improve professional governance to ensure excellent service to the community.

The utilization of dry land is one of the efforts in spatial planning in the border area be something that absolutely needs to be carried out in Banjar City. In addition, supported by the city's aesthetics by using an integrated and comprehensive city development model, it is hoped that the City of Banjar can be more optimal in its development, and provide significant results for improving its overall economy. Likewise, the existence of stakeholders in supporting the development of the City of Bandung is non-negotiable.

3. Stages of the quality of inter-organizational relationship

In managing good communication, it is necessary to build and develop effective communication channels. Communication in policy implementation is very important because it involves the transformation of information, clarity of information, and consistency of information. The better the development of the communication channels that are built, the higher the probability that the commands are passed correctly.

The quality of inter-organizational relations from the model implementation of the Regional Regulation No. 9 of 2014 concerning Spatial Planning and the Banjar City Region, it can be seen that the Regional Regulation was made by referring to Law No. 92 of 1999 which was replaced by Law No. 26 of 2007 on spatial planning, although the policy has not yet been implemented. This can be done consistently because there is no detailed Spatial and Regional Planning from the Regional Regulation so there is no detailed description of the Regional Regulation, for policy implementation models, it is necessary to involve policy makers, both official and unofficial actors.

In order to understand who actually formulates policies, it must first be understood the characteristics of all participants (participants), what part or role they play, the authority or power they have, and how they relate to each other and monitor each other.

Therefore, it is necessary to look at the direction of the development of the West Java Province related to the development of the West Java Province, in the Provincial RTRW which is regulated regarding the division of the development area (WP) in West Java Province. intended to increase the effectiveness of development management.

The East Priangan Pangandaran Development Area is an elaboration of the East Priangan Pangandaran Mainstay Area with an equal function and role of the area in the Pacangsanak KSN (Pangandaran Kalipucang Segara Anakan) which is anticipatory to the development of border area development, covering Garut Regency, Tasikmalaya

Regency, Tasikmalaya City, Ciamis Regency, and Banjar City, through this infrastructure can function as an effective space utilization control instrument, to avoid negative externalities due to incompatibility with RT/RW.

4. Stages of the characteristics of the implementation agencies.

The focus of attention on the characteristics of implementing agencies includes formal organizations and informal organizations that will be involved in implementing the policy. This is important because the performance of policy implementation will be greatly influenced by the right characteristics and matches with the implementing agents. This is related to the policy context that will be implemented in several policies that require strict and disciplined policy implementers. In other contexts, democratic and persuasive implementing agents are needed. In addition, the coverage or area is an important consideration in determining the implementing agent for the policy.

The statement above shows that the characteristic stages of the policy implementing agent have not fully delegated authority to the policy implementers under them so that there is a function of the agency, namely the sub-district which has a function in administering the government so that there is a lack of space for the sub-district to act and provide guidance to the village head due to the enactment of village autonomy, where the village feels that it does not need a sub-district because the village has a direct supervisor from the mayor and lacks socialization of other functions of the sub-district, namely as a village or sub-district supervisor and supervisor. Therefore, the application of the concept of sustainable urban development in the implementation of the Banjar City Spatial Policy is how the economic development in urban areas can be improved in a conducive and sustainable manner.

Aspects of the characteristics of implementing agents in question include the structure of the bureaucracy and work mechanisms in implementing policies in all aspects of public service. The results of the study prove that the characteristics of implementing agents have proven that policies that have characteristics and implementing agents have increased harmonization with other agencies. So it is necessary to get better support from all agencies and even more intense government support, to establish stronger cooperation so that there is no mis-coordination between implementing agents in local governments and implementing agencies at the provincial level. Maximum processing, especially regarding community rights, can run consistently and directly proportionally between the results and the benefits that can be felt by the community, both sub-district and village governments.

5. The stages of the economic social and political environment

Meanwhile, if you look at the background of the RTRW plan, namely the existence of Law no. 26 of 2007 concerning Spatial Planning in Lieu of Law no. 24 of 1992. The new provisions in Law no. 26/2007, among others, the time period, the substance of the City RTRW, duties and responsibilities as well as the division of authority between the central, provincial, and district/city governments. Meanwhile, the obligation to revise the regency/city RTRW as a derivative of the RTRWN (National Spatial Planning) and RTRWP (Provincial Spatial Plan), so that the Banjar City RTRW must be revised. The goal is none other than that the Banjar City spatial plan can realize the Banjar City spatial plan as an agribusiness service center in East Priangan that is environmentally sound and sustainable.

Banjar City's policies in the West Java RTRWP include, Banjar City is included in the East Priangan-Pangandaran WP, its leading sectors are agriculture, plantations,

capture fisheries, tourism, processing industries, handicraft industries, and mineral mining. Banjar City is also included in the Provincial Strategic Area (KSP) bordering West Java and Central Java.

The focus of the development of Banjar City is directed as a PKWp with integrated urban facilities and infrastructure, trade activities, and services, as well as a gateway to the border area with Central Java Province. The regional infrastructure development plan in the Priangan Timur-Pangandaran WP, specifically the City of Banjar, consists of revitalizing the Banjar-Cijulang railway line.

Then, the development of settlement infrastructure consists of improving the wastewater management system in Pangandaran, Tasikmalaya City, and Banjar City. The Yellow Ciayumaja Development Area - Greater Bandung Metropolitan KK - East Priangan - Pangandaran Development Area, includes the construction of the Cileunyi-Nagreg-Ciamis-Banjar Toll Road. Spatial planning policies in Banjar City include policies for developing spatial structures, including the development and arrangement of hierarchical service centers, as well as improving the quality and reach of integrated and equitable urban facilities and infrastructure services.

6. Stages of the disposition or response of the implementers

The attitude of acceptance or rejection of policy implementing agents greatly affects the success or failure of public policy implementation. This is very likely to happen because the policies implemented are not the result of the formulation of local residents who are well acquainted with the problems and problems they feel. There are three kinds of response elements that can affect their ability and willingness to implement a policy, among others consisting of first, knowledge (cognition), understanding and understanding of the policy, second, the direction of their response whether to accept, neutral or reject (acceptance), neutrality, and rejection), and third, the intensity of the policy.

Based on the results of observations and interviews as described above, the researchers can suggest several factors that make the implementation of Regional Regulation No. 9 of 2014 not optimal as follows:

- a. In the RTRW regarding environmental studies, there is no reference to regional spatial planning. If it is not possible, there is an agency from the Environmental Service to oversee it, so that development continues
- b. The Regional Regulation on RTRW does not have a Perwal so technically the operational implementation in the field has not run optimally. Without being constrained and continuing to explore the potential that exists in the Banjar City area, besides that development is also directed at the border, it can become a magnet center, so that it has an attraction for people to have activities in the area. Therefore, the Banjar City Government has launched more programs related to physical development. Physical improvements and the provision of public facilities are prioritized to improve the quality of people's lives.
- c. The attitude of the community, both from formal community leaders, including the head of the RW/RT, or informal community leaders, including religious leaders and youth leaders who are less concerned about the RTRW Regional Regulation itself. Another constraint is that the regional regulation has not run well, because it has not been supported by regulations at the level of a mayor's regulation (Perwal) as a rule at the practical level for each SKPD, if this is done, it is possible for program optimization to run well. Lack of socialization of the Perda to the public may allow

the support from the public to be slightly reduced, because the public does not fully understand the importance of the Perda, so with the socialization of support for public appreciation, it can be built properly.

- d. The inhibiting factor for the implementation of the regional regulation on RTRW is the division of authority among related OPDs and the socialization of the regional regulation itself to the community. The narrowness of authority between OPDs is also a problem in implementing policies and Regional Regulations on RTRW so that they can have an impact on regional development programs. If it is not immediately renewed with the support of the Perwal, it is feared that it will have a wider impact so that wider public services can be disrupted.
- e. Development of the economic sector or economic potential such as tourism by taking into account the spatial plan that does not conflict with the RTRW. Therefore, the economic potential of tourism can be explored. All the potential of the region has not been managed optimally. In fact, if it is managed properly, the tourism sector of Banjar City can provide an original opinion of the potential area. The condition of the area with geographically dominated by beautiful hills, Banjar City offers a variety of exotic tourist destinations.
- f. Anticipating the fast-paced dynamics of the City of Banjar, so that the Regional Spatial Plan is revised as soon as possible, the hope for supporting the revision will continue with the aim that there is no stagnation of the sustainable program.
- g. The City of Banjar in implementing the RTRW policy consistently in accordance with its designation. So far, there have been inconsistent external implementations so many development programs break through the rules that should not be violated. This means that the development program is carried out according to the will so that there are many regional developments that should not be carried out but are now being transformed into developments that are not in accordance with their designation.

Regional Spatial Planning Policy Implementation Model in Realizing a Sustainable City in Banjar City

In implementing the Regional Spatial Planning Policy in Realizing a Sustainable City in Banjar City, the researchers developed a model from top down to a combination or synthesis model (hybrid model), including:

- a. The RTRW design in realizing a sustainable city in Banjar City takes into account national interests, provincial interests, city needs, and all of them are accommodated and there is synergy. (Using Top Down model with Bottom-Up/combination model or synthesis/hybrid model) That is, in view of the top-down model where development planning is where all important decisions and types of activities have been determined by the central government. While the bottom-up approach is development planning where the community plays a more role in providing ideas from the beginning to the implementation of the evaluation. In this case, the government only acts as a development facilitator.
- b. The Regional Regulation on RTRW in realizing a sustainable city in Banjar City accommodates the role from top to bottom, bottom to top, cannot alone see the potential of the region, can be in tandem with the center although perhaps the central portion can adjust to the region. (Using Top Down model with Bottom-Up/combination model or synthesis/hybrid model). RTRW policy in which the government clearly reflects community participation for the success of development. The principle of balancing top

down and bottom up between government policies and community initiatives/participation in the city development process simultaneously has resulted in interactions between the government on the one hand and the community. In other words, there has been a reciprocal relationship that influences each other. Urban communities can be moved, encouraged or take the initiative to participate, if they are directly involved in the decision-making process, both in the process of making and implementing urban development programs.

- c. There is a synergy of regulations concerning the RTRW in realizing a sustainable city in Banjar City, because regional planning cannot be separated from central planning, and the center has an interest in the region. Even though it has local wisdom, juridically it should not conflict with central policy. (Using Top Down model with Bottom-Up/combination model or synthesis/hybrid model). In Law No. 25 of 2004 concerning the National Development Planning System, article 1 states that planning is a process to determine appropriate future actions, through a sequence of choices, taking into account available resources. Planning is putting goals in a time schedule or work program to get optimal results. Therefore planning is a necessity, necessity and necessity. Planning itself functions as a guide, minimizing uncertainty, minimizing resource inefficiency, setting standards and controlling quality. The planning process is a procedure and the stages of planning are carried out. Hierarchically, the planning procedure is carried out on the basis of the principle of Top-Down Planning, namely the planning process carried out by the highest leader of an organization and then based on that decision a plan is made at a lower level. Another principle is the opposite of the above principle, namely Bottom-Up Planning which is a plan that is initially carried out at the lowest level and then an organizational plan is drawn up above it up to the central level on the basis of a plan from below.
- d. RTRW in realizing a sustainable city in Banjar City is tiered and synergistic, starting from the National RTRW, Provincial RTRW, Regency RTRW. (The tiered and synergistic model) This means that the top-down versus bottom-up process reflects more on the planning process within the government, namely from institutions/departments and regions to the central government. Institutions/departments/regions prepare development plans in accordance with their authorities and functions. This top-down and bottom-up process is carried out with the aim of, among others, aligning programs to ensure synergy/convergence of all government and community activities. The alignment of the plans of government institutions is carried out through planning deliberations at the central, provincial, and district/city levels. In the national planning system, meetings between top-down and bottom-up planning are accommodated in planning deliberations. Where the macro planning designed by the central government is refined by taking into account input from all stakeholders and then used as a guide for regions and government institutions to prepare work plans.
- e. The policy implementation model becomes a reference for the inter-space area while still adopting the national one but by accommodating suggestions and wishes from the community (combination) for example: construction of railways and toll roads. (Using the Top Down model with the Bottom-Up/combination model or synthesis/hybrid model) In regional development, the basic concept of development through controlling the direction of development activities is generally grouped into 3 main concepts, namely the Concept of Development from Above (Development From Above) , the Concept of Development from the Bottom (Development From Bellow), and the Concept

of Community Based Development (Community Based Development). The concept of Development from Above tends to increase the chances of disparity due to exploitation of inland/regional resources by the center. Meanwhile, the concept of development from below is conceptually quite strong, because small areas manage their resources independently and are integrated with other areas which allow local areas to develop themselves. However, in the trend of the world economy which is increasingly limitless, the concepts offered are trial-and-error/not necessarily successful. Based on these things, the Community-Based Development Concept is carried out with the maximum possible activating community participation and relying on local resources is an alternative development concept that is worthy of consideration.

- f. Planning from the center and when brought to the regions, adjusts and adapts to the region through musrenbang. (Using Top Down model with Bottom-Up/combination model or synthesis/hybrid model). Musrenbang can translate the concept of development (vision and mission) into various operational policies that allow community participation and concern from the formulation stage to the utilization of the results of community development programs, taking into account the mastery of capacity, capability, quantity and quality, as well as leadership patterns. To build the community's ability to understand policies, it is necessary to have a relationship of community collective action, either directly or through an organization with policy makers in achieving common interests, as well as the need to see support from collective action at a higher level, namely coordination and cooperation between government agencies in development planning process, in addition to the role of external parties as a driving factor.
- g. The model for implementing the RTRW policy in realizing a sustainable city in Banjar City, can capture opportunities according to community conditions by identifying existing conditions in the field, both in villages/villages and urban areas. (Bottom-Up model) In other words, urban spatial planning is a plan that binds all parties (government, society, and the business world) in allocating appropriate and efficient space. In line with the growing problem of spatial planning, Law Number 26 of 2007 concerning Spatial Planning as a replacement for Law Number 24 of 1992 has been drafted. The existence of this Law has given the authority as well as obligations to the government at various levels to carry out spatial planning. . In the current era of government, with the implementation of wider autonomy, the depth and detail of the various levels of spatial planning which is also mandated by Law No. 26 of 2007 has become clearer. The RTRWN (National Spatial Planning) only outlines the designation of protected areas and cultivation areas as well as the national infrastructure network. Meanwhile, the RTRWP (Provincial Spatial Planning) contains a more detailed plan for protected and cultivated areas at the provincial level. Meanwhile, the RTRWK (Regency/City Spatial Planning) contains a very detailed plan for land use in the regency or city area.

DISCUSSION

Based on the results of the analysis and discussion as described above, the researcher can criticize the theory put forward by Van Meter and Van Horn (2008:46) which consists of; Policy standards and objectives, The resources and incentives, The quality of inter-organizational relationship, The characteristics of the implementation agencies, The

economic, social and political environment and The 'disposition' or response of the implementers are still quite relevant and actual.

Several factors that have not been effectively implemented in realizing sustainable urban development in Banjar City include the Policy standards and objectives factor. This means that the Banjar City Government through the Department of Public Works, Spatial Planning, Housing, and Settlement Areas of Banjar City, and other related institutions, for example, still finds obstacles in the distribution of authority. The Regional Regulation on RTRW is implemented by dividing the authority among the relevant Regional Apparatus Organizations (OPD) and socializing the Regional Regulation itself with the community. The next problem is the limited authority among OPD in implementing the RTRW policy so that it can have an impact on regional development programs. If it is not immediately renewed with the support of the Perwal, it is feared that it will have a wider impact on public services. Because the current problem is that this RTRW Perda does not yet have a Perwal, so technically the operational implementation in the field is not running optimally.

Another factor that has not been effective is the 'disposition' or response of the implementers in implementing the RTRW policy in realizing a sustainable city in Banjar City. This can be seen from the attitude of the people who are less concerned about the RTRW Regional Regulation itself. Another constraint is that the regional regulation has not run well, because it has not been supported by regulations at the level of a mayor's regulation (Perwal) as a rule at the level of practice in each SKPD. This means that all of the problems above are still facing problems related to the Regional Spatial Planning (RTRW) policy so they have not been able to provide the best way to regulate spatial planning in the Banjar City area. Another thing is how the Regional Regulation on RTRW can be utilized as well as possible and can take into account the level of need for land use that is getting less and less good in urban areas, especially in the development sector. However, the researchers found a novelty in developing a model for implementing the Regional Spatial Plan policy in realizing sustainable city development in Banjar City, namely from a top-down model to a synthesis/hybrid model by elaborating the interests of the Central, Provincial, and Community Participation Governments. This means that the RTRW policy in Banjar City, both in planning and in its implementation, is elaborated by involving the Central Government, West Java Province, and the participation of the people of Banjar City. Although the policy is decentralized, the central and provincial governments still have a role in controlling and supervising the implementation of regional spatial planning policies in realizing sustainable urban development in Banjar City. For more details, the picture of the development of the policy implementation model for the Banjar City Spatial Plan is as follows:

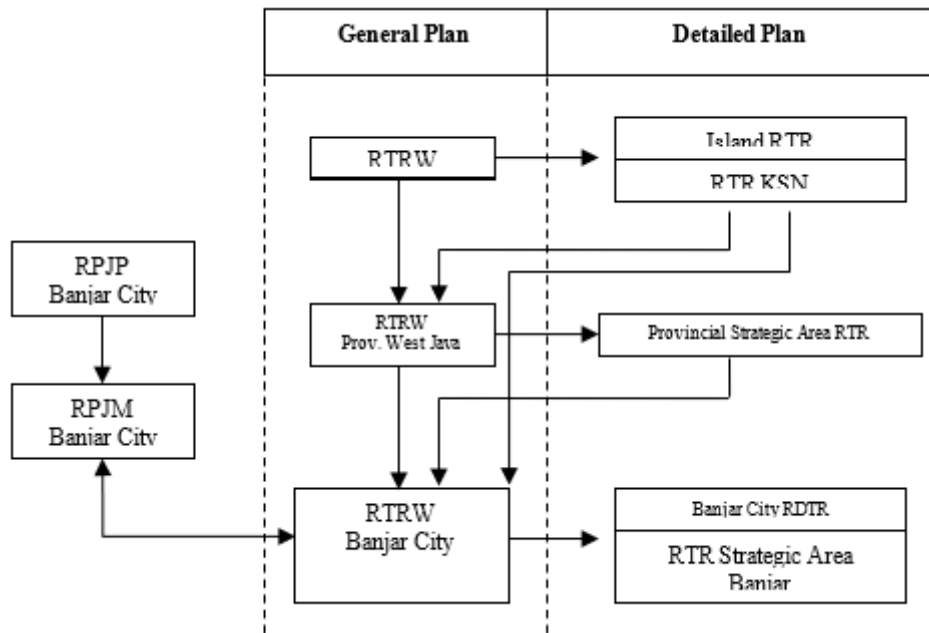


Image of Banjar City Spatial Plan by Developing Top-Down Model into Bottom Up and Top Down (hybrid model)

Based on the picture above, it can be explained that researchers can develop a policy implementation model for the Regional Spatial Plan (RTRW) in realizing sustainable urban development in Banjar City, from a top-down policy implementation model to a hybrid policy implementation model/synthesis model (top down bottom up mixed model).), which is a model in which the implementation of the RTRW policy in the City of Banjar elaborates the intervention of the central government and the Province of West Java with the City of Banjar as well as the existence of community participation through the Musrembang in the City of Banjar. This means that although the RTRW policy is decentralized, the Central Government and West Java Province have a role in controlling and supervising the implementation of regional development programs in Banjar City.

CONCLUSION

Based on the results of the research and discussion as described in the previous chapter IV, the researchers concluded several things as follows:

- a. There are factors that cause the implementation of the Regional Spatial Planning (RTRW) policy in realizing sustainable urban development in Banjar City to run effectively, namely Policy standards and objectives, The resources and incentives, The quality of the inter-organizational relationship, The characteristics of the implementation agencies, The economic, social and political environment and The 'disposition' or response of the implementers. However, in its implementation, these factors have not been fully implemented effectively. For example, Policy standards and objectives and The 'disposition' or response of the implementers, so that there are still problems encountered in relation to the Regional Spatial Planning (RTRW) policy. This, of course, also has not been able to provide the best way to regulate and make the best use of spatial planning in the region by considering the level of need, especially in the development sector in urban areas in Banjar City Region.
- b. Researchers found a development model for implementing the Regional Spatial Plan policy in realizing sustainable urban development in Banjar City from a top-down model to a synthesis/hybrid model by elaborating the interests of the Central Government,

Provinces, and Community Participation. This means that the RTRW policy, both in planning and in its implementation, is elaborated by involving the Central Government, West Java Province, and the participation of the people of Banjar City. In this position, although the policy is decentralized, the central and provincial governments still have a role in controlling and supervising the implementation of regional spatial planning policies in realizing sustainable urban development in Banjar City.

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