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Research Article

Social Sciences

**IMPACT AND SUSTAINABILITY OF NEW URBAN AREA
DEVELOPMENT IN MONCONGLOE-PATTALASSANG,
MAMMINASATA METROPOLITAN**

**孟买州大都会 MONCONGLOE-帕塔拉桑新城市开发的影响和可持
续性**

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Abstract

The accelerated development of the new Moncongloe-Pattalasang area has been characterized by land changes and positively associated with variations in spatial structure, patterns and transportation systems in the suburbs of the Mamminasata Metropolitan area. This study aimed to examine and analyze the impact of decreasing environmental quality on the social and economic conditions of local communities in new urban areas. To this end, both qualitative and quantitative data collection approaches were used. The qualitative techniques included observation, interviews, and documentation while the quantitative tools included surveys using descriptive statistics. The results of the study illustrated that the diversity of land space and spatial articulation was not optimal in the new urban area of the community. Furthermore, such restructuring impacted the working system of local regions, which was replaced by urban industrial communities. The advancements in single social formation led to changes in social structure and economic systems, in a movement towards the stratification of differences, status, and social classes between migrant populations and local communities.

Keywords: Development Impact, Space Utilization, Social Structure, Cultural Pattern, Sustainable Development

摘要 新的蒙孔格洛-帕塔拉桑地区的加速发展以土地变化为特征, 并且与 Mamminasata 大都市区

郊区的空间结构，格局和交通系统的变化有着积极的联系。这项研究旨在检查和分析环境质量下降对新城市地区当地社区的社会和经济状况的影响。为此，使用了定性和定量数据收集方法。定性技术包括观察，访谈和记录，而定量工具包括使用描述性统计的调查。研究表明，在社区的新城区，土地空间和空间连接的多样性不是最佳的。此外，这种结构调整影响了当地地区的工作体系，被城市工业社区所取代。单一社会形态的进步导致了社会结构和经济体系的变化，并朝着移民人口与当地社区之间的差异，地位和社会阶层分层的方向发展。因此，环境，经济和社会文化的物理可持续性对其发展负有责任。

关键词: 发展影响，空间利用，社会结构，文化格局，可持续发展

I. INTRODUCTION

The development of new urban areas in the suburbs of metropolitan cities in Indonesia is characterized by its diversity. This is a manifestation of the internal urbanization process and the effects of external globalization, which directly influence the development of urban areas [1], [2], [3], [95]. Cities are essentially a part of the development system with a direct link to economic globalization at the macro, mezzo and micro levels [4], [5], [6], [7], [79]. Economic globalization is marked by the intensification of interregional and intercity relations, where the events that occur at the macro level tend to positively contribute to the domestic situation of a country. This leads to a change from more traditional systems to postmodernist ones, thereby impacting the integration and disintegration of social life, economics, and urban community culture [8], [9], [10], [11], [12].

The impact of globalization on metropolitan urban systems is characterized by the increasing migration flow, which develops towards suburbanization [13], [14]. Globalization has an impact on the expansion of urban cities through spatial transformation, thereby making it a driving force for the mobilization of migrants towards new urban areas. The process causes social changes in systems, structures, and community cultural patterns [15], [16], [17]. Therefore, urban development is characterized by the rapid population increase due to the migration of people from villages to cities [18], [19], [20]. This process is characterized by changes in spatial use through the allocation of space for large-scale housing, industries, services, and trade that is oriented to the economic growth development and integration of metropolitan regions [21], [22]. The pole of the growing economic growth causes social changes in urban and local communities, both in terms of social and economic relations [23], [24], [25], [26].

The intense physically urban expansion is characterized by an increase in population and

economic productivity due to the development of this area [24], [27], [28], [93]. Expansion of the core city happened through economic polarization and the distribution of new activity functions in the suburbs, which led to changes and growth towards development sustainability of big cities [1], [29], [30]. The direct observable impact of core city expansion is an increase in capital flows, suburbanization, and land tenure inequality between immigrants and local communities towards the formation of new social formation in the suburb [3], [31], [32].

The accelerated development, located in the suburbs of metropolitan tourism, is positively characterized by economic productivity, which begins with the construction of large-scale residential areas, trade centers, social amenities and the proper distribution pattern of goods and services [33], [34], [35], [92], [96], [98]. The increase in developmental activities and economic productivity leads to differences in interests between communities in terms of economic, patterns of social interaction, adaptation, and mobility in response to the stimulus of environmental changes [36], [37], [94].

The urban system of Mamminasata Metropolitan Area is characterized by the expansion of Makassar city and several surrounding regions as a development unit. The direct contribution is due to the conversion of productive agricultural land towards urban industrialization. Rapid expansion during the pre-crisis period is mainly in the form of housing development [38], [39]. Urban growth is linked to the transition from rural to urban environment [40]. The dominant tendency in the development and the creation of inter-regional areas centers on economic growth and contributes positively to urban agglomeration, service disparities, and spatial segregation. According to the concept of connectivity in topology, landscape is defined as a corridor of networks, or matrices in space, that is characterized by the relationship between

ecological systems, such as the overall complexity [41], [42], interdependency [43], and agglomeration [44]. Furthermore, the accumulation of activities that were allocated in the development of the new region led to changes in spatial structure and patterns, thereby making it an attractive factor in the enhancement of investment flows to metropolitan urban suburbs [18], [45], [46]. Mobilization of the population, inequality of land tenure, and social changes are positively associated with changes in the socio-economic and work systems of local communities [17], [45], [47]. The changes were characterized by the existence of migrants and local communities that demonstrates fundamental differences in several ways – namely social stratification, status, class, and the differentiation of inter-community work. The differences are positively associated with technological advancements involving the feudal structure of the capitalist system, increase in production capacity, industrial births, and transportation as factors that cause massive urban transformation [13], [48], [49].

The Moncongloe-Pattalassang urban area, which is the object of this research, is located in the suburb of the Mamminasata Metropolitan Area, Makassar City, Maros Regency, and Gowa Regency. Local communities previously inhabited the new urban area with their main activities focused in the agricultural sector. The data obtained shows that the population before development in 2010 amounted to 9,775 people. However, after its construction in 2018, it increased to 29,232. Those numbers illustrated that, during that period of 8 years, the city experienced suburbanization due to the flow of investment for large-scale residential areas and some socio-economic activities built by developers. From 2010 to 2011, the residential area was 723.09 Ha, offices covered 2.53 Ha, and educational buildings covered 4.28 Ha. Besides those activities, in the same period there were still rice fields and plantations covering an area of 2,644.84 ha. However, from 2012 to 2018, the intensity of development has been very significant in the new city area, which is characterized by the high rate at which agricultural land was converted to urban industries using an area of 3376.22 hectares, with 1,596.81 hectares used for residential buildings, while offices and services covered an area of 327.83 hectares. Those three purposes became the driving force for infiltrative and expansive influx of migrants. The rapid and revolutionary development of the city is indicated to have an impact on the reduction of agricultural land area,

environmental quality degradation, changes in economic activity, social structures and systems, as well as cultural patterns in the local community.

The new urban area, which is located in Mamminasata Metropolitan Area, has a relationship with the surrounding urban areas. The conversion of agricultural land use into very intensive function was positively associated with the dynamics of changes in environmental characteristics, regional morphology, economic and social systems as well as community cultural patterns [33], [50], [51]. This was followed by rationalization of actions, by immigrants and local areas, as an effort to maintain the economic existence of each urban community. Therefore, social and economic space gradually changes, along with the spatial and mental structure of the arena of power [52], [53], [54], [55].

The results that support this research are the (a) findings [56], which confirm specific processes of urban expansion, such as suburbanization or peri-urbanization. The (b) findings also confirm that transformation in metropolitan areas leads to an increase in the number of migrants, changes in employment structure, increase in the number of formal and non-formal economic activities, and revenues [57]. Finally, (c) findings [13], shows that the spatial attributes of a growing city have an impact on changes in the structure, morphology, and space. All three findings are located at the meeting point and the expansion of cities toward the suburbs causes changes and encourages an increase in the number of migrants, work structure, the number of formal and non-formal economic activities, and increased income. Therefore, the purpose of this study is to assess and analyze the impact of the new urban area concerning socio-economic conditions of local communities and the sustainability of development in new urban areas in the Mamminasata Metropolitan urban system.



Figure 1. Orientation map of Moncongloe-Pattalassang
New Urban Area Mamminasata Metropolitan
Source: Map^(c) 2018 Google

II. METHODS

This research was carried out in Moncongloe-Pattalassang, located in Mamminasata Metropolitan using qualitative and quantitative approaches. The philosophical reason for combining these two techniques are as follows; (i) the development phenomenon, which is different from other peripheral areas of the Metropolitan, (ii) the social reality that develops in the new city is not single but plural, (iii) changes in spatial use, developed towards economic growth, have a direct influence on suburbanization, capital flows, and gentrification in the new city, (iv) land ownership initially dominated by local communities contributes to significant changes towards developer ownership and (v) social formations of local communities initially single experienced multiple and complex social formations. Therefore, this study is naturalistic, holistic, and phenomenological [58], [59], [60].

The study was conducted in the new city area of Moncongloe-Pattalassang from July 2017 - March 2018. The location was chosen due to several considerations such as; (i) changes in the spatial use of the new city such as high intensity which is predominantly oriented to large-scale settlement development and functions of commercial economic activities, (ii) mastery of spatial reproduction dominated by capitalism which also causes inequality of land tenure between immigrants and local communities, (iii) spatial changes characterized by suburbanization and gentrification which leads to differences in inter-community interests, and (iv) spatial articulation of capitalism and unequal reproduction which has an impact on social change and rationalization between immigrants and local communities.

The qualitative approach is used to reveal the phenomenon of changes in land, space, economic growth and their impact to local communities in Moncongloe-Pattalassang, obtained through observation. Three main elements were examined: place, actor, and activity. They were interpreted with respect to the developed field and associated with the theory substantially (Figure 2). Therefore, the use of a qualitative approach in this study is expected to (i) interpret the social reality developed in the new city, and (ii) build a research hypothesis to be tested using a quantitative approach and in-depth interviews.

The quantitative approach in this study used descriptive statistics to collect data through survey methods. Respondents in this study were divided into 2 groups, namely immigrants (112 respondents) and local communities. The *proportionate stratified random sampling* method was used to determine the sample study based on educational background and differences in income levels. Therefore, the analytical method used is multiple linear regression with the equation:

$$Y = a + bX_1 + cX_2. \quad (1)$$

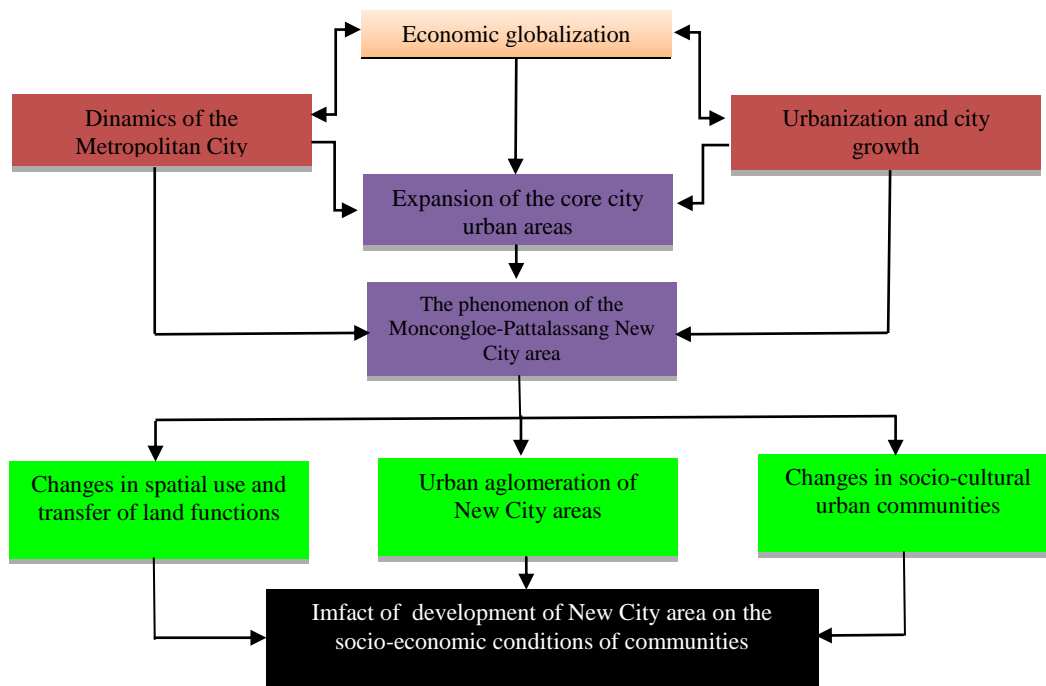


Figure 2. Flow of the development process of the Mamminasata Metropolitan New City area

III. RESULTS AND DISCUSSION

The city is geographically located at the 5° 8'6"19" South Latitude and 119° 24'17"38" East Longitude. Administratively, the area belongs to the Mamminasata Metropolitan urban region. The results of the registration record which indicates the number of inhabitants inhabiting the area in 2018 received 29.232 inhabitants, after the development as a new city area over the period of 8 years (2010-2018) is needed to increase by 19.457 people with an average increase of 0,67% [99]. This data shows an idea that accelerating the development of the new city of Moncongloe-Pattalassang intensity is quite high and very complex, characterized the diversity of ethnic groups that inhabit the region and grow towards new growth pole in the urban system of Metropolitan Mamminasata. Three distinct features characterize the new city area developed region, namely: (i) spatial physical aspects that characterize the changing space utilization cause environmental degradation, land tenure inequality, and differentiation of intercommunity work, (ii) economic growth presently centers on suburbanization, gentrification, and increased development investment flows, and (iii) Sociocultural aspects are demonstrated with differences between community interests and have a tendency towards pragmatism in local community life. Therefore, the role of capitalism in the development of new urban areas through penetration, invasion, and support of capital flows and investment has a direct impact on the imbalanced land tenure

between communities, giving rise to a dualistic economic system [61], [62], [63], [64].

The main factors driving the acceleration of the new city are characterized by the diversity of urban activities due to the development of shopping centers, large-scale settlements, service sector, office spaces, and several other urban functions. The existence of those activities is supported by the construction of the 125.75 km Hertasning-Samata road corridor towards the new city area, which connects the Makassar City with the Maros and Gowa Regencies. The process causes mobility of the population to be sufficiently high and interaction between cities and urban areas becomes very intensive. The interaction between the regions and cities is reflected in the state of transportation facilities as well as the flow of people, goods, and services. Inter region and city interactions are reflected in the State of transportation facilities as well as the flow of people, goods or services, and the node point of the transport movement is marked by the presence of transport shafts that result in concentric pattern distortion, Because along the transport route associated with high mobility [46], [63]. This has had a direct adverse impact on the study area, manifested in much greater traffic volume, which runs parallel to the existence of less organized space along the main road corridors that is dominated by shopping centers. Field facts show that at the central point of area development characterized by the presence of trading functions with the domination of the mode of production of capitalism that blazing with the production mode of prakapitalism, but

not Have interlocking relationships in the management, shape, and characteristics of economic activity. This means that in the context of the development of the new city Moncongloe-Pattalassang shows the existence of the power of capital that is present by side, but not in a hierarchical position and tendency towards the domination of the mode the production of capitalism in the reproduction of spatial space and the differences in the social formation of the common, a dualistic economic system, the working system of capitalist society on one side and the Precapitalis community work system on the others [31], [64], [65].

A. Determinants of Changes in Utilization of New Cities Area

Changes in the use of space due to land conversion are very intensive due to the

occurrence of saturation points in the core city of Makassar and continued population increase. The transfer of land and changes in spatial use designation are some of the infiltration processes of urban elements towards the suburbs [66], [67], [68]. Suburbanization, gentrification and the integration of cities have increased the land demand for developmental activities. Field facts suggest that the existence of commercial economic activity centers and large-scale settlement developments built by developers with considerable extension led to the agglomeration of the Metropolitan Mamminasata urban system. Agglomeration appears "as the outcome of the interaction of increasing returns, trade costs, and factor price differences", relating to the market area as a result of two or more different economic activities [69], [70].

Table 1.
Land use of Moncongloe-Pattalassang New City area period of 2010-2018

No	Spatial utilization	In 2010		In 2018		Description
		Area (Ha)	Percentage (%)	Area (Ha)	Percentage (%)	
1	Settlement	723,09	21,42	1.596,81	47,29	Increased
2	Office and service	2,53	0,07	327,83	9,71	Increased
3	Trade	-	-	372,74	11,04	Increased
4	Terminal	-	-	68,54	2,03	Increased
5	Social	1,48	0,04	109,05	3,23	Increased
6	Education	4,28	0,13	172,86	5,12	Increased
7	Tourism	-	-	74,95	2,22	Increased
8	Sports field and city park	-	-	183,67	5,44	Increased
9	City forest	-	-	244,44	7,24	Increased
10	Green line	-	-	193,12	5,72	Increased
11	Rice field	2.421, 25	71,71	-	-	Decreased
12	Mixed garden	125, 25	3,71	-	-	Decreased
13	Others (empty land)	98,34	2,91	32,21	0,95	Decreased
	Total	3.376,22	100.00	3.376,22	100.00	

Table 1 shows the tendency to develop new urban areas of Moncongloe-Pattalassang due to the use of land function to give the picture that the dominant space utilization allocation towards the development of large-scale settlements, trade, and some functions Urban activities, further emphasise the inequality of reproductive mastery of space. The domination of space mastery by capitalism leads to the economic and differentiation interests of the local community. Thus, during the period 2010-2018, indicating that the function of the very intensive land use of the dominance of productive agricultural function towards urban industrial causes fragmentation in local community life with a tendency to The pattern of formal economic activity on one side and characterizes the pattern of non-formal economic activity on the other. The fieldwork findings point to significant changes in spatial

use, economic growth, and land policies in the new city area which are positively associated with morphological changes, linearly developed along the main road or concentrically concentrated. Development of commercial economic strategies leads to the development of settlements, education, offices, and other socio-economic activities. Morphological changes in terms of land use forms building, settlement, and movement circulation characteristics, distinguished by a combination of lifestyles from a small city [45], [71], [72], [73]. Therefore, changes in the new region due to conversion of land use contribute positively to spatial structure, patterns, and the creation of inter-regional connectivity in the Mamminasata Metropolitan region. This means that a change took place periodically and the conversion of agricultural land to urban industrial unmediated by the

presence of capitalism led to changes in economic activity, in the social system, and

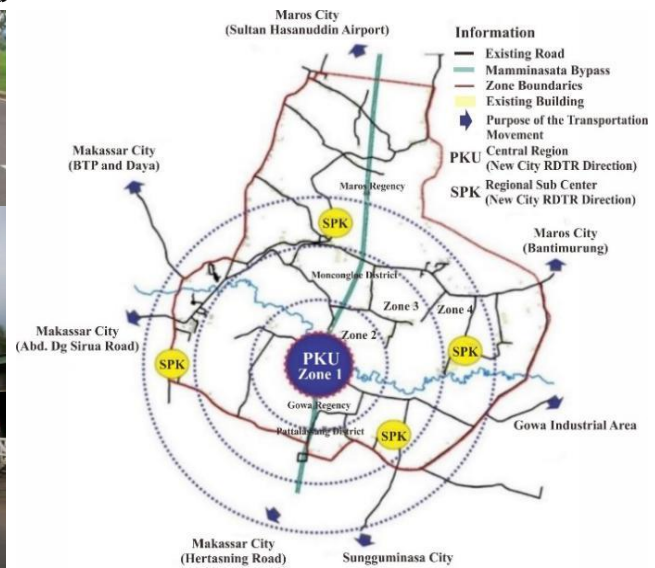


Figure 3. Accessibility, space structure, and development pattern of Moncongloe-Pattalasang New City area

Figure 3 illustrates that the development of the new city, which is a combination of concentric and linear patterns, is the propagating effect of Makassar city. Spatial polarization, which tends to develop towards the poles of economic growth, contributes positively to the changes and formation of service centre hierarchies by enhancing the landscape and demographic processes, and moving towards residential facilities, and local communities. The effective polarisation between city and countryside, as well as the existence of interdependence among demographic processes, socio-economic and residential development in urban and rural areas, provide complex landscape gradients [65], [74].

Four interpretations can be proposed with respect to the hierarchy of service centers. The first (zone 1) is a concentration of various activities located in the main activity center (PKU), with numerous developed social amenities such as trade centers, offices, and educational facilities for high-income groups. The second (zone 2) is a developed region for trade and services connected with the main road corridor of the area and supported by the construction of residential facilities for the middle group; it is equipped with supporting facilities and infrastructure. The third (zone 3) is a settlement for middle groups and is supplemented by regional supporting facilities and infrastructure. The fourth (zone 4) is a transition zone developed for the middle class and equipped with regional supporting facilities and infrastructures in correlation with local community housing. Facts found in the field indicate that the allocation of space for settlement

structure of local communities.



construction in each of these zones is predominantly for migrants. The construction of Maminasata Metropolitan Bypass road lane towards the Hasanuddin Mandai International Airport is an interesting aspect of this development. The construction directly functions to integrate the urban activity system which tends to play a significant role on walking and driving disparity, while surrounding land use and social factors impacts the disparity [75]. The field fact that supports the existence of the new Moncongloe-Pattalasang city area is the choice of transportation, which causes spatial interactions on economic growth of the city. Extended metropolitan development and production of spatial boundaries comprises of the central city transportation corridors, satellite towns and other projects in the periurban fringe, with the outer zones emerging singles, economically integrated 'mega-urban regions,' or 'extended metropolitan regions' [38], [76]. Development of commercial economic strategies leads to the development of settlements, education, offices, and other socio-economic activities. Morphological changes in terms of land use forms building, settlement, and movement circulation characteristics, distinguished by a combination of lifestyles from a small city [45], [71], [72], [73]. Therefore, changes in the new region due to conversion of land use contribute positively to spatial structure, patterns, and the creation of inter-regional connectivity in the Maminasata Metropolitan region. This means that a change took place periodically and the conversion of agricultural land to urban industrial unmediated by the presence of capitalism led to changes in

economic activity, in the social system, and structure of local communities.

The existence of centers of economic activity in the new city through construction of the main roads serves to connect the new urban area to the City of Makassar, Gowa and Maros Regencies. The facts found in the field illustrate that the existence of these main roads is positively associated with agglomeration and deglomeration of urban regions. The development of settlements in new urban areas due to various activities, population mobility, and creation of a private housing system will create various impacts on a)

environment, b) transportation, c) the price of land, d) the city shape, and e) social structure [27], [77]. Therefore, peri-urban areas developed as new urban areas have a tendency to fulfill various functions and play an important role in supplying environmental resources and services to the surrounding cities [78], [97]. The facts found in the field illustrate that land use and geographical changes increase population mobility with a direct influence on small towns and regions in the surrounding countryside due to the process of urban spatial integration.

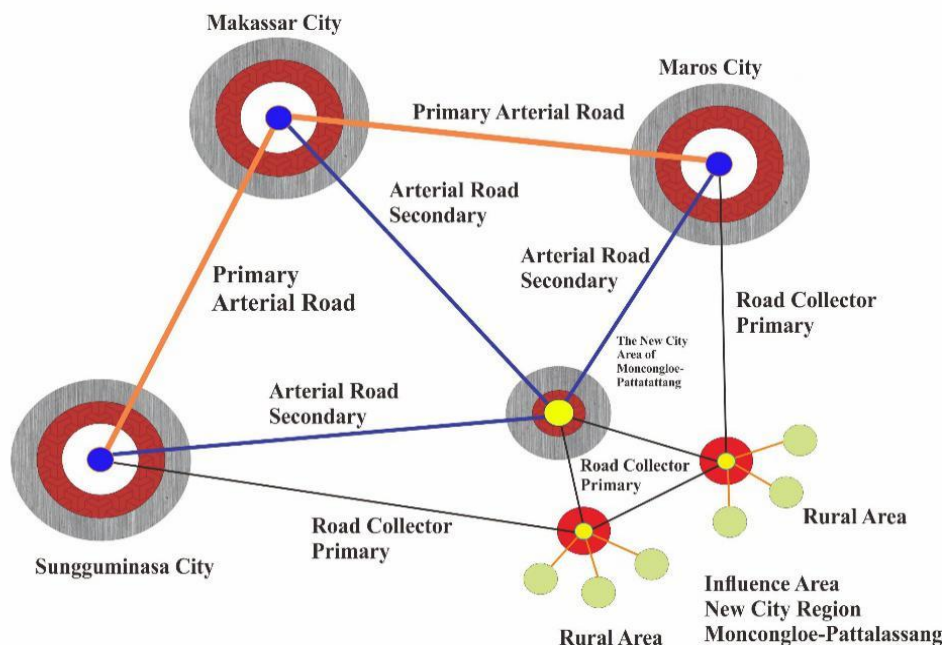


Figure 4. Spatial integration and connectivity of Moncongloe-Pattalassang New City area to the Mamminasata Metropolitan urban system

The conversion of land use in Pattalassang new city area is characterized by the allocation of large-scale residential, trade, services as well as other urban regions. The direct impact observed is a decrease in agricultural land productivity and degradation of environmental quality. It means that, before the construction of a new city area, the agricultural commodities produced in the area amounted to 11.99 tons/ha (2010-2011), then decreased by 4.07 tons/ha (2016-2017). This fact

illustrates that changes in spatial use are based on the developmental stages, which run parallel with the reduction of agricultural land and labor migration. Changes in the utilization of space that was initially dominant in agrarian rural areas and towards urban industrial illustrates that Pattalassang developed as a pole of new economic growth in the Mamminasata Metropolitan Area while impacting on the existence of small towns.

Table 2. Characteristics of changes in spatial use and its impacts in Moncongloe-Pattalassang New City area

No	Determinants of change use of space	Parameter	Value	Quality (%)	Scoring
1	Transfer of land use function	• Reduction of agricultural land area	8	15	1,2
		• Decrease in agricultural productivity	8		1,2
		• Value and price of land	8		1,2
		Sub total		24	
2	Space structure	• Service center system	6	10	0,6
		• Formation of service center hierarchy	8		0,8
		Sub total		14	

No	Determinants of change use of space	Parameter	Value	Quality (%)	Scoring
3	Pattern and function of space	• Trade	7	15	1,05
		• Services	4		0,6
		• Education	3		0,45
		• Health	2		0,3
		• Industry	1		0,15
		• Settlements	8		1,2
		• Green open space	4		0,6
Sub total			29		4,8
4	Population activity pattern	• Economic system	7	10	0,7
		• Social system	8		0,8
Sub total			15		1,5
5	Transportation system	• Road network system	8	10	0,8
		• Movement system	8		0,8
Sub total			16		1,6
6	Morphology and form of area	• Linear	6	10	0,6
		• Concentric	8		0,8
Sub total			14		1,4
7	Dualistic economic system	• Formal	8	10	0,8
		• Non formal	4		0,4
Sub total			12		1,2
8	Social structure	• Social stratification	8	10	0,8
		• Social status	8		0,8
		• Social class	8		0,8
Sub total			24		2,4
9	Cultural pattern	• Value system	8	10	0,8
		• Social norms	6		0,6
Sub total			14		1,4

The existence of dominant commercial economic activities developed by capitalism and spatial articulation came into existence because the stimulus for environmental change runs parallel to the dialectic modernity and rationalized action on local communities. The facts found in the field indicate that the development of the new city is characterized by the coexistence between the modes of capitalism and modes production, with a tendency towards domination of space and land by capitalism. This means that the allocation of space and land in the new area is largely determined by capital and income. This condition, besides changing the structure and pattern of space physically, also shows differences in topology, lifestyle, and relations between communities and immigrants, both economically and socially. This has implications on the formation of social territorial structures, with topology being the distinguishing factor. The topology of activities between

migrants and local communities consists of the existence of two types of production modes used to master economic reproduction of space that coexist but do not have links with one another, in terms of management and ownership of production facilities and social relations patterns that have a tendency towards socio-economic relations. Secondly, it is a dualistic economic system developed towards sharpening economic stratification based on patterns of activity and capital ownership, which indicates the mode capitalism production and pre-capitalism. The facts found in the field illustrate differences in production modes between immigrants and local communities, which led to differences in ownership of residential facilities and on the existence of marginal spaces predominantly inhabited by local communities. Residential facilities of local communities have a tendency to develop towards urban slums that coexist with luxurious settlements inhabited by immigrants.

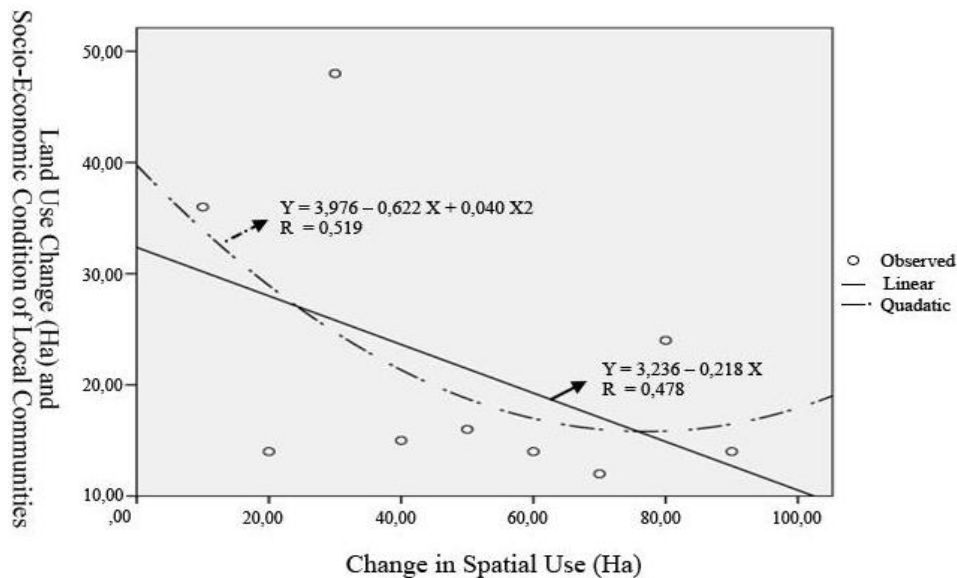


Figure 5. Relationship between changes in spatial use of Moncongloe-Pattalassang New City area with agricultural land use and socio-economic condition of local communities

The rapid development of the new Moncongloe-Pattalassang city area led to a significant change (Figure 5). The results of the analysis indicate that an increase in spatial changes will have a tremendous impact on increasing economic growth through the creation of business opportunities in formal and non-formal sectors. The development of new urban areas has an effect on changes in spatial attributes driven by the existence of a capitalist economy in the control of reproduction space, and the socio-economic life of local communities. With the increasing rural-urban transformative development in the past thirty years, there has been a rapid growth in land usage in different regions [80]. Some interpretations related to the process include changes in spatial use, and livelihood orientation of the local community towards formal and non-formal economic system; secondly, the capitalist-dominated land tenure, which causes dualistic economic systems to develop; lastly, to increase the economic productivity of new urban areas, which causes changes in lifestyle of local communities due to the transformation of new values. The consequences that arise from the process include i) income disparity due to differences in strata, ii) changes in land ownership by local communities to capital owners, leading to changes in patterns of social relations and group ties, and iii) shifting agrarian cultural values with degraded or decreased successors. Therefore, social change in the new city area of Moncongloe-Pattalassang runs parallel to spatial articulation at the micro level. Changes in the mode of production from subsistence agriculture to industrial production capital are bridged by technology, which makes

social changes that were previously impossible [3], [48], [81].

The diverse and complex orientation of the migrant population in Moncongloe-Pattalassang has led to income inequality, marginalization, poverty, and social and economic segregation between urban communities [82]. Apart from the emergence of poverty caused by urban involution, and inability to access economic resources, it is also due to the increasing strength of land ownership by capitalists in the dynamics while developing urban areas [71], [83], [84]. Results from the field analysis found conflicting desires due to trust issues at the local community level, which has a direct impact on inter-individual relations in community groups, thereby weakening the social ties; the integration of local communities and migrants by local commutants who will always try to find informal jobs to improve their welfare [57], [85]; the shift in traditional values due to increasing individualism creates a weak social relations and capital system maintained in the community's social system [36], [86]. Therefore, changes in production facilities towards reproduction and representation of space are bridged by the presence of capitalism, which causes differences in interests between individuals and groups. Technology is considered to play a vital role in all sectors. However, its use leads to contradictions between structural rules and aspirations of local communities. Changes in modes of production cause pattern alteration and interaction which will ultimately change the social structure and cultural patterns of local communities through the transformation of urban industrial society's modern values. In the next process, changes in modes of production

positively contribute to the emergence of a new social status. The construction of new settlements and the functions of dominant commercial economic activities positively correlate with the distribution of status based on educational background, income, and work orientation that can be achieved by the local community. The process has an impact on status inconsistency and coexistence of production methods in local communities as a result of the new formations brought by immigrants oriented to the working systems of urban industrial society.

B. The Socio-Economic Impact of the Development of the Moncongloe-Pattalassang New Town Area

Changes in social formation, which was initially characterized by a single formation, evolved pre-capitalism, thereby, causing changes in social interaction and adaptation between local communities and immigrants. The consequences are marked by sharpening economic strata and changes in cultural patterns, from traditional agrarian to urban industries to spatial segregation; this is due to differences in settler facilities between migrant residents and local communities. The segregated neighborhood shows a strong correlation between the low status people and the physical condition of the buildings [87].

The rapid social change leads to interaction and adaptation in local communities; this is supported by government development policies with the purpose of encouraging the expansion of capitalism through the penetration process, invasion and domination in land tenure. The marginalization in local communities, due to changes in spatial use, is caused by differences in ability and capabilities, as well as in rights and access in utilizing the space reproductive resources. Justification, related to marginality in

local communities which comprises of poverty, isolation, vulnerability and powerlessness in mastering the reproduction of space and access to new space functions that are developing. Changes in working space begin with land ownership status and its conversion from agriculture functions to commercial usage. This means that the coexistence of social formations did not run optimally, thereby, leading to marginalization in local communities. In this study, the result of the findings reflected on the life of local communities with respect to changes as a result of social injustice and the sharpening of social stratification between immigrants and the local community [88].

Changes in social formation positively associated with interaction and adaptation in the local community. It is also characterized by a sharpening of economic stratification, and interaction due to differences in the processes of social interaction between local communities and migrant populations. Changes based on pattern and structure, initially characterized by a tight social bond (*gemeinschaft*), developed towards voluntary and contractual social ties (*gesellschaft*). Furthermore, the society develops from traditional and structural complexity [15], [53].

The consequences of social change in the new city are characterized by economic stratification. Differences in status were achieved based on the expertise and skills possessed and the tendency towards the fulfillment of basic needs. The process has an impact on changes in the social systems of local communities that were initially in a closed social system. In order to assess the socio-economic impact, the assessment was conducted based on i) social interaction, ii) inter-community cooperation relations, iii) the level of awareness between communities, and iv) the economic service system.

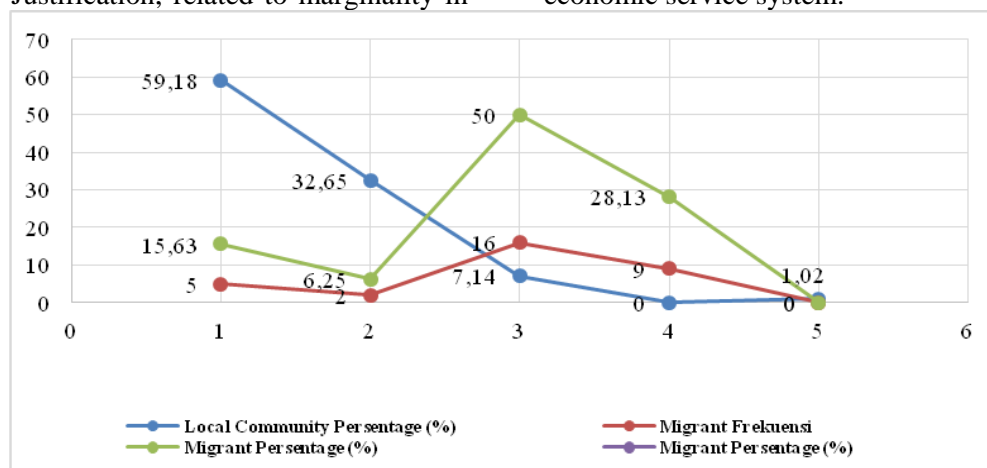


Figure 7. The intensity of migrants and local communities interaction in Moncongloe-Pattalassang New City area

Figure 7 illustrates that 59.18% of the total respondents stated that the intensity of interaction conducted was dominant at the location of residence more than 6 times a week. This figure illustrates a significant social distance based on background and welfare. Furthermore, 50.00% of migrants stated that the frequency of interaction intensity was in the range of 2-4 times a week. This figure illustrates that the intensity of the migrant population to their social interactions have a tendency towards the formation of social stratification, status, and social classes, both in the residential and the business of economic activities developed. Therefore, the high and low intensity is measured based on social structure

and cultural patterns of society. An agrarian society has a tendency to build social relationships on the principle of living together with a fundamental difference in terms of stratification, status, and class. While, in the immigrant population, basic differences based on the social structure developed is due to differences on abilities and achievements. The fundamental difference has a direct relationship to the level of concern among citizens in a single unit of residential environment between communities. The level of concern among residents in the new city area is shown in Figure 8.

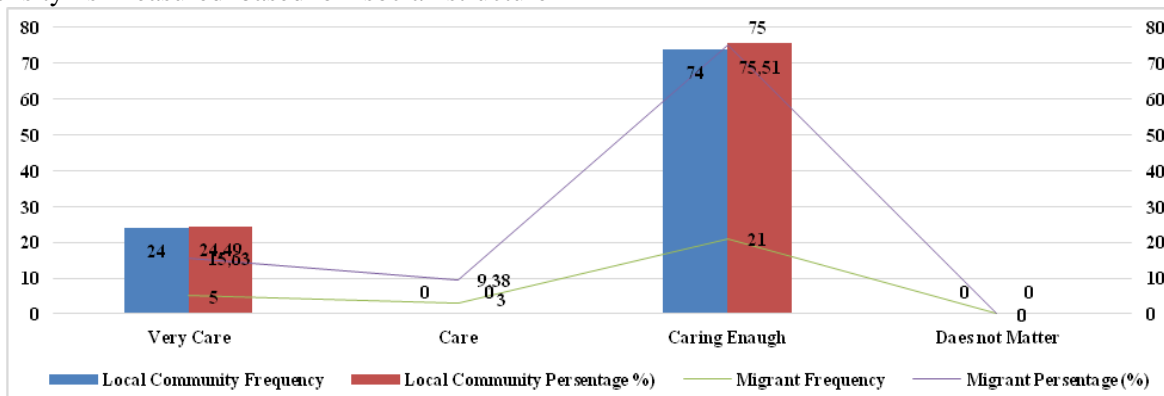


Figure 8. Levels of concern for migrants and local communities in Moncongloe-Patalassang New City area

Figure 8 illustrates that 75.51% of the total respondents are quite concerned with the presence of migrants who are in the same housing environment and 24.49% are very concerned with the presence of migrants. The figure also shows that the local community is open to migrants based on togetherness in

achieving prosperity. The figure also confirms that the social care of migrants maintains its position and presence in the new region. To support these facts, the pattern of cooperation with respect to relations between communities is illustrated in Figure 9.

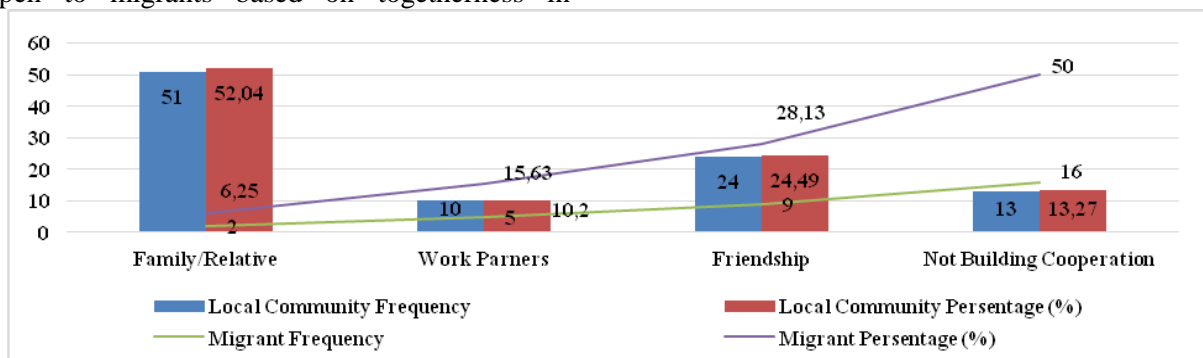


Figure 9. The pattern of economic cooperation relations between migrants and local communities in Moncongloe-Patalassang New City area

Figure 9 illustrates that 52.04% of local communities have developed cooperative relationships in a bid to develop business economic activities and improve welfare of family and close relatives. The figure confirms that the function of family and group ties to local communities is still quite strong. Furthermore, 24.49% of migrants have a tendency to build

economic relations on the basis of partnership and 10.2% on friendship. This figure illustrates that their efforts are built on trust and economic relations. Figure 10, illustrates a measurement of fulfillment of needs which was carried out based on the activity functions developed in the new region.

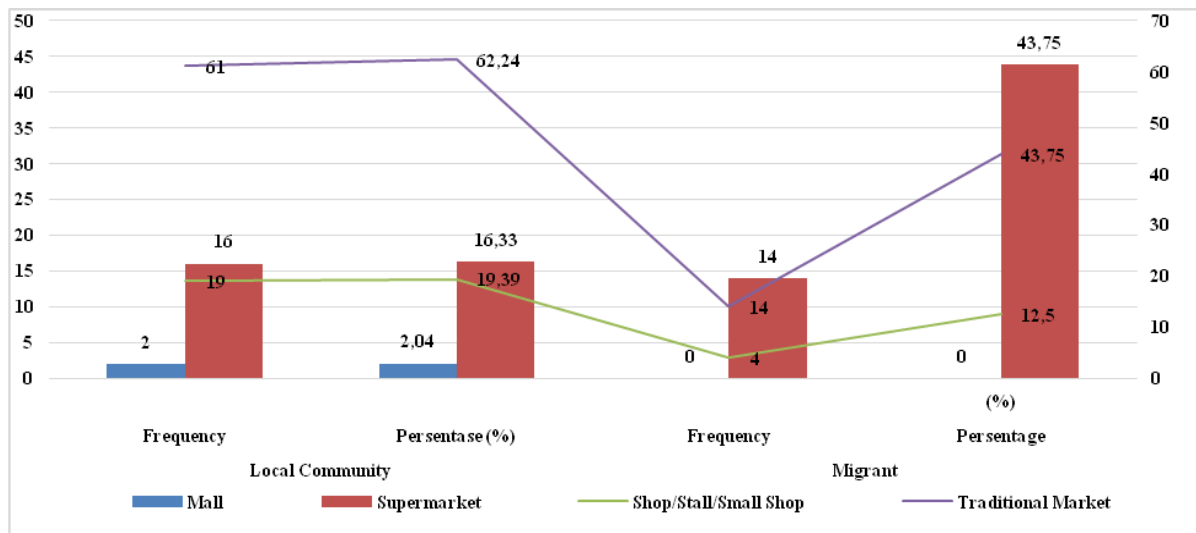


Figure 10. The basic needs fulfillment of migrants and local communities based on the pattern of economic business activities in Moncongloe-Patalassang New City area

Figure 10 illustrates that 62.24% of local communities have a tendency to utilize traditional markets to meet their basic needs. Furthermore, 43.75% of migrants who inhabit the new city also utilize supermarkets and traditional markets to satisfy their basic needs. The figure was confirmed in the field after explaining that the symptoms of different lifestyles in the new city have grown without having any significant impact on it.

C. Sustainability of Moncongloe-Pattallassang New City Area Development

The accelerated development of new urban areas is characterized by the transfer of land functions and changes in the use of significant space, while having an impact on morphology, economic systems, social and cultural patterns. This is in line with the development phase of the new area in the future. Therefore, several factors tend to influence the development of the area, such as: a) Physical sustainability of the environment by maintaining and controlling its sustainability through correlated efforts in order to develop adequate space function used to control environmental pollution on land, water and air. Therefore, the physical environmental sustainability of the new area is oriented to maintaining the quality of the residential environment, making it comfortable and safe by creating development towards the green infrastructure. The development of environmental services provided by constructing green infrastructure, or the rigid spatial restraint created by urban growth boundary and infrastructure, will require holistic comprehension and actionable approaches to the city in the contexts of the environment, built infrastructure, and human communities [89], [90], [91]. b)

Economic sustainability, carried out through empowerment efforts of local communities in order to support welfare improvement due to the transition of the work system in the agrarian society. (c) Socio-cultural sustainability, through cohesion among residents migrants and local communities, aids to avoid conflicts due to inequality. This pattern was developed by local communities towards the use of CSR funds for economic efforts and the rejuvenation of the residential environment using government policies.

IV. CONCLUSION

Based on the results, it can be concluded that:

Collaboration between the government and capital owners in the construction of the new city causes morphological changes, which is the driving force for the formation of social capitalism that coexists with pre-capitalism formations. The coexistence helps in space reproduction dominated by capitalism, and causes the powerlessness of the local community in a marginal position. Changes from single to multiple social formations leads to interaction and adaptation between local communities and immigrants.

The development sustainability of the new city is oriented by the following principles: i) The sustainability of the physical environment by maintaining environmental conservation through the control of environmental pollution, spatial development and river benefits. ii) Economic sustainability carried out through empowerment efforts of the local community and the improvement of welfare support. iii) Socio-cultural sustainability, through the creation of social cohesion towards the principles of equality

in access to space reproductive resources and developed towards CSR funds utilization facilitated through government policies.

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