

ABSTRAK

Kawasan pusat Kota Lama Toboali merepresentasikan warisan spasial yang terbentuk melalui akumulasi dinamika sosial, budaya, dan ekonomi dalam kurun waktu panjang. Kawasan ini mengalami transformasi spasial signifikan sejak masa kolonial Belanda hingga era modern, dipicu oleh pertumbuhan ekonomi, tekanan modernisasi, perubahan kebutuhan masyarakat, serta intervensi kebijakan dan tren pariwisata. Akibatnya, terjadi pergeseran fungsi ruang dan karakter fisik kawasan, meliputi komponen jaringan jalan, konfigurasi bangunan, ruang terbuka, dan tata guna lahan. Penelitian ini bertujuan untuk: (1) mengidentifikasi proses transformasi spasial kawasan pusat Kota Lama Toboali, (2) mengungkap dinamika perubahan komponen fisik dan nonfisik, dan (3) merumuskan arahan desain berbasis karakter yang mampu mengakomodasi perubahan tanpa mengaburkan identitas historis kawasan. Studi ini menggunakan metode historikal-interpretif dengan pendekatan sinkronik dan diakronik, didukung oleh pemetaan kognitif dan wawancara mendalam. Hasil penelitian menunjukkan bahwa transformasi spasial terjadi dalam lima periode historis (1934–2024), ditandai dengan perubahan signifikan pada struktur dan fungsi kawasan. Pola jaringan jalan berubah dari sistem linier kolonial menjadi bercabang dan padat; bangunan satu lantai dengan langgam kolonial, Melayu, dan Pecinan berganti menjadi bangunan bertingkat multifungsi; ruang terbuka publik berkurang akibat tekanan komersialisasi; serta tata guna lahan beralih dari zonasi terpisah menjadi pola campuran (mixed-use). Identitas kawasan tetap hidup dalam persepsi masyarakat, terutama melalui elemen-elemen historis seperti Benteng Toboali, simpang ikonik, dan bangunan dengan langgam arsitektur khas. Karakter kawasan tercermin dari keterpaduan bentuk spasial, nilai historis, struktur sosial, dan makna simbolik ruang. Persepsi masyarakat setempat memperkuat pentingnya pelestarian identitas tersebut dalam desain kawasan ke depan.

Kata kunci: transformasi spasial, pusat kota lama Toboali, identitas kota, historis interpretatif, arahan desain, karakter kawasan.

ABSTRACT

The Old Town Center of Toboali represents a spatial heritage formed through the accumulation of social, cultural, and economic dynamics over a long period. This area has undergone significant spatial transformation from the Dutch colonial era to the modern period, driven by economic growth, modernization pressures, shifting societal needs, as well as policy interventions and tourism trends. These changes have resulted in a shift in spatial functions and physical character, affecting key components such as road networks, building configurations, open spaces, and land use. This research aims to: (1) identify the spatial transformation process of Toboali's old town center; (2) examine the dynamics of changes in physical and non-physical components; and (3) formulate character-based design guidelines that can accommodate transformation without erasing the area's historical identity. The study employs a historical-interpretive method using synchronic and diachronic approaches, supported by cognitive mapping and in-depth interviews. The findings reveal that spatial transformation occurred across five historical periods (1934–2024), marked by significant changes in the area's structure and function. The road network evolved from a linear colonial system to a branched and dense configuration; single-story buildings with colonial, Malay, and Chinese architectural styles were replaced by multifunctional multi-story structures; public open spaces diminished due to commercialization pressure; and land use transitioned from separated zoning to a mixed-use pattern. Nevertheless, the area's identity endures in the collective memory and perceptions of the local community, especially through historical elements such as Benteng Toboali, iconic intersections, and buildings with distinctive architectural styles. The character of the old town area is reflected in the integration of spatial form, historical values, social structure, and symbolic meaning. Public perception reinforces the importance of preserving this identity as a key consideration in future spatial design.

Keywords: spatial transformation, historic city center of Toboali, urban identity, historical-interpretive, design guidelines, character of place.