

Conceptual Design of a Tourism Cottage Resort in the Landscape of Baubau Heritage City, Buton

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ABSTRACT. Baubau City is one of the cities located on Buton Island and has assets in the form of historical architecture that is quite famous (Ramadhani et al., 2024). Various tourist attractions are in several locations, such as Badia Fort Nature Reserve, Sorawolio Fort, and Buton Palace Fort. In addition, Baubau City also has conservation areas that include natural resources and heritage cities. This is potential if managed properly as a cultural heritage-based tourist destination, thus providing opportunities for the community to learn and preserve the history and culture of Baubau City. To accommodate the existing potential and constraints, it is important to conduct research in the planning and design process. The purpose of this research is to develop a conceptual design of a tourism cottage resort in the heritage area of Murhum Sub-district, Baubau City, Buton Island, Southeast Sulawesi Province. This tourism resort cottage landscape planning concept is made with an architectural and ecological approach, which combines physical and non-physical conditions, and is designed by utilizing existing views and contours to produce a planning concept that is harmonious with the natural environment.

Keywords: cottage, heritage town, landscape planning, resort, tourism

ABSTRAK. Kota Baubau adalah salah satu kota yang terletak di Pulau Buton dan memiliki aset berupa arsitektur bersejarah yang cukup terkenal (Ramadhani et al., 2024). Berbagai objek wisata terdapat di beberapa lokasi seperti Cagar Alam Kawasan Benteng Badia, Benteng Sorawolio, dan Benteng Keraton Buton. Selain itu, Kota Baubau juga memiliki kawasan konservasi yang mencakup sumber daya alam dan kota pusaka. Hal ini menjadi potensi apabila dikelola dengan baik sebagai destinasi wisata berbasis warisan budaya, sehingga memberikan kesempatan bagi masyarakat untuk belajar dan melestarikan sejarah serta budaya Kota Baubau. Untuk mengakomodasi potensi dan kendala yang ada, penting dilakukan penelitian dalam proses perencanaan dan perancangan. Tujuan dari penelitian ini adalah menyusun konsep perencanaan lanskap *resort cottage* wisata di kawasan kota pusaka, Kecamatan Murhum, Kota Baubau, Pulau Buton, Provinsi Sulawesi Tenggara. Konsep desain lanskap *resort cottage* wisata ini dibuat dengan pendekatan arsitektural dan ekologis yang menggabungkan kondisi fisik maupun nonfisik, serta dirancang dengan memanfaatkan pemandangan dan kontur eksisting, sehingga dapat menghasilkan konsep perencanaan yang harmonis dengan lingkungan alam.

Kata kunci: cottage, kota pusaka, perencanaan lanskap, resor, wisata

INTRODUCTION

Background

Historic districts within cities are tangible manifestations of urban historical development that reflect the social, cultural, and architectural dynamics of local communities (Alnsour et al.,

2023). As a heritage city, Baubau preserves its historical and aesthetic value through its well-preserved historic buildings, cultural sites, and traditional spatial layout. However, despite the modernization process and urban development pressures, heritage districts are often neglected due to a lack of integration in city planning that focuses on identity. In fact, if managed properly, historic

districts offer significant economic and social opportunities, particularly through the sustainable tourism sector (Shah et al., 2023). The conservation of historic districts that are part of tourism icons can be a promising source of income for the community and local government and should be a key focus of development (Diliawan et al., 2016).

The Indonesian government, through the Heritage City Preservation Program-Pelestarian Kota Pusaka (B3KP), has designated ten cities as heritage city pilot projects, one of which is Baubau City, located on Buton Island, Southeast Sulawesi (Jasrudin et al., 2024). This city is rich in architecture and history, particularly through the existence of the Buton Palace Fortress, recognized as the largest fortress in the world according to the MURI & Guinness Book of Records in 2006. The Keraton Buton area has a strategic position and high historical, architectural, and cultural value. It covers an area of approximately 23 hectares and is surrounded by the longest fort in the world (Syafirin, 2025). During the Buton Sultanate, the Buton Palace Fortress area was the capital of the kingdom. After Indonesia gained independence, only its function as a seat of power was lost, while its function as a traditional settlement and the traditions that existed during the sultanate era remained intact. This area then became a representation of Buton's history and civilization (Pelangi, 2015). Baubau is a city with great potential for tourism development, as it has many historical and cultural relics and attractive natural landscapes (Astiana, 2019).

The Buton Palace Fortress is not only a symbol of the city but also serves as the historical center of the Buton Sultanate with high diplomatic, cultural, and social value (Coppenger & Lee, 2021). This area has strong tourist attractiveness but still needs adequate and environmentally oriented facilities. Tourism has great potential to preserve nature and ecological balance, while also promoting economic growth, especially for the surrounding community (Azzahra et al., 2023). In this context, a tourism approach that considers landscape conditions is an appropriate strategy, based on the principles of sustainable development, environmental conservation, and strengthening local values (Violetta et al., 2024).

METHODOLOGY

Site

The site is in Baadia Village, Murhum District, Baubau, Southeast Sulawesi. The site covers an area of 23.4 hectares with diverse land cover, mostly consisting of fields or vacant land and gardens (Figure 1).

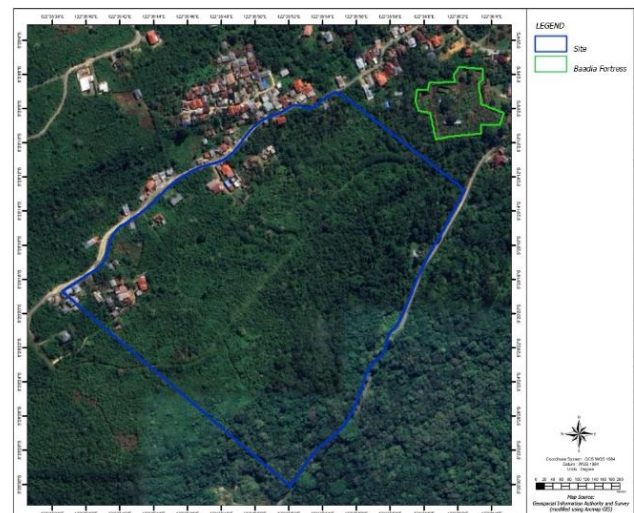


Figure 1. Research Location Map
Source: Google Earth, modified using GIS, 2025

Planning Method

The concept of a resort in the heritage city of Baubau is motivated by the lack of accommodation facilities that represent the ecological and historical values of the area. This concept aims to create a tourist resort that not only supports cultural tourism activities but also contributes to preserving culture and the environment through sustainable management. By enhancing tourism functions, this concept also provides benefits for the lives of residents (Fidelista et al., 2023).

The method used is descriptive analysis with a problem-solving approach. The design process begins with field data collection and literature study, followed by analysis of the characteristics of the local landscape and ecosystem. Studies are conducted to design spatial programming and facilities that are appropriate to the existing conditions.

Design Stages

The design stages applied to this planning concept use the design method from the perspective of J.C. Jones in (Auernhammer & Roth, 2023) and Gold (Gold, 1980), which has been modified. The design stages in this approach are as follows:

1. Idea/Background
2. Inventory (Data Collection)
3. Analysis and Synthesis
4. Concept
5. Design

Data Collection

The data required in the planning concept development process are primary and secondary data (Meng et al., 2023). Primary data is data obtained directly in the field, including both qualitative and quantitative data. This data can be obtained through field surveys and personal documentation. Secondary data is data that is not directly related to the overall design object, but supports parts of the design process, including literature studies and comparative studies.

Data Analysis Procedure

This stage of analysis is also commonly referred to as “programming,” which involves identifying problems in the design that need to be solved and summarizing them in the design requirements (Jin, 2024). The analysis stage consists of two parts, namely macro analysis and micro analysis (Ardicoglu, 2022). Macro analysis is a broad-scale analysis, in this case at the regional level, which includes site and environmental analysis, while micro analysis is smaller and more specific in scale, covering analysis of actors, activities, space and facilities, analysis of building structure and construction, analysis of building form and appearance, and analysis of building utility systems.

In the analysis stage, the data and information obtained are processed using a common design method, namely programmatic, which bases the design on existing needs and conditions. Existing problems are solved using theories related to design and existing comparisons (Hettithanthri et al., 2023).

Functions and Spaces Analysis

Using the function analysis method, which is the activity of determining space that considers the functions and demands of the activities that will be accommodated by that space. The analysis starts with an analysis of the actors and activities, where these two things produce the needs that will be accommodated by the space (Li et al., 2024). The existing space requirements are then analyzed further to produce qualitative space, quantitative space, and spatial organization.

Site Analysis

Site analysis supports building massing. Existing buildings must be contextual to their surroundings, in this case, the environment as the landscape of the building itself (Patnukao, 2024). Analysis of the site in terms of its morphological characteristics and its relationship to the structure and construction of the building. The site has distinctive characteristics that greatly influence the determination of the structure and construction of the building within it.

Structural and Construction Analysis

The structure will be adapted to the site's morphological conditions without altering them. The materials selected will be sustainable and organic. This is because architectural value plays a significant role in conveying cultural identity. (Zhang et al, 2021).

RESULTS AND DISCUSSION

Site Analysis and Synthesis

Accessibility

At this site, there are three existing roads, namely a local road (Labelawo Street), which is the main road of the sub-district, a neighborhood road (Labuke Street), and a plantation road (Figure 2). Labuke Street (Figure 3) and Labelawo Street (Figure 4) are made of asphalt and are intended for private vehicles, both motorcycles and cars. Meanwhile, the plantation road (Figure 5) is still made of soil and natural rocks within the site and is used as an access road to enter and exit the plantation by private vehicles and pedestrians.

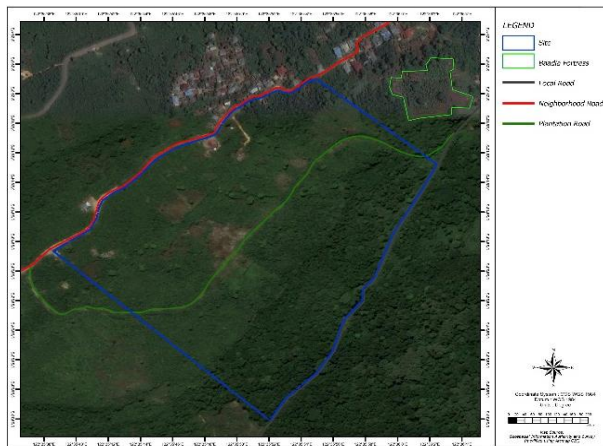


Figure 2. Accessibility Analysis

Source: Author's Analysis, 2025



Figure 3. Labuke Street

Source: Author's Documentation, 2025



Figure 4. Labelawo Street

Source: Author's Documentation, 2025



Figure 5. Plantation Road

Source: Author's Documentation, 2025

Environmental Potential

The site location is highly potential because it is in a zone that is specifically designated as a supporting facility for the historic area of the Buton Kingdom and Sultanate in Baubau City. In addition, the site is also located not far from existing circulation, so it has good accessibility. This site also has a variety of contours, so it has the potential to be developed as a means of supporting tourism and also offers excellent views (Inglis et al., 2022), such as views of the fort, hills, and the sea.

Topography

The site has a varied elevation ranging from 150 m above sea level to 205 m above sea level (Figure 6). This is a positive factor for an ecotourism site, as the contoured terrain can provide added value in terms of views and the overall tourism experience (Utami et al., 2020). The location of the site in the hills also contributes to making it a microclimate area that is cool and comfortable for overnight stays and other recreational activities (Seputra & Mahendarto, 2021).

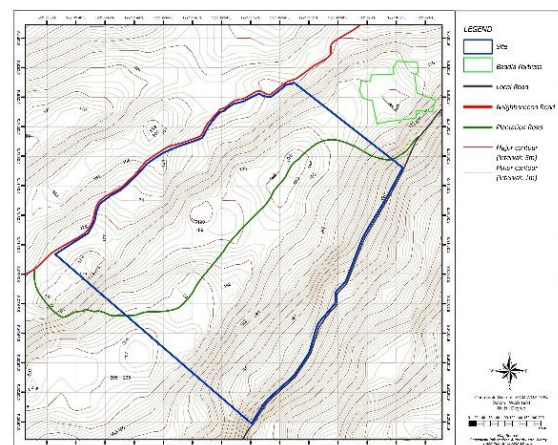


Figure 6. Topography Analysis

Source: Analysis, 2025

In addition to this potential, the contoured terrain also presents several obstacles, namely the uneven access to the area, which requires safety facilities (Moutsopoulos et al., 2022). With diverse topography, the slope of the site varies from flat to very steep. This results in areas that are suitable for tourism due to their good visual quality, and areas that are less suitable for tourism activities due to

the threat of landslides or mudslides. This condition can be solved by creating safe planning and design by making danger points into buffer zones or conservation areas.

Micro-Climate

The direction of sunlight can be an important element in the design process (Figure 7). By understanding the correlation between the location of the site and the amount of sunlight it will receive, it is possible to determine the orientation of the building and the design features that will support the comfort of the site users (Pangarsa et al, 2021).

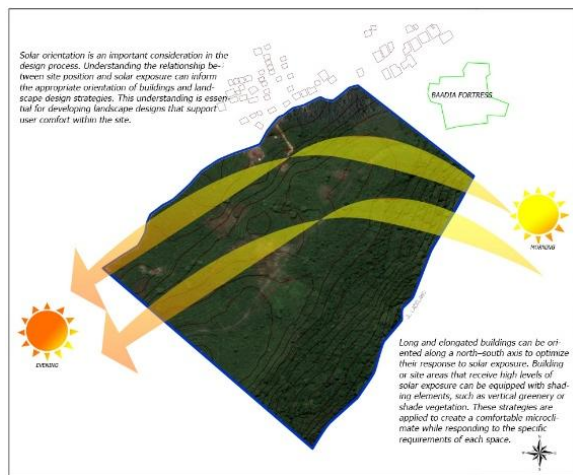


Figure 7. Sunlight Direction Analysis
Source: Analysis, 2025

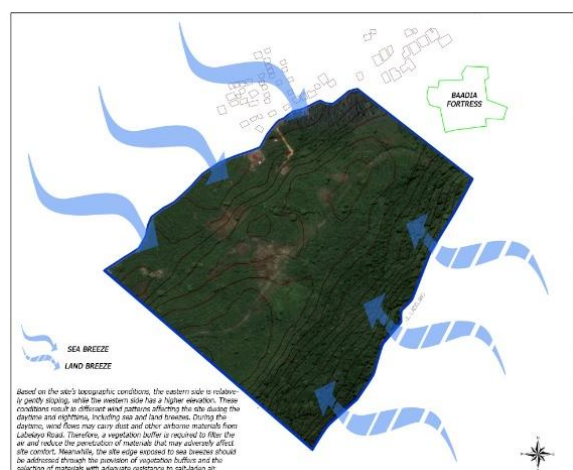


Figure 8. Wind Direction Analysis
Source: Analysis, 2025

Based on the location of the site, which is higher on the east side and borders the Buton Strait on the west side, the site experiences two different wind directions during the day and at night. This is because the site is exposed to both land and sea breezes. Wind gusts during the day have the potential to carry dust from roads traveled by vehicles, and at night they have the potential to carry salt-laden winds (Figure 8).

Pollution

The site is located between two roads that are commonly used by road users (Figure 9). However, these two roads have different purposes and traffic intensities. The western side of the site borders a residential road with low vehicle traffic, resulting in only low levels of pollution. The eastern side of the site borders Labelawo Road, which is the main road in the sub-district with moderate vehicle traffic, resulting in moderate pollution levels and requiring measures such as the provision of a buffer zone and the selection of small-leaved vegetation as well as coarse, broad-leaved vegetation to reduce air and noise pollution from vehicles.

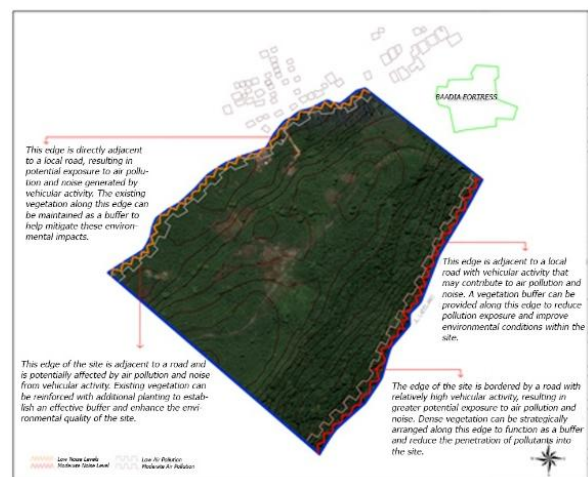


Figure 9. Pollution Analysis
Source: Analysis, 2025

View

The site is located on a hill with the eastern side at a higher elevation and the western side at a lower elevation. The eastern side of the site is still

preserved as green open space that provides an experience and good views of the area. The western side is an area with a lower contour towards the Buton Strait, which can be seen directly from the site. Because of this, the view from the site is entirely good and greatly supports planning and design for the site as a tourism-based area (Figure 10).

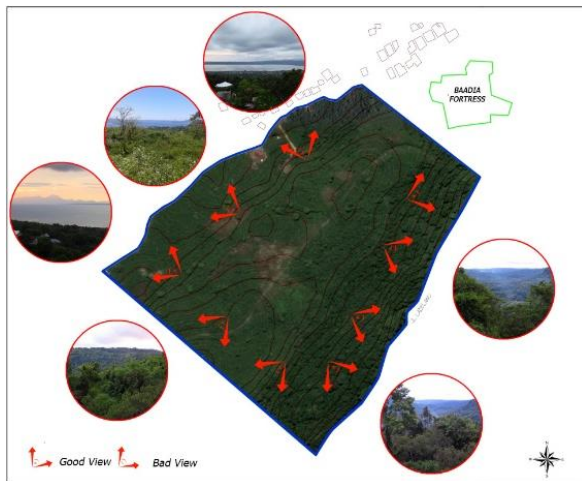


Figure 10. View Analysis
Source: Analysis, 2025

Function

Based on preliminary reviews and comparative studies, the cottage resort in Baubau, Buton, is divided into several functions, namely recreational and educational-conservation (commercial) and supporting functions. These functions are supported by facilities that enable them to run simultaneously.

Recreational Functions

This is the main or primary function of the tourism cottage resort in Baubau, Buton. As this is the primary function, it needs to be provided with adequate facilities. These facilities are:

1. Tourism accommodation in the form of resort cottages
2. Recreational facilities in the form of sports and exploration of forts and forests
3. Relaxation facilities in the form of health & beauty salons, spas & massages, and swimming pools

4. Dining & leisure in the form of restaurants and cafes
5. Souvenir shops
6. Amphitheater

Educational Conservative Function

This is a supporting or secondary function within the cottage resort area. This function is related to educational activities closely linked to the history and culture of the Buton tribe or Baubau City, which in the past was the center of the Buton Kingdom and Sultanate. The facilities that will be part of this function are:

1. Heritage and Library Building
2. Traditional Kitchen Workshop
3. Buton Weaving Workshop
4. Gallery
5. Educational Garden
6. Convention Hall

Supporting Functions

These are functions that must be provided by the management for the convenience of users or visitors. These functions include various facilities, such as:

1. Front Office
2. Management Room
3. Parking
4. MEP
5. Waste processing area
6. Conservation room
7. Laundry
8. Money changer
9. Prayer room
10. Pharmacy
11. Minimarket
12. Housekeeping
13. Garden and park

Conceptual Design Stages

Basic Concepts

The fundamental concept used in the “Conceptual Design of a Tourism Cottage Resort in the Landscape of Baubau Heritage City, Buton” is the design of an ecology-based tourist area using local materials and sustainable design.

Zoning Concept

In the “Conceptual Design of a Tourism Cottage Resort in the Landscape of Baubau Heritage City, Buton,” which aims to accommodate tourism and educational functions, the layout of the buildings will be divided into several areas or zones, namely public zones, semi-public zones, private zones, and service zones (Figure 11).

Each zone will contain various facilities supporting the cottage resort, namely:

1. Public Zone: Amphitheater, Outbound area, Horse riding area, Gardens and parks, Café, Gazebo, Sports area, Place of worship, Pharmacy, Minimarket, Souvenir shop, Money changer, Plaza, Green space.
2. Semi-Public Zone: Gallery, Workshop, Traditional kitchen, Swimming pool, Restaurant, Educational agricultural garden.
3. Private Zone: Cottages, Spa, Convention Hall
4. Service Zone: Front office, MEP, Visitor parking, Management parking, Waste processing area, Management room, Conservation area.

The planned site area to be developed as a tourism cottage resort is 34,055 m² of the total site area. This site area consists of 8,073 m² of accommodation zone, 4,992 m² of education zone, 3,402.3 m² of public zone, 16,707.6 m² of recreational facilities zone, 481,572 m² of administration zone, and 398.71 m² of service zone.

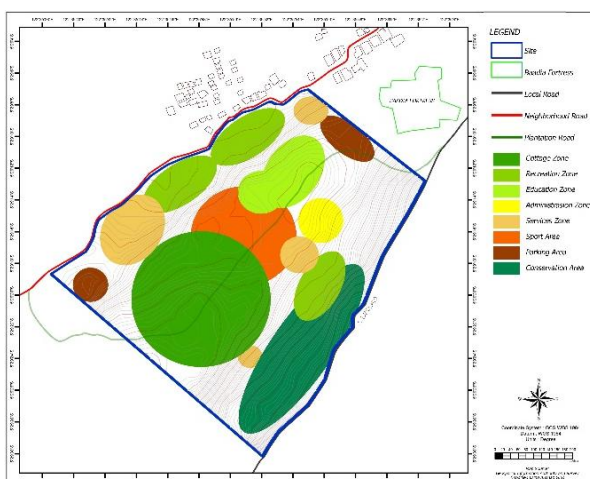


Figure 11. Zoning Concept
Source: Author's Design Process, 2025

Circulation Concept

The circulation concept determines the types of paths on the site that connect objects and tourist attractions, which are adjusted to the type of path usage (Putra et al., 2022). This circulation arrangement is intended to integrate objects and attractions with each other, thereby facilitating access for site users.

Three types of circulation will be applied at this site, namely primary, secondary, and tertiary circulation (Figure 12).

1. Primary Circulation

Primary circulation is the route connecting the outside of the site to the planned site. This primary circulation can be accessed by vehicles such as cars and motorcycles.

2. Secondary Circulation

Secondary circulation is the route connecting the primary circulation to each tourist attraction. This route can be accessed by management vehicles and pedestrians.

3. Tertiary Circulation

Tertiary circulation is the route connecting various attractions within each tourist attraction. This route can only be accessed by pedestrians.

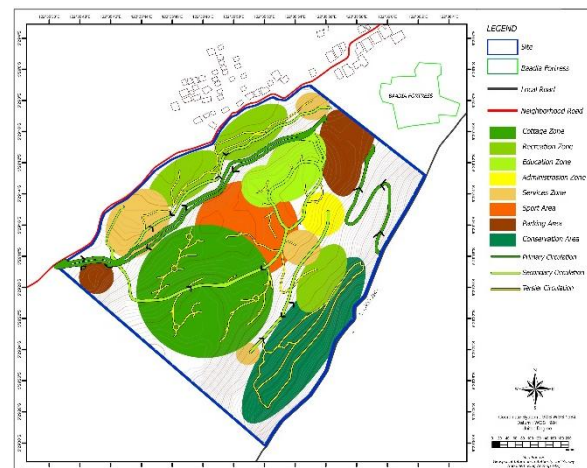


Figure 12. Circulation Concept
Source: Author's Design Process, 2025

Vegetation Concept

The concept of vegetation is the concept of plant placement based on the needs of an area in terms

of aesthetics, comfort, and plant metabolism, which are essential for humans and other living creatures (Violetta et al., 2024). The vegetation concept to be applied to this site will be adjusted based on the existing landscape architecture design. In addition to following this concept, the selection of plants will be based on local plants so that visitors can continue to enjoy the atmosphere of Bau-Bau City within the resort area. The vegetation concept to be implemented consists of five types of vegetation functions, namely border vegetation, aesthetic vegetation, shade vegetation, and guiding vegetation, as well as additional agricultural vegetation that will be used in educational activities.

1. Border Vegetation

Border vegetation is the use of various types of plants that serve to demarcate an area. The placement of this vegetation can also be used to create a sense of privacy and comfort for users of objects and tourist attractions within the area. Another function of border plants is to block air and noise pollution from entering the resort area.

2. Aesthetic Vegetation

Aesthetic vegetation is the use of various types of plants that serve to enhance the beauty of the site. With increased beauty, it is hoped that the comfort of users in the site will also increase.

3. Shade Vegetation

Shade vegetation is the use of various types of broad-leaved plants that serve to block direct sunlight from entering a shaded area so that the surrounding area becomes cooler and shadier than areas directly exposed to sunlight. Shade vegetation can also add coolness to the area because, with its large canopy, more oxygen is released into the air during the day for us to use.

4. Guiding Vegetation

Guiding vegetation is the use of various types of plants that function as road markers.

5. Agricultural Vegetation

Agricultural vegetation is the use of various types of agricultural plants for cultivation. Here, the garden can be used by managers and as a tourist attraction for visitors to learn about plants.

Space Concept

The space design concept is based on function, hierarchy, spatial relationships, and circulation, both human and air circulation. The spatial layout pattern uses composite circulation between spaces, which is a combination of linear (direct) and radial (centralized) circulation patterns. The linear circulation pattern is used when the spatial layout is straight and leads directly from room to room, while radial circulation is applied where each facility is interconnected and centralized.

Building Form and Appearance Concepts

According to Edmund N Bacon in Francis D.K. Ching's 1996 book "Architecture: Form, Space and Order," architectural form is the meeting point between mass and space (Ching, 1996). There are three basic shapes in architecture: squares, triangles, and circles.

The massing of the planned building should avoid monotony, so that the appearance of the building does not look ordinary but can create "architectural form aesthetics." Aesthetics in architecture are values that please the eye and mind in the form of form and expression. The beauty of form is tangible, physical, measurable, or calculable, while the beauty of expression is abstract. The beauty of form has certain foundations, known as aesthetic principles such as unity, balance, proportion, and scale. The beauty of expression arises from experience, and in architecture, the experience referred to is the experience of seeing and observing. Since what can be seen is form, in architecture, the medium for obtaining the beauty of expression is architectural form. Through the experience of observing, entering, and occupying a building, we can feel the architect's inner attitude. There are three important conditions for achieving the beauty of expression, namely character, style, and color.

Based on the planning concept of Cottage Resort Tourism in the Heritage City of Baubau Buton, the shape and appearance of the buildings can combine the three aspects of spatial form described by Francis D.K Ching, 1996 (Ching, 1996) while adapting to the contours and ecological functions.



Figure 19. Toilet
Source: Author's Design Concept, 2025

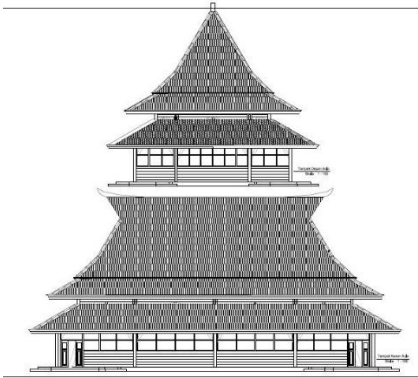


Figure 20. Hall
Source: Author's Design Concept, 2025

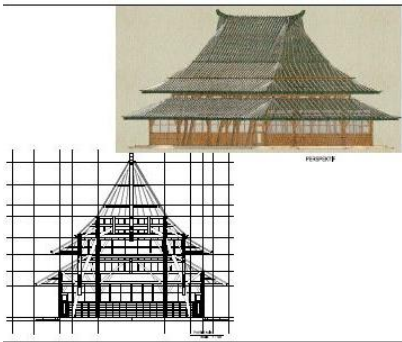


Figure 21. Hall
Source: Author's Design Concept, 2025

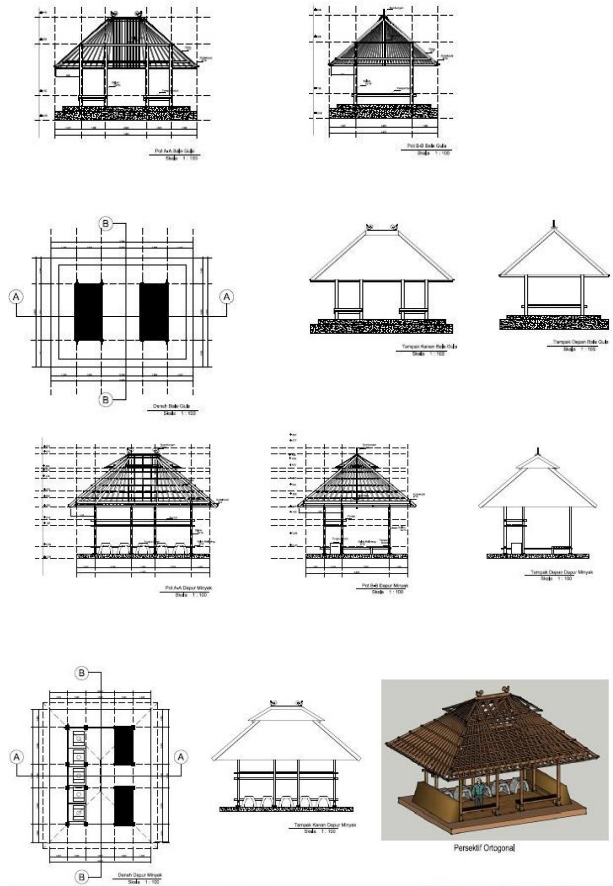


Figure 22. Traditional Sugar Workshop Building
Source: Author's Design Concept, 2025

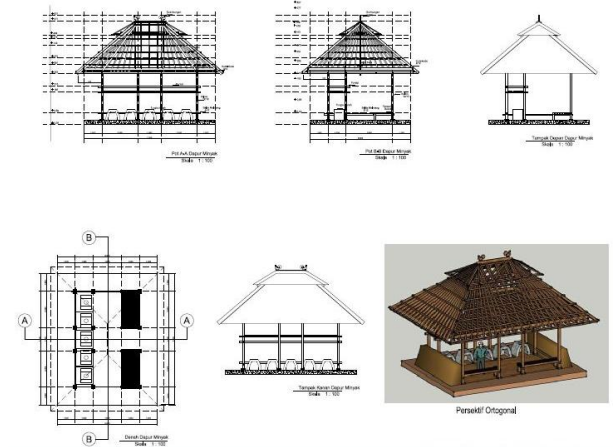


Figure 23. Traditional Oil Workshop Building
Source: Author's Design Concept, 2025

Architectural floor plan of the upper floor of the National Museum of the American Indian. The plan shows a central 'MAIN GALLERY' (5.20) with a 'readable old picture' and a 'wood frame door'. To the left is a 'wood frame door' and a 'glass door' leading to a 'DECK' (5.18). To the right is a 'SERVANT' (5.25) and a 'wood frame door'. The plan includes various dimensions and a north arrow.

[illegible]

The architectural drawings show the 'Tent of Silence' pavilion. The top drawing is an elevation view showing a long, low structure with a series of steps or terraces on the left side and a small, gabled entrance on the right. The middle drawing is a section view showing the internal structure, including a central vertical element and a series of steps or terraces on the left side. The bottom drawing is another section view showing the internal structure, including a central vertical element and a series of steps or terraces on the left side. The drawings are labeled with 'Tent of Silence' and 'Architect: [illegible]'.

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CONCLUSION

Baadia Village, Murhum District, Baubau City, Buton Regency, Southeast Sulawesi Province, is one of the areas in Baubau City that has historical and cultural value, embodied in the form of a palace fortress that is a relic of the Buton Kingdom and Sultanate. Based on the Spatial Plan (RTRW Baubau, 2014-2034), this area is planned as a supporting area for tourism development. Given its potential and development plans, research and analysis are needed to design an appropriate plan.

In this study, a conceptual design was developed for a cottage resort in the heritage city area. The planning and design concept aims to make the site a place that supports ecologically based tourism, as well as utilizing the historical and cultural potential of the heritage area of Baubau City, Buton.

The planned tourism cottage resort also aims to enhance visitors' experience and knowledge of the heritage area. The planned site area to be developed as a tourism cottage resort is 34,055 m² of the total site area. This site area consists of 8,073 m² of accommodation zone, 4,992 m² of education zone, 3,402.3 m² of public zone, 16,707.6 m² of recreational facilities zone, 481,572 m² of administration zone, and 398.71 m² of service zone.

This area has various facilities divided into two categories, namely main facilities and supporting facilities. The main facilities consist of accommodation facilities (25 bedrooms, lobby, bathrooms/toilets), recreational facilities (cottages, spa, swimming pool, restaurant, cafe, souvenir shop, amphitheater, outbound area, horse riding area, jogging track), and educational facilities (convention hall, gallery, heritage building and library, traditional kitchen workshop, Buton weaving workshop). Supporting facilities include the management office (lobby, general manager's room, secretary's room, accounting room, staff room, meeting room, marketing room, pantry, bathroom/toilet), information center (information room, waiting room, money exchange, bathroom/toilet), dining/restaurant area (dining

room, reservation room, kitchen, cashier, storage room, bathroom/toilet), worship area (ablution area, worship area, bathroom/toilet), entrance and exit (security post, bathroom/toilet), open area (seating area, cafe, bathroom/toilet), and technical area (panel room, generator room, AHU room, pump room, warehouse, wind turbine generator maintenance room). The carrying capacity of the landscape of the cottage resort in the historic town of Murhum District, Baubau City, Buton is 380 visitors.

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