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## LAND USE CHANGES AND ITS COMPATIBILITY TO THE PLAN SPATIAL PLANNING DETAILS ( PSPD ) IN THE REGION PERI-URBAN CASE STUDY: LABUAPI DISTRICT, WEST LOMBOK REGENCY

Emi Salmah<sup>1\*</sup>, Muhammad Alwi<sup>2</sup>, Masrun<sup>3</sup>, Endang Astuti<sup>4</sup>, Tuti Handayani<sup>5</sup>

<sup>1,2,3,4,5</sup> Faculty of Economics and Business, University of Mataram.

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\*Corresponding author: Emi Salmah

Faculty of Economics and Business, University of Mataram.

### Abstract

*Spatially, the Labuapi area is directly adjacent to the Mataram City area, making Labuapi District a Territory Peri-Urban. This research aims to: 1). Analyzing how land use changes in Labuapi District as a region peri-urban. 2). Assess how the suitability of the spatial use plan in the Labuapi District Detailed Layout Plan (PSPD). 3). Analyzing how development zones are seen from the spatial use plan in Labuapi District. This study uses a quantitative approach supported by a qualitative approach.*

*The results showed that Labuapi District was one of the regions Peri-urban. The city of Mataram has a significant influence, especially in terms of land use. This can be seen from the percentage of land use change that occurred in 2016-2020 which reached 10.32% of the total land area in Labuapi District. The tendency for land change that is quite large is the change from agricultural land to residential land, which is 13.12%. In relation to changes in land use and spatial use plans, it is known that the percentage of changes in land use that are in accordance with the plan is greater than those that are not suitable, namely 65.91% compared to 34.09%. From the SWOT analysis of the implementation of the space utilization plan policy, it is known that the weakness lies in regulatory factors/aspects, namely that the Labuapi District PSPD document has not been ratified as a Regional Regulation. In utilizing the existing zones, the residential zone dominates the land in Labuapi District. The suggestions put forward need to be considered for all types of land use, including conformity with spatial use directions in the regency spatial planning, balance between protected areas and cultivation areas within the region, environmental sustainability and compatibility with other policies issued by the district government.*

**Keywords:** Land use change, Peri-Urban, PSPD.

### Background

Land is one of the main elements in supporting human life, because of its function land as a place for humans to move to maintain their existence. Land use which are increasingly being used by humans, such as for residence (settlements), places to do business, fulfillment of public access and other facilities will

cause the available land to shrink. The emergence of problems of environmental quality degradation will later disrupt the balance of the ecosystem. This is because land use does not pay attention to land capability, carrying capacity and form of designation. For a country that is still in a developing stage like

Indonesia, the demand for infrastructure development, whether in the form of roads, settlements or industrial areas, also drives the demand for land. As a result, many paddy fields, especially those close to urban areas, have changed their function for this use. (Salmah, Emi, et al. 2019)

The act of changing the function of agricultural land has actually occurred since the presence of humans in the area world (including the ancestors of the Indonesian people) by knowing various things (objects) that are desired in order to maintain and obtain life satisfaction such as food, clothing, shelter and so on. However, this need continues to increase in terms of type, style, quantity, and quality in line with the increase in the human population.

The rapid population growth and the need for housing will of course affect the need for land which will also increase, which in turn will utilize paddy fields to be converted into residential areas so that the area will decrease which will then lead to an imbalance between the area of paddy fields and various other needs. Population growth with land conversion is very closely related, the impact resulting from population growth is a reduction in the area of agricultural land that is converted into residential land which has an impact on decreasing the amount of food production produced by farmers.

Population growth encourages the development of facilities/infrastructure in the form of settlements must be accompanied by the availability of land. As stated by Nursid Sumaatmadja (1980.87 Stating that "... population growth and increase will encourage 3 growth in needs, these needs include housing and places of economic activity such as factories, shops, markets and others by transferring agricultural land, especially from agricultural land to non-agricultural.

Land conversion is caused by several factors which broadly include the need to meet the needs of an increasing population and demands for a better quality of life (Utomo in Hayati 2016). The population continues from year to year increase, of course, requires the availability of decent housing and more and more businesses, especially incities, on the other hand the amount of land in cities is getting smaller which results in land prices continuing to increase. (Yunastiti, 2018 )

The consequence of this situation is that districts or areas close to cities will be the choice of places to provide housing, offices and businesses, because land prices are still cheap/low and there is still a lot of available land. This situation has become the target of developers (developers) as a location for making housing to increase the housing area and also for entrepreneurs to open businesses, giving rise to the phenomenon of land conversion. This situation creates a new problem, because it shifts the function of productive agricultural land to non-agriculture, as a result the average farmer's land ownership decreases (Linda Cristi Corolina et al, 2014).

Outskirts as territory *Peri-urban*", where is Territory *Peri-Urban* (TPU) is defined as an area characterized by a mixture of urban and rural physical appearance (Yunus, 2018). In theory *Land Use Triangle : Continuum*, it was explained that on a continuum the further towards the main built-up urban land, the greater the proportion of urban land and the further away from the main built-up land the greater the rural proportion. This theory is

considered the most appropriate to describe the condition of the Region *Peri-Urban* in developing countries including Indonesia.

West Lombok Regency is one of 10 regencies/cities in West Nusa Tenggara Province (WNT), is one of the districts with the highest population growth rate in West Nusa Tenggara Province. As an area directly adjacent to the city of Mataram, it has had a significant influence on the development of its territory, especially in the suburbs. Based on statistical data from 2015 to 2019, the reduction/depreciation of the amount of agricultural land is 1.046 percent (Department of Agriculture and Plantation of West Lombok Regency. 2020), while the area of non-agricultural land has increased. Most areas in West Lombok Regency are used as housing and business development locations, this is because there is still a lot of land that has changed its function and is also located close to the city. The development of Mataram City resulted in productive land in several sub-districts in West Lombok Regency switching functions for various needs (Salmah, Emi, et al, 2019). One of the districts that experienced the largest land conversion was Labuapi District. The negative impact of the conversion of paddy fields is wrong One is that it affects the irregularity of the spatial layout of the area concerned, so it is necessary to study how the detailed spatial planning is.

Labuapi District is one of ten (10) sub-districts in West Lombok Regency. Spatially, the Labuapi area is directly adjacent to the City of Mataram, making Labuapi District a Region *Peri-Urban*. According to statistical data on land use in Labuapi District for 2010-2020, it is known that there has been a decrease in the area of agricultural land by 540.6 Ha

## Research purposes

This research aims to:

- 1) Analyzing how the form of change in land use in the District of Labuapi region as *peri-urban*
- 2) Assessing whether there is conformity with the spatial use plan in the Labuapi District PSPD
- 3) Analyzing how development zones are seen from the spatial use plan in Labuapi District

## Literature review

### 1. Definition of Land Use Change (land conversion)

Changes in land use or shifts in land use are land that has experienced a transition of land use, for example agriculture (mixed garden to livestock) caused by changes in land use patterns, other influencing factors are facilities and infrastructure for regional development.

Changes in land use are land that has changed its function, both from agriculture to non-agriculture. In general, land problems in Indonesia, namely:

1. There is a decline in productivity that is not accompanied by land conversion efforts.
2. The occurrence of decline in land productivity as a result of use that is not in accordance with capabilities.
3. Relatively fertile agricultural land is pushed out by non-agricultural land use types in urban areas.

As the optimum land use change that is expected because it leads to Sustainable and environmentally sound land use. Others are changes or land subsidence that are out of control

and lead to land damage. (Nana Apryana, 2011). According to Bintarto (1977) in Salmah, Emi (2019) the pattern of distribution of land use change is basically grouped into:

- a. The elongated pattern follows the path
- b. The elongated pattern follows the river
- c. Radial pattern
- d. Scattered pattern
- e. The elongated pattern follows the coastline
- f. The elongated pattern follows the coastline and railroad tracks.

## 2. Land Use

Yunus (2008) explains the theory about the spatial distribution of land utilization/use, especially for Regions *Urban Fairy* (WPU) that is theory *Land Use Triangle: Continuum*. This theory is considered the most appropriate theory for WPU in developing countries. In this theory, WPU is an area marked by a mixture of urban and rural physical features with variations in the proportion of mixing within the range of <100% rural appearance and <100% urban appearance. Mixing occurs in a continuum increasingly towards the main built-up urban land, the greater the proportion of urban land and the further away from the main built-up land the greater the proportion of rural land. Yunus (2008) found 4 zones in the region *urban fairy* that is :

- a. City frame zone (*zombicot*)
- b. City-rural frame zone (*zobicodes*)
- c. Rural-urban frame zone (*Zobidekot*)
- d. Village frame zone (*Zobides*).

## 3. Compatibility of Land Use with Land Use Plans

Regional Spatial Planning (RTRW) is the result of land use suitability analysis. Land use suitability for RTRW is a comparison between area directions according to spatial planning and the existing conditions of current land use (Andrianto, et al; 2008). Some literature uses the term land use deviation as the equivalent of land use mismatch with land use plans. Restina (2009) in her thesis, found the factors that influence deviation are: density population, area of agricultural land, buildings on the banks of the river and distance to the city center. Community socio-economic factors such as education, employment, income, land ownership and the low level of community knowledge about spatial planning due to a lack of socialization about the RTRW also affect deviations that occur (Trigus Eko, et al 2012).

## 4. Position of Detailed Spatial Planning (PDSP) in District Spatial Planning

In the Rules are defined *Detailed Regency Spatial Plan* namely the spatial utilization plan for a part of the district territory in detail prepared for the preparation of spatial manifestations in the context of implementing regency development programs. At the spatial planning level, the Detailed District Spatial Plan is the product of a plan for:

- a. Operational plan for area development directives (*operational action plans*);
- b. Development plan and area allotment (*area development plans*); Guide to
- c. action plan and design guide (*urban design guidelines*). District PSPD plans, regulations, provisions and mechanisms must refer to higher planning institutions, both at the regional and regional levels.

## 5. Factors Influencing Spatial Planning Policy

## Implementation

Implementation of Spatial Planning is a concrete action of product plans that have been made as an effort to achieve spatial planning goals. The intended goal is the desired goal so that it has an impact on the target group (Dilang, 2008). Ginting (2010) in his thesis stated that the ability to implement plans (implementability) is influenced by four factors, namely: technical, political, economic and social. According to him, the implementation of the Detailed Spatial Plan for West Lombok Regency is not influenced by economic factors but is more influenced by:

1. Engineering factors, urban hierarchical system and regional location
2. Political factors related to power
3. social factors.

According to Edward (1980) in Trigus Eko (2012), an implementation is at least influenced by resource factors, disposition (commitment to policy makers), communication (speed of information between implementing units) and bureaucratic structure.

While the factors that influence the effectiveness or not of the implementation of spatial planning regulations are: institutions, implementing apparatus, supervision and control, funding and conducive community customs. Dilang (2008) states that there are three things that influence the success of implementation, namely: the quality of plans and good institutional capacity. (Trigus Eko, et al 2012)

Things that make a policy, plan or program unsuccessful include: the occurrence of inconsistencies in the apparatus preparing/implementing plans or programs, weak government apparatus resources and immature plan substance (Dilang, 2008). Laurensius (1996) states that a regional spatial plan will be hampered if there are inhibiting factors, namely: the dual loyalties of implementers and the emergence of obstacles from the social and natural environment.

## Research methodology

### 1. Research Locations

Research related to land use change and its suitability PSPD In Territory *Fairy-Urban* conducted in Labuapi District, West Lombok District. The reason for taking the location, because it is in Labuapi District, as a region *Fairy-Urban* directly adjacent to the city of Mataram, where every year the population is increasing and of course it requires housing. In Labuapi District, there have been many changes in land use change which have caused a decrease in agricultural yields and environmental management that does not pay attention to sustainable development. so that this research is needed to find out whether the transfer of land functions is in accordance or not with the Detailed Spatial Plan.

### 2. Research methods

This study uses a quantitative approach supported by a qualitative approach. The approach used in this study is a mixed approach with sequential/stepwise methods. The method used is to combine or expand from quantitative method at an early stage with the findings of a qualitative descriptive method at a later stage (Creswell, 2010).

### 3. Types of Data, Data Sources and Forms of Data

In this study using primary data and secondary data:

- a. Primary Data, is data obtained through in-depth interviews / In-depth interviews and FGD (Focus Group Discussion) with related parties to explore issues related to research objectives and satellite imagery data and field survey results.
- b. Secondary data is map data for sub-district spatial use/utilization plans, PSPD documents, BPS statistical data and data from previous studies related to this research.

Form of Data: Digital spatial data in the form of maps of administrative areas, aerial photo images of 2016 satellite imagery maps *Quickbird2020*, map of spatial use/utilization plan for Labuapi District. While the textual data is in the form of the Labuapi District document in figures for 2016-2021 and the subdistrict Spatial Detail Plan document.

#### 4. Data Analysis Techniques

Primary data is processed and presented in the form of frequency tables and cross tables to see the interrelationships of the aspects studied in West Lombok Regency. The primary data is then analyzed according to the research objectives. Meanwhile, for the qualitative approach, the triangulation method was used to provide reinforcement from the data obtained through a questionnaire involving in-depth interviews (in-depth interviews), FGDs and observations. The combined data is processed and analyzed by presenting it in the form of narrative text, matrix, or chart, then conclusions are drawn from all the data that has been processed.

## Results and Discussion

### 1. Land Use Analysis of Labuapi District in 2016 and 2020

In this discussion, we will describe matters relating to the research objectives. the first objective is how the form of changes in land use in the District of Labuapi as a regional *Peri-urban*.

In 2016, the most land use in the Labuapi District was for agriculture, namely 1803.4 Ha or 63.31% of the total area of the Labuapi District. The next largest land use is for settlements, namely 564.72 Ha or 19.82%, followed by land use for trade and services, riverbanks, roads and education with a percentage of between 1-5% of the total land area in Labuapi District. Meanwhile, land use that is less than 1% is for green open space and industry. Land use In 2020 will be dominated by the use of agricultural land covering an area of 1512.73 Ha and the use of residential land covering an area of 800.49 Ha. The order of land use area from largest to smallest is: trade and services, roads, open green, education and industry

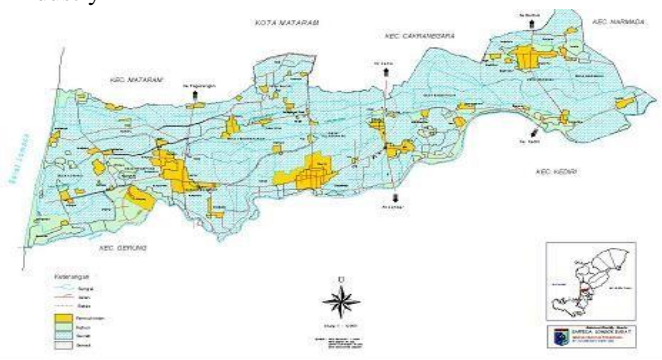


Figure 1. Land use in Labuapi District in 2016 Source: Labuapi District Office, 2021.

In particular, in 2016, it can be seen that land use in the eastern region dominated by land use for settlements (yellow), trade and services (red), education (brown), and agriculture (green). Whereas in the western region the use is dominated by agricultural land, this can be seen from the many green areas that are spread evenly in almost all areas. Some settlement lands follow the theory *open country or trade center community* namely settlements spread across agricultural areas and between settlements connected to each other by transportation roads. While others follow the theory *line village community* where residential land extends to the left and right of the road. Land use for trade and services is along the highway and inspection roads.

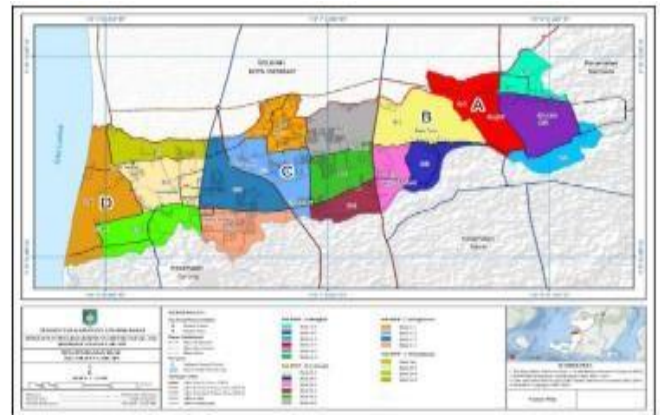


Figure.2 Land use in Labuapi District in 2020

Source: Labuapi District Office, 2021 (Results of the Labuapi District PSPD study)

In 2021 land use in the eastern region can be seen that the trade and service area is located along the road from Pagutan to Telagaharu Village. There is a new road that is *Bypass BIL* was also followed by an increasing number of land for settlements, trade and services in around that road. Residential land looks more and more as the area in yellow is wider, while the area in green is decreasing. The western part of Labuapi District in 2020 saw an expansion of settlement land. This can be seen from the increasing number of yellow areas. Residential areas followed *pattern of open country or trade center community* And *line village community*.

Regional zoning changes *Peri-Urba* (WPU) occurred in Terong Tawah Village, Bajur Village, Parampuan Village and Telagaharu Village. Terong Tawah Village and Bajur Village underwent a zone change from the Village Frame Zone (*zobides*) to Village City Frame Zone (*zobidekot*). Parampuan Village and Telagaharu Village experienced an increase in the proportion of non-agrarian land (for settlements) from the previous time which was still very much dominated by agricultural land. With this increase in urban land, it means that Terong Tawah Village is already in the same zone as Bajur Village which has been dominated by urban land in 2020. Three other villages namely Kuranji Dalang Village, Bengkel Village and Labuapi Village are heading towards the Frame Zone of Urban Villages. (*zobidekot*), because in that area housing is being built on a large scale. Meanwhile, 4 (four) villages, namely Karang Bongkot Village, Bagik Polak Village, Merambu and Kuranji

did not experience a change in the zone or were still in the village frame zone.

### **Analysis of Changes in Land Use in Labuapi District in 2016-2020**

The following analysis relates to the second research objective, namely, to find out whether there is conformity with the spatial use plan in the Detailed Spatial Data Plan (DSDP) of Labuapi District.

The trend of land use change that occurred in Labuapi District is as follows:

- a. Changes in land use for roads are very small. Only 0.04% of the land turned into trade and service land, while 99.93% of road use did not change.
- b. Land use for trade and services has remained relatively unchanged. This is indicated by the value of the output coefficient of trade and services in 2016 to become land for settlements, trade and services in 2021, which is 99.93%. Meanwhile, the trend of changing land for trade and services to roads was 0.07%. One of those changes related to this is the arrangement of land in the central part of Labuapi District, namely in the form of changes to the construction of a new road that connects the City of Mataram, West Lombok Regency and Central Lombok, namely the Lombok International Airport Bypass (LIA Bypass)
- c. The tendency of changing land use to residential is 99.78%, to roads is 0.06% and to trade and services is 0.16%. This trend occurs because of the existence of new roads *ringroad* through residential areas.
- d. Agricultural land is the land that has experienced the greatest change. This can be seen from the value of the output coefficient. Agricultural land whose land use remained only 83.89% while the rest experienced changes. The biggest trend of land change is the change into residential land by 13.12%, trade and services by 1.70%, industry by 0.44%, roads by 0.38%, education by 0.31% and green open spaces by 0.06%
- e. The land for green open space has also changed slightly. The trend of change is to become settlements (1.60%), trade and services (0.17%) and education (0.09%). While the remaining 98.14% tends to remain green open space.
- f. The use of land for river banks, which should have been protected, has also changed. Changes that occurred in this land during 2016-2020 were relatively small. The trend that occurs is a change in land use into education (1.28%), roads (0.19%) and trade and services (0.06%) while the rest still survive as river banks.

The form of physical and spatial development in Labuapi District seems to follow the theory of longitudinal change (*ribbon development*) and *leap frog development* (jump jump). Longitudinal crossing occurs along the transportation route.

### **3. Analysis of the Suitability of Changes in Land Use to the Space Utilization Plan in the Labuapi District**

#### **PSPD.**

The suitability of changes in land use in the Labuapi District is as follows:

- a) Changes in land use in accordance with the plan. Changes in the use of agricultural land into settlements according to the plan in the detailed spatial plan amounted to 63.14% of the total area of land that underwent changes.
- b) Changes in land use that are not in accordance with the plan. The results of the analysis revealed that the most extensive change in land use that was not in accordance with the plan was the change in agricultural land use to settlements of 26.42 Ha or 8.99% of the total area of land that underwent changes.

#### **4. Classification and Development Zones in Labuapi District**

This section is to answer the problems and objectives of the third (3), namely ). Analyze how the development zones are seen from the land use plan in Labuapi District

Provisions on activities and land use are provisions that contain activities and land use that are permitted, activities and land use with limited conditions, activities and land use under certain conditions, and activities and land use that are not permitted in a zone.

These provisions are based on provisions and standards related to space utilization, provisions in local building regulations, and special provisions for building elements or components being developed. Terms of activities and land use are formulated with the following criteria:

1. Compliance with the directions in the district/city spatial plan;
2. The balance between protected areas and cultivation in an area;
3. Environmental sustainability (protection and supervision of the utilization of water, air and basement);
4. Tolerance of the level of disturbance and the impact on the specified designation;
5. Compliance with district/city government policies other than the existing spatial plans;
6. Does not harm social groups, especially weak socio-economic groups.

##### **a. Classification and Zone Codes**

Zone classification is a type and hierarchy in land use zones that are dominant and have similar or relatively similar characteristics and/or impacts, which in this case will be described in the form of a zoning code. Where the goal is to determine the zoning that will be developed in a planning area. Zoning classification serves as the basis for compiling a zone hierarchy based on the level of disturbance.

##### **1. Basis of zoning classification:**

- Type of existing space pattern:
  - Stakeholder agreement.
2. Zoning is formulated based on:
    - Spatial patterns that have been determined in the district/city Spatial plans and/or Detailed spatial plan
    - Main function of zoning defined in Spatial plans and/or Detailed spatial plan

- Zoning code that reflects the intended zoning function (as used in the Spatial plans and/or Detailed spatial plan

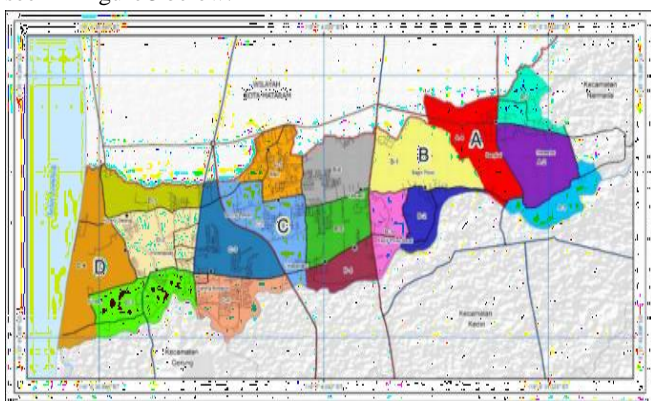
3. Zoning classification is formulated with the following criteria:

- Must comply with the spatial pattern stipulated in the Spatial plans and/or Detailed spatial plan of the regency/city concerned;
- The zoning code must match the zoning code in the Spatial plans and/or Detailed spatial plan of the district/city concerned;
- Does not conflict with laws and regulations.

Based on the predetermined land use plan, the zoning division in the Labuapi Urban Area Section (UAS) is adjusted to the designation in the spatial pattern plan which is classified according to area blocks.

The list of activities in the Labuapi Urban Area Section (UAS) area refers to the existing conditions and pattern plans space as outlined in the form of zones and subzones according to predetermined classifications. The activities in each zone will be able to describe the dominant function in the zone/subzone in that area. The following are details of activities in the Urban Area Section (UAS) or Village City Frame Zone (*Zobicode*) Labuapi.

If seen from the zone, there are several zones, namely: Mixed Zone (A), Trade and Services Zone (B) Agricultural Zone (D) Other Zone C), Residential Zone (R), Industrial Zone (KI), Public Service Facility Zone (PSFZ) and Local Protection Zone. From this zone is divided again into the Sub Zone, among others; Housing and Trade (C-1), City Scale Trade (K-1), Food Crop Agriculture (P-1) Warehousing (P-9), High Density Houses (R-2), Medium Density Houses (R-3), Educational Facilities (SPU-1), Health Facilities (SPU-3), Housing and Trade (C-1), City Scale Trade (K-1), Sub UAS Scale Trade (K-3) and Food Crop Agriculture (P-1). As an illustration, this can be seen in Figure 3 below.



- Picture 3. Development Zones in Labuapi District (Results of or Detailed spatial plan (DSP) Study of Labuapi District).

## Conclusions And Suggestions

### Conclusion

1. Labuapi District as one Peri-urban The city of Mataram has a significant influence, especially in terms of land use. This can be seen from the percentage of land use change that occurred in 2016-2020 which reached 10.32% of the total land area in this sub-district. The closer to the city of Mataram, the more dominant use

of non-agricultural/agricultural land is, and the farther away from the city the use of agricultural land is more dominant non-agricultural land. This can be seen from the zoning of the area Peri-urban where the villages close to the city, namely Bajur Village and Terong Tawah Village, are included in the village-city frame zone. Meanwhile, villages that are relatively far from the city are in the urban-rural frame zone, which means that they use more agricultural land than non-agricultural land. Although overall land use in Labuapi District is still dominated by agricultural land, the area of agricultural land continues to decrease by approximately 20.76 Ha/year. The trend of quite large agricultural changes is the change of agricultural land into residential land, which is 13.12%.

2. In relation to changes in land use and spatial use plans, it is known that the percentage of changes in land use that are in accordance with the plan is greater than those that are not, namely 65.91% compared to 34.09%. The large percentage of this discrepancy indicates a problem in the implementation of the spatial use plan
3. There are zones under construction in Labuapi District that are suitable and some that are not in accordance with the spatial pattern set out in the regency spatial plans and/or Detailed spatial plan. The zoning code must match the zoning code in the regency spatial plans and/or Detailed spatial plan. Does not conflict with existing laws and regulations.

## Suggestions

1. It is necessary to consider all types of land use, including suitability with spatial use directions in regency/city spatial planning, balance between protected areas and cultivation areas within an area, environmental sustainability (protection and supervision of the use of water, air and underground space), differences in the nature of the activities concerned with related zone functions, zone definition, minimum local quality, tolerance for disturbance levels and impacts on designated uses (for example reducing environmental aesthetics, reducing road/traffic capacity, noise, waste pollution and social restrictions), as well as compatibility with other policies issued by the district/city Regional Government.
2. Special considerations apply to each characteristic of land use, activities or components to be developed. Special considerations can be prepared based on references to provisions or standards related to space utilization, references to provisions in local building regulations, and references to special provisions for building elements or components being developed.

In addition, it is necessary to consider the conditions that must be met so that activities can take place in the related zones which include among others:

1. Administrative procedures to be followed;
2. Environmental feasibility study that must be fulfilled;
3. Additional infrastructure and/or facilities must be provided to support activities;
4. Restrictions that must be enforced, related to: Physical

- area of space utilization;
5. Connection with other activities in the vicinity;
  6. Total manpower;
  7. Operational time;
  8. business period;
  9. Specific location referrals;
  10. Number of similar activities;
  11. Further development of business activities;
  12. The use of utilities for these activities must be measurable and not cause disturbance to the zone;
  13. Requirements related to environmental aesthetics; and
  14. Other requirements need to be added.
3. The zoning code must comply with the zoning code in the regency Detailed spatial plan and/or regency Spatial Plan and not conflict with existing laws and regulations.

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