Abstract

Development process on a region would always impact the land use. Demands on land are not well supported with the land carrying capacity. This result to imbalance between existing conditions with guide line described in the RTRW. One of the occurrences is embankment land conversion in district of Benowo as impact from the fulfillment of residential needs. Appropriate land use control direction is needed to fit the predetermined plan direction.

In order to identify factors that cause land conversion from fishpond area to residential in the study area, scoring analysis performed as questionnaire to the subject of the land conversion. Along after with the factors, land control direction formulated by means of Triangulation analysis.

The causal factors of land conversion from fishpond area to residential in the study area are including land value, population growth, income level, water availability and urbanization. Suitable directions of land use conversion control in district of Benowo are including Zoning Regulation (for buffer area) and incentive-disincentive scheme (for fishpond area).

Keywords: Conversion, Land, Fishpond
“Halaman Sengaja Dikosongkan”