Abstract

Based on the calculation of the primary survey, nearly 1,030 Ha of productive fishponds in the District of Manyar has been converted into industrial and warehousing as well as housing. Then according to the 2010-2030 Spatial Plan of Gresik, land conversion of fishpond in Manyar until 2028 is estimated to reach an area of 895 Ha. The land conversion of fishpond causes decreased production of fisheries, pollution of local water sources, as well as industrial pollution. To prevent such impacts from the land conversion required referral criteria in order to limit conversion of fishpond in the District of Manyar, Gresik.

The analysis conducted in this research is to identify the characteristics of land conversion, determine the causes of land conversion and its search for land use control criteria by using Content Analysis.

The factors led to the conversion of fishpond in Manyar, Gresik namely: (1) an increase in the number of industries that threaten the aquaculture activities, (2) the relationship of the owner and the pond that can support the conversion of fishpond, (3) the response from industrial land urgency that choke ponds, (4) the response from industrial waste that pollute ponds, (5) a
decrease in fish productivity, (6) a decrease in the level of income, and (7) the high price of fishpond land.

While the conversion control criteria that can be used as an input to the formulation of controlling land directives in fishpond area of the Manyar District, Gresik are: (1) criteria for effective zoning rules are understood and accepted by all parties, in this case must be socialized in a multi-stakeholder forums and there is a discussion of the evaluation of its implementation, (2) criteria for effective licensing rules must be strictly in the establishment of the factory building particularly that feared can pollute the environment, (3) criteria for land purchase rules applied must be clean and efficient as possible minimize the gap realtor breaking the rules in buying and selling fishpond land to foreign investors, (4) centralization of tenure criteria must be transparent and populist in limiting the personal interests for a common goal and is not expected to bring authorities who abuse their authority, (5) criteria for granting subsidies should be able to increase real motivation of the fishpond owners in realizing the productivity of ponds and it must go on, and (6) the tax criteria applied is not overly burden the pond owners and are relieved to be able to increase the productivity of ponds.

*Keywords: Control Criteria, Land Conversion, Land Pond*