Land is a fundamental resource for human’s live. Land with its characteristics could arises conflict between its users, such had happened in sacred area of Uluwatu Temple, Pecatu Village, Bali. This conflict is caused by the difference view of land use inner the radius of the sacred area. This difference view was begun when local government of Badung by according to Perda No 5 Tahun 2005, decided the wide of the radius is about 5 Kilometers long from the outside wall of Uluwatu Temple. Meanwhile, the local people had decided the wide is just about 600 meters long since 1987 when the custom regulation of the village was firstly established. Existence of this difference decision has caused land use gap inner the radius, considering based on Perda No 5 Tahun 2005, only building which supporting Hindu’s activities is permitted to develop.

This research purposed to resolve conflict between The Local Government of Badung and Local People of Pecatu Village through spatial approach. The approach which in used is formulating zoning regulation principles. Zoning regulation is a base in assembling the development control, and then become important aspect of development control for local government.

The First analysis is Stakeholder Analysis. Stakeholder Analysis purposed to identify parties (disputants) who involved in the conflict, then continued with conflict mapping to identify position of the parties and the other parties who has possibility to get involve into the conflict. As the parties had identified, the
analysis continued with Delphi Analysis to formulating zoning regulation based on consensus among the parties.

As the results, parties who involved into the conflict are PHDI Bali, Local People of Pecatu Village, Bappeda of Badung District, and PU of Badung District. The Research area is divide into 3 zones; zone 1, zone 2, and zone 3 appropriate with SK Bupati Badung No 79 Tahun 2000. Regulating these 3 zones is including 5 components; sort of land use activities, space use intensity, building mass, minimum utilities, and specifically regulations.

Zone 1 is zone which is neutral from any developments and land use activities. Zone 2, only settlement, kiosk and restaurant permitted to develop and Zone 3 almost all of land use activities is permitted except for massive scale industries such as hotel, villa, supermarket and industry.

Keywords: Land Use, Conflict, Zoning Regulation Principle.