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## TAROK CITY DEVELOPMENT PLANNING IN PADANG PARIAMAN AS THE IMPLEMENTATION ON LAND CONSOLIDATION

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### **Abstract**

Land as a part of earth surface, has very important meaning in human life, as a place or a space for living with any activities, as living source, moreover as a nation, land is a part of region in nation sovereignty. Land consolidation has purpose to utilize the land proportionally, balanced, and sustainably by increasing the efficiency of land use. Such improvement leads to the achievement an order and authorization orderly and regularly. The main objective of Land consolidation is mainly the relatively empty area of the suburbs that is expected to develop as residential areas. This study aims to obtain information about the implementation of land consolidation in planning development of Tarok City area in Padang Pariaman District. The research was done by qualitative descriptive method. The research use the primary data obtained by interviews and the secondary data obtained by library researc and using SWOT analysis. The result of qualitative descriptive analysis is the Tarok City area in Padang Pariaman with 697 hectares is the answer to the availability of land for large-scale development that actively participates in advancing West Sumatra, especially to the people's economy.

**Keywords:** development planning and land consolidation.

### **1. Introduction**

Sustainable development is an ideal concept hope in the 21st century. Many of the activities conducted by various countries in the world to continue toward countries that implement sustainable development. In every development activity of course it is necessary spatial planning is sustainable. Spatial planning is often used to manage one of the most precious natural resources of the land. Land is essential for socio-economic development of people and nations because almost all human activity takes place on the ground (Fuseini, Kemp, 2015). Increased competition for space among human activities has been a driving factor for land-use planning practices (Pacione, 2009). Rapid urbanization is set to increase this competition and propose more claims for wise land resource management in the 21st century.

Land is an inseparable part of human life. Land as one of Indonesia's wealth must be utilized as big as according to Pasal 33 ayat (3) UUD 1945 that the earth, water, and natural resources contained there in are controlled by the state and used as much as possible for the prosperity of the people. The existence of spatial management and/or spatial planning can at least address and mitigate conditions that can hamper development in the community. In this case, land consolidation, as part of spatial planning has an important role in arranging and revitalizing land tenure, ownership, use and utilization.

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According to Peraturan Kepala Badan Pertanahan Nasional Nomor 4 Tahun 1991 Land consolidation is a land policy concerning the realignment of tenure, ownership, use and utilization of land in accordance with the Spatial Plan and the procurement of land for development purposes in order to improve the environmental quality and maintenance of Natural Resources by involving the active participation of the community. Further the objective of Land consolidation is to achieve optimal land utilization, through increased efficiency and productivity of land use and improvement of environmental quality (Direktorat Konsolidasi Tanah, 2015). In the implementation, land consolidation is the same as other spatial plans, considering the carrying capacity, sustainability, participation, and community empowerment. Based on the description, land consolidation is an integrated activity to rearrange an area to be regular and aimed at improving the quality of the environment including the provision of facilities and infrastructure, utilize the land optimally, and provide assurance of land rights certainty. The provision of land for infrastructure and territorial arrangement through land consolidation can be done in various ways, one of which is public and government participation in land procurement (Ministry of Land and Spatial Planning/National Land Agency, 2017).

One of the priority locations of land consolidation arrangements is the relatively empty areas in the suburbs that are expected to develop as residential areas. Geographically Padang Pariaman Regency  $0^{\circ} 11'' - 0^{\circ} 49''$  LS and  $98^{\circ} 36'' - 100^{\circ} 28''$  BT with area of 1,328,79 km<sup>2</sup> and long coastline 60,35 km (Badan Perencanaan Pembangunan daerah Kabupaten Padang Pariaman, 2015). The land area is equivalent to 3.15% of the land area of West Sumatera Province. From 17 (seventeen) sub-districts in Padang Pariaman Regency, 2011 Kayu Tanam sub-district has the widest area of 228.70 km<sup>2</sup>. Padang Pariaman Regency also has a strategic location because it is directly adjacent to the city of Padang as the capital of West Sumatra Province (Badan Pusat Statistik kabupaten Padang Pariaman). Population and population growth rate from 2010, 2014, and 2015 continues to increase (Indonesian population projection 2010-2035). Year 2015 recorded poverty rate 10% of the total population in Padang Pariaman or equivalent to 45,876 inhabitants. This figure should be hurried, although it is still in the target poverty figure, but the central government is pegging the decline in the number 10% in 2017. Meanwhile, in details of APBD 2017, Padang Pariaman regency set the target to be achieved in 2017 is economic growth of 7.12%, reduce unemployment rate up to 5.3%, reduce poverty rate up to 8.5% and increase the development index up to 75.7 % (Peraturan Daerah Kabupaten Padang Pariaman, 2017).

Achieving these targets is a tough task that should be borne while the public demand for welfare improvements does not cease to appear every day. Therefore, change and development are inevitable in order to obtain increased resources and economic growth. Recently, the Regent of Ali Mukhni was granted authority from the Central Government through the National Land Agency of the Republic of Indonesia based on the Decree of BPN

RI Number 25-V, B-2003 dated September 3 on the Confirmation of the Cultivation Rights Title (HGU ) based on Decree of the Head of BPN dated October 5, 1992 Number 24/HGU/BPN/92 on Land located in Padang Pariaman Regency. In the decree is explained 3 things, namely; 1) The cancellation of HGU granted to PT. Purna Karya on the State Land of 697 Ha and returned to the land controlled by the state, 2) Submitted entirely to the Regent of Padang Pariaman to regulate land allocation and use in accordance with the spatial plan (RTRW), and 3) Considering the rights civil PT Retirement. Following up the BPN Decree, Regent Ali Mukhni conducted the following process; 1) On 23 October 2016 held a meeting with the Chairman of the Regional House of Representatives and Chairman of the Commission of DPRD Padang Pariaman in the Regent-Karan Aur Pariaman, Ali Mukhni explained the development plan of Tarok City area, Nagari Kapalo Hilalang, District 2 x 11 Kayu Tanam, 2) Then on 17 November 2016 continued by sending a letter to Kajari and Padang Pariaman Police Chief to seek legal opinion, 3) On the same date sent a letter to the Parliament of Padang Pariaman Regency with the contents of the Planning Implementation Plan of Tarok Development Activities, 4 ) Next do various meetings, coordination meetings, socialization, and etc (<http://webtorial.klikpositif.com/baca/15314/pembangunan-tarok-city-jaditarget-pemkab-padang-pariaman-majukan-daerah?page=2>).

The problem formulation in this research is to know how planning of development of Tarok City in Padang Pariaman as implementation of land consolidation. The purpose of this research is to get information about the implementation of land consolidation implementation in planning of development of Tarok City area in Padang Pariaman and its benefit for society layer.

## **2. Method**

This research is descriptive qualitative research (Sugiyono, 2009). The data collected in descriptive qualitative research is in the form of words or images, so it does not emphasize the numbers. Descriptive qualitative research in the first stage is the orientation/descriptive stage, in the second stage is the reduction/focus stage, and in the third stage is the selection stage. The data used are primary data obtained through interviews and secondary data obtained through library research by collecting data relevant to the research theme, and using SWOT analysis.

SWOT stands for strengths (S), weaknesses (W), oppurtunities (O) and threats (T). This technique is used in planning and management to organize information in developing a system (Goodstein: 1993). The strategies taken should maximize the strengths and opportunities, minimize the weaknesses and threats to make the system better. SWOT analysis is often described as a 2x2 matrix. There are 4 points analyzed that are strengths and weaknesses related to internal factors while opportunities and threats are related to external factors (Pickton, et al: 1998).

Based on internal factors and external factors of a SWOT analysis of the implementation land consolidation plan Tarok City area in Padang Pariaman conducted interviews with relevant agencies namely BPN Regional Office of West Sumatra province. The question grid in the interview can be seen in Table 1.

Table 1. Grid Interview Questions Regarding Tarok City, Padang Pariaman

External Factors	Internal Factors
Impacts of land consolidation	a. Geographical conditions b. Increased Economic Growth c. Coordination of related agencies

The type of interview used is semi-structured interview, in the implementation of the researcher more freely compared with structured interviews. In conducting interviews the researchers listened carefully and recorded what was put forward by informants (Sugiyono, 2009).

### 3. Discussion

#### 3.1 SWOT Analysis

Based on the literature review on internal factors and external factors of land consolidation implementation in the planning of Tarok City development in Padang Pariaman Regency, it is found that the integrated area of Tarok City is planned to be built in Nagari Kapalo Hilalang, 2x11 Kayu Tanam Subdistrict, Padang Pariaman Regency considering that the location is based on SK BPN RI No. 25-V, B-2003 dated September 3, 2003 regarding the confirmation of the cancellation of HGU to PT. Purna Karya on the land of the land area of 697 Ha. Therefore, the Regent of Padang Pariaman District follow up with the planning of integrated area development to increase economic growth of Padang Pariaman Regency. In addition, the APBD glances Padang Pariaman District in 2017 amounting to Rp 1.4 Trillion, which is divided into salaries of employees and allowances of 50%, the remaining Rp 700 billion for development (<http://www.canangnews.com/2017/06/rencana-pembangunan-kawasan-tarok-city.html>) it seems possible to plan development in improving the welfare of the community by utilizing the resources owned in accordance with the legislation.

The development plan of Tarok City area also has wide support from various parties, besides the people who continue to urge the district government in improving the welfare, some universities, hospitals, education centers and the National Crypto Agency (Lemsaneg) are also interested in the area. This is evidenced by the invitation of the Regent of Padang Pariaman to present an integrated area of Tarok City in Lemsaneg office in Jakarta (<http://minangkabaunews.com/artikel-13461-bupati-padang-pariaman-ekspose-kawasan->

[terpadu-tarok-city-di-lemsaneg.html](#)). In addition, the opportunity to increase economic growth in planning the development of Tarok City area is this area close to the trans-Sumatra highway (Padang-Pekanbaru).

However, in development planning there are difficulties and even conflicts. Such difficulties are difficult to socialize with the people who work on land in the area of development planning. In addition how to cope with the impacts that occur on such development planning, such as ecological damage because the area is located near one of the natural bathing attractions Lubuk Bonta.

SWOT analysis consisting of strengths, weaknesses, opportunities, and threats based on the above literature review can be summarized in Table 2.

Table 2. SWOT Analysis of Tarok City Development Planning in Padang Pariaman

<b>Strength (S)</b>	<b>Weakness (W)</b>
<ol style="list-style-type: none"> <li>1. Geographical Condition The area of Tarok City Padang Pariaman is located in 2x11 Kayu Tanam District which has the most wide area of 228,70 km<sup>2</sup> in Padang Pariaman and the cool climate.</li> <li>2. Extensive support from various agencies such as several universities, hospitals, training centers, and Lemsaneg.</li> </ol>	<p>Difficult socialization with the community who worked on land for this in the region.</p> <p><b>Strategy:</b></p> <ol style="list-style-type: none"> <li>1. Coordination between district government/related agencies by mediating.</li> <li>2. Provide community approaches to the benefits of such development planning in economic growth.</li> <li>3. Providing land compensation to the people who have been working on the land in the area.</li> </ol>
<b>Opportunity (O)</b>	<b>Threat (T)</b>
<ol style="list-style-type: none"> <li>1. Increasing the economic growth of the community.</li> <li>2. Location of the integrated area of Tarok City is close to the Trans Sumatera toll road</li> </ol>	<p>Ecological damage</p> <p><b>Strategy:</b></p> <ol style="list-style-type: none"> <li>1. Conduct an environmental impact analysis (AMDAL) in the vicinity of Tarok City.</li> <li>2. Increasing the active role of district government and related agencies in conducting socialization to the community.</li> </ol>

### 3.2 Interview Analysis

The interview was conducted on 01 October 2017 at 14.00 WIB. Interviewees related to the development planning of Tarok City area in Padang Pariaman District as the implementation of land consolidation is Mr. Alferi Halyan as Chief of Agrarian Infrastructure Section of Land Office of Padang Pariaman Regency. Questions are raised based on the lattice of questions that have been made before based on internal and external factors. The results of interviews with him are as follows;

### 3.2.1 Geographical Condition of Kabupaten Padang Pariaman

According to Mr. Alferi Halyan, the geographical condition of Padang Pariaman Regency is suitable for the development planning of Tarok City Territory. The area in the region is cool, while the area for the development planning of Tarok City area which has been measured again by the Measurement Team of Regional Office of Badan Pertanahan Nasional is 697 Ha where 50.01 hectare is allocated for road access.

### 3.2.2 Siteplan Tarok City

According to Mr. Alferi Halyan, Tarok City area already exists planning designation of its use which can be seen in Table 3.

Table 3. List of Planning for Use of Tarok City Area

Number	Plan for Use	Large (Ha)
1	Agro area	80
2	Training attorney General's Office	30,06
3	Imam Bonjol State Islamic University	47,96
4	Training of State Administration Institution	28,89
5	Government of Padang Pariaman Regency	50,29
6	Padang State University	84,84
7	Polytechnic of Padang State	40
8	Vertical Hospital	30,74
9	Ministry of Agrarian Affairs and Spatial Planning/BPN RI	50
10	Sports Centers	21,23
11	Institute of art Indonesian	42,24
12	Government of Padang Pariaman Regency II	15,74
13	Government of Padang Pariaman Regency III	3,7
14	Community Academy of West Sumatra	10
15	Land Compensation Community	73,03
16	National Crypto Agency	38,27
<b>Total</b>		<b>646,99</b>

Then, the area of Tarok City which previously amounted to 697 Ha divided for sixteen peruntukkan with the total area is 646.99 Ha and the remaining 50.01 Ha used for road access. If we see, there are 73.03 Ha destined for community compensation land. This is done to minimize future conflicts from people who have been working on the land. In addition, there are several fields devoted to the construction of agencies, campuses, and other public facilities. This can certainly improve the human development index and ultimately the opportunity to improve the welfare of the community in Padang Pariaman Regency.



Furthermore, the field of Tarok City area that has been overlaid with google earth image on July 21, 2017 can be seen in Figure 1.

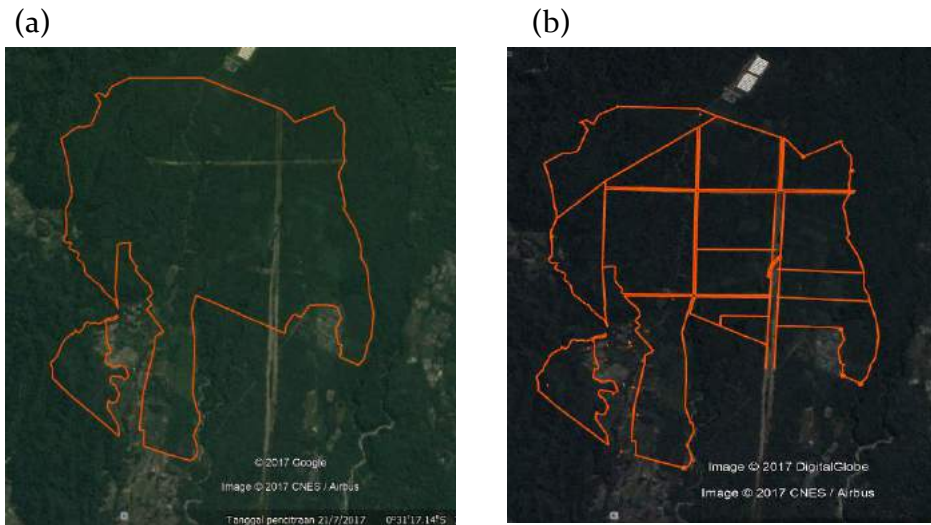


Figure 1. (a) Around the Tarok City Area; (b) Territorial Division of Tarok City

### 3.2.3 Coordination of Related Parties

The parties involved in planning the development of Tarok City area are: Local Government of Padang Pariaman Regency, Regional Office of Agraria Ministry and National Land Office/Land Agency of West Sumatera Province, District Prosecutor General West Sumatera Province. In addition to involving government agencies, the development of Tarok City also involves community participation in supporting the development of the region.

In this case, the Regent of Padang Pariaman invites all communities directly related to the Tarok City area such as the Farmers who work on the land, Adat Stakeholders and Ninik Mamak Nagari Kapalo Hilalang, 2 x 11 Kayu Tanam Subdistrict to socialize the development planning of the area. Socialization is not only done once, but several times until all parties understand the importance of the region to increase economic growth Padang Pariaman Regency.

### 3.2.4 How To Minimize Ecological Damage

In the vicinity of the Tarok City there is a natural tourist attraction that is Lubuk Bonta where if the development is not considering the surrounding conditions, it can damage the ecosystem in Lubuk Bonta area is still beautiful and natural. Therefore, the government should strive to minimize the occurrence of such damage by making development plans that do not damage the ecosystem and not about the area of Lubuk Bonta and add green open space in the area of Tarok City.

#### 4. Conclusion

Based on the result and discussion, it can be concluded that the planning of the development of Tarok City area in Padang Pariaman is the implementation of the State Land Consolidation activity based on BPN RI Decree No. 25-V, B-2003. Tarok City area of 697 Ha will become an integrated area which is divided into 16 (sixteen) parts such as universities, training centers, sports centers, government agencies, hospitals, and land compensation for the community. There are several disadvantages in the implementation of the development, but can be overcome by several strategies such as coordination between district government/related agencies, giving approaches to the community about the benefits of development planning in economic growth, and compensating the land to the people who have been working on the land in the region. While threats such as ecological damage can be overcome by several strategies such as conducting an environmental impact analysis (AMDAL) around the Tarok City area and increasing the government's active role in disseminating to the community. Planning of the implementation of the development of Tarok City area is hoped to improve the economic growth of the people of West Sumatra, especially the people of Padang Pariaman Regency.

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