

INTISARI

Sebagai bagian dari Manajemen Pertumbuhan (*Growth Management*) Pemerintah Kota Palembang mengeluarkan kebijakan perencanaan spasial (*spatial planning*) dengan menetapkan Kawasan Siap Bangun (Kasiba)-Lingkungan Siap Bangun (Lisiba) Talang Kelapa sebagai salah satu kawasan strategis kota dengan tujuan sebagai pusat pertumbuhan dan pemerataan pembangunan. Kasiba-Lisiba merupakan kawasan strategis dengan keunggulan komparatif berupa permukiman. Beberapa teori mengenai penggerak utama (*prime mover*) dalam pembangunan, mendasarkan pada sektor penggerak berupa sektor ekonomi penggerak (*propulsive economic sector*) dan industri andalan (*leading industries*). Belum banyak penelitian yang mendasarkan pada sektor permukiman dan Kasiba-Lisiba sebagai penggerak utama. Penelitian ini bertujuan untuk mengidentifikasi perubahan karakteristik lahan di Kasiba-Lisiba dan mendiskripsikan pengaruh penetapan Kasiba-Lisiba terhadap perkembangan kota.

Metode penelitian menggunakan pendekatan deduktif kuantitatif-kualitatif (*mixed method*). Data yang digunakan berupa data primer dan sekunder yang memuat variabel perubahan penggunaan lahan, harga lahan, perolehan lahan, status lahan, pemanfaatan lahan, dan sebaran perumahan. Metode analisis menggunakan analisis deskriptif kuantitatif, analisis sebelum-sesudah, dan analisis tabulasi silang.

Hasil penelitian menunjukkan terdapat perubahan karakteristik lahan di Kasiba-Lisiba Talang Kelapa ditunjukkan dengan peningkatan luas lahan terbangun, peningkatan harga lahan, perubahan status lahan, dan perubahan jumlah pemanfaatan lahan. Penetapan Kasiba-Lisiba juga berpengaruh terhadap perkembangan kota dengan adanya peningkatan lahan terbangun di sekitar kawasan, peningkatan angka *Nett Migration Rate* (NMR), dan pertumbuhan perumahan di kawasan. Kasiba-Lisiba sebagai pusat pertumbuhan dengan sektor penggerak utama berupa perumahan dan permukiman cukup memiliki kekuatan untuk mempercepat pembangunan wilayah, sebagai sub-pusat kota (*sub center*). Meskipun daya tariknya tidak sebesar pusat pertumbuhan ekonomi, dampaknya pada perkembangan wilayah meningkat secara berkelanjutan. Terdapat keuntungan dari pusat pertumbuhan permukiman ini, dimana tingkat migrasi masuk yang dicirikan dengan urbanisasi tidak sebesar migrasi masuk pada pusat pertumbuhan dengan sektor penggerak berupa kegiatan ekonomi.

ABSTRACT

As a part of Growth Management, the government of Palembang City has issued a spatial planning policy by establishing Ready-to-Build Area (Bahasa: Kawasan Siap Bangun/Kasiba) and Ready-to-Build Environment (Bahasa: Lingkungan Siap Bangun/Lisiba) of Talang Kelapa as one of the urban strategic areas which aimed to work as the center of growth and equity of development. Kasiba-Lisiba is strategic areas with a comparative advantage in the form of settlements. Several theories regarding the prime mover in the development process are basing on the mover sectors such as propulsive economic sector and leading industries. Studies that based on the sectors of settlement and Kasiba-Lisiba as the prime movers are still less. This research is aimed to identify the change of land characteristics in Kasiba-Lisiba and to describe the impact of the establishment of Kasiba-Lisiba towards city developments.

The research method used in this research was the quantitative-qualitative deductive approach (mixed-method). The data that were used are primary and secondary data which contain the variables of land-use change, the price of land, land tenure, land title, land utilization, and housing distribution. The analysis method used was descriptive-quantitative analysis, before-after analysis, and cross-tabulation.

The research results show that the land characteristics in Kasiba-Lisiba of Talang Kelapa have experienced changes which showed by the increasing width of the built-up area, the increasing land price, the change of land title, and the change of the land utilization amount. The establishment of Kasiba-Lisiba also generates impacts towards city development proved by the increasing number of a built-up area around the site, the increasing rate of Nett Migration Rate (NMR), and the growth of housing in the area. Kasiba-Lisiba as the center of growth with the housing and settlement as the prime mover sectors is having the capability to accelerate regional developments as the sub-center of the city. Even though the attractiveness is not as substantial as the center of economic growth, its impacts towards regional development have continued to improve. There is an advantages generated from this center of settlement growth in which the migration rate that characterized by urbanization is not as immense as the migration on the center of growth with economic activity as the prime mover.