

RESEARCH ARTICLE

# Control of Spatial Utilization in the Spatial Plan Policy: Case of Ambarawa Ring Road Semarang Regency

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## Abstract

The Regional Regulation on Spatial Planning for the Regency of Semarang Number 6 of 2011 states that the provision of land conversion from irrigated paddy fields to non-agricultural land except for general development purposes is allowed but must refer to the law. The purpose of this study is to determine the factors causing the establishment of buildings that are not in accordance with spatial planning and law enforcement on controlling space utilization. This study uses a qualitative research method with a sociological juridical approach. The types and sources of data are primary data and secondary data. The results of the study stated that the use of space in the agricultural area of food crops in the Ambarawa Ring Road area was found to be in violation of land conversion as evidenced by the existence of several buildings for commercial businesses such as the Hani Bicycle Shop, and the land was piled up, they violated Article 61 of the Semarang Regency Regional Regulation. because of the strategic location of the land on the side of the road, and the lack of understanding of the community regarding spatial information. The conclusion is

that law enforcement on controlling the spatial use of the Ambarawa Ring Road area is not optimal. The directions for imposing sanctions in Article 72 are not implemented properly, such as written warnings to administrative fines. The reason for not implementing the imposition of sanctions is due to the lack of a good enforcement system as evidenced by the omission of the building without a warning.

**Keywords:** *Land Use Change, Food Crop Farming Area, Space Utilization Control*

## 1. INTRODUCTION

The geographic, Indonesia Country located between two continentals and two oceans which is very strategic for national or international activities. The position of Indonesia is near with the equator line, with the weather, season and tropic climate that become asset and the great natural source which belong to Indonesia. For the spatial region Indonesia Country, it is a valuable asset that should kept and prevent for Indonesian society in a good and right way to support the great national development. Moreover Indonesia is Agricultural Country with the wealthy, natural source that has several parts such as plantation, farming, mining and fishery (Ikhwanto, 2019). Indonesia is the rich country with food crop farming, it becomes the great things for Indonesia, but the problems are how they think about the change to change the function of farming area to the commerce or housing for their own. The function change area is the activity to change the function of the land to the different function, several kinds of the land can be change of the function, special for food crop farming (Prasada & Rosa, 2018). The highest increase of population that is caused the people still need the farming area to live with the harvest of the farming. Although, recently the food crop farming is reduce because the farmers can't pretend their farming land (Ayunita et al., 2021).

The conversion of paddy fields has a widespread impact on national development, as an example of this happened in Semarang Regency. Land use in Semarang Regency is divided into 3 types, the first is rice fields, the second is non-rice farming, and the third is non-agricultural land. According to BAPPEDA and BPS (2020) that rice fields in Semarang Regency include irrigated, rain-fed, tidal, and others. Meanwhile, non-agricultural land includes fields, fields, ponds/ponds. Furthermore, non-agricultural land includes houses, buildings, state forests, swamps, graves, rivers and others. Most of the use of agricultural land in Semarang Regency is agricultural land consisting of rice fields and non-rice fields, while the rest is non-agricultural land. The use of agricultural land in Semarang Regency can be seen in Table 1.

**TABLE 1.** Area by Land Use in Semarang Regency in 2020

No	Land Use	Large (ha)
1	Rice Field Farm	23 724,45
2	Farming Not Rice Fields	44 495,02
3	Not Agriculture	26 800,73
	Amount	95 020,20

Source: BPS Kabupaten Semarang 2020.

From table 1, it can be stated that the area of Semarang Regency is 95 020.20 ha and is generally used as paddy field farming land of 23 724.45 ha, while the area of non-rice field agricultural land is 44 495.02 ha and for non-agricultural land of 26 800.20 ha. According to the Semarang Regency BPS in 2020, it is stated that the area of rice fields in Semarang Regency is very uneven when viewed from the comparison of paddy fields between sub-districts in Semarang Regency.

**TABLE 2.** Area of Rice Field Agricultural Land Use by District in Semarang Regency in 2019

No	Sub-district (Kecamatan)	Area of Irrigation Agricultural Land Use
1.	Getasan	0,00
2.	Tengaran	678,50
3.	Susukan	1.848,73
4.	Kaliwungu	1.047,90
5.	Suruh	2.880,86
6.	Pabelan	1.223,90
7.	Tuntang	1.007,70
8.	Banyubiru	1.214,40
9.	Jambu	420,00
10.	Sumowono	617,26
11.	Ambarawa	824,12
12.	Bandungan	1.384,90
13.	Bawen	639,96
14.	Bringin	1.479,86
15.	Bancak	345,60
16.	Pringapus	914,00
17.	Bergas	381,77
18.	Ungaran Barat	703,36
19.	Ungaran Timur	306,40
TOTAL 2019		17.917,22
TOTAL 2018		17.383,97
TOTAL 2017		17.141,05
TOTAL 2016		17.269,45
TOTAL 2015		16.602,12
TOTAL 2014		16.602,12
TOTAL 2013		16.602,72
TOTAL 2012		16.603,94

Source: BPS Kabupaten Semarang

The data above shows that the area of use of irrigated agricultural land in Semarang Regency has increased from year to year. In 2012 as many as 16,603.94 decreased in 2013 a number of 16,602.72 decreased again and balanced in 2014 to 2015 amounted to 16,602.12 then began to increase in 2017 amounted to 17,141.05 and increased in 2018 amounted to 17,383.97 and culminating in 2019 at 17,917.22.

The national development has the important things, one of them is the utilization of spatial. That is why the utilization of land and environment there is the main factor related with the national development and the rule of spatial because it is very close the relevant between the human and the land. All people need land for their life, that is why there is the law of land to solve the problem of land and more be careful (Handayani et al., 2014). The utilization of land explains the structure and the pattern of utilization of land will be better in a good site plan or not. The utilization of land needs the great plan, meanwhile it has the wide knowledge. In chapter 1 point 5 the law no 26 year 2007 about the utilization land process, the area function, the use and the utilization area function (Rahardjo, 2010). The project of land utilization as usual has aim to make the project of land efficiently and effectively that it always see the principal and the use of utilization area in long time (Ikmal, 2017). With the utilization of area instrument for public development from the centre to the sub parts, all sectors and all regions., it hopes will balance and in tune based on the rule, but in fact some of them do the project doesn't use the law of the utilization of area. Meanwhile the utilization function plan of area (RTRW) in the national part province, District or city is managed to make a good utilization space with the right rule. The documents of utilization plan area are one part for government to have decision to expand the area. But in real all plan of the utilization plan doesn't have a good implementation result (Suhadi, 2012). In the Regional Spatial Plan (RTRW) it has also been grouped based on the location of the land allotment and the function of the space. In the implementation of development if it is not in accordance with the designation as regulated in the Regional Spatial Planning (RTRW) regulations, it causes various complex problems such as land conversion, conflicts between regions and the center, and can damage the environment around the area. The Ring Road is a road that circles the city center,

which has a function to divert the flow of canal traffic from the city center. Usually on the road network there is a radial pattern. The purpose and function of the ring road construction is to divide regional traffic within the city so that it is not too dense to mix city or local traffic, especially for heavy vehicles and light vehicles, which can disrupt activities in the city center (Subandriyo et al., 2014).

In a previous study belonging to Abdulloh Yahya in 2017 entitled "Controlling Space Utilization in a Disaster-Prone Area of Merapi III, Sleman Regency (Case Study of The Lost World Castle Tourism Object in Petung Hamlet, Kepuharjo, Cangkringan)" discussed more about the legal reasons used by the Sleman Regency government. in determining the prohibited status of the building and tourism activities of The Lost World Castle and also related to controlling the use of space in tourism activities where the place is a prohibited area in a protected area. Furthermore, Nirmala Dewi's 2021 research entitled "Controlling Space Utilization in Urban Coastal Areas, Case Studies in Sapolohe Village, Bontobahari District, Bulukumba Regency" in this study discusses more about violations of space utilization, namely there are buildings that are not in accordance with their designation, namely violating boundaries. Street. Halim Ady Kurniawan's 2019 research entitled "River Border Land Management for Buildings in Batusari Village, Mranggen District, Demak Regency" the study discussed spatial violations, namely that along the Batusari river in the village there were buildings that stood on the river border of course this contrary to the applicable RTRW, namely violating protected areas. The next research belongs to Imam Mulhamdi in 2021 entitled "Controlling the Transfer of Sustainable Food Agricultural Land Functions in Tanah Datar Regency" which in this study discusses the form of regulation of sustainable food agricultural land protection and strategies for controlling land conversion in Tanah Datar Regency. The last one is Nisrina Atikah Hasdar's 2020 research on "Implementation of Rice Land Transfer Control

in South Sulawesi Province". In this study, what distinguishes it from other research is that this study focuses more on violations of land use change on irrigated food crop agricultural land which in the Regional Regulation is prohibited from being converted as an example of the problem, namely related to the phenomenon of land use activities that can be seen and observed, namely in The Ambarawa Ring Road area where the road has been inaugurated since 2012 as a step to overcome congestion on the Ambarawa main line can be an attraction and potential to be developed into a built area. Because it is very strategically located on the connecting road from Bawen to Ngampin, because that is a factor that greatly influences changes in space utilization in the Ambarawa Ring Road area.

Because of the right location of the link road of Bawen to Ngampin has big effect for people around there to make commerce building and take the change function area to their economy activities. Because the Ring Road has big fluence to increase their income. The location of Ring Road is near Rawa Pening lake, it makes a great effort for people there, to make some commerce's activities and commerce building. And the land around Ring Road has a high price. There are several commerce buildings such as shops, restaurants, tourism places and several places had covered with soil to be the observation area, for example it is not for building area, but it is not for food crop farming area, that is written in the Semarang District Law No 6 of 2011 about RTRW in Semarang area is divide in two parts such as for food crop farming and for housing and office.

In the Semarang District Law No 6 of 2011 about Regional Spatial Planning in chapter 61 about the public zone rule conclude that in the food crop farming in the letter C explains that the offense the change function of main area in wet irrigation land become farming land non farming except for the change function. With the law it can say the problem of Ring Road Ambarawa is not right based on

utilization area plan. The statement of the land in Semarang District No 2 of 2015 about Building can't realize based on the available rule, it is not relevant with Regional Spatial Planning, the one of requirement should do it based on the function of building. Beside the illegal building, there is not ruled to respect it.

## **2. METHOD**

This study uses a qualitative approach. This type of research used sociological juridical which is based on how the reality is in the field or using direct observation. The location of this research was carried out at the Semarang Regency Public Works Service, the Semarang Regency Civil Service Police Unit Office and at the location of the violation, namely along the Ambarawa Ring Road area. This study will provide results in the form of a descriptive analytical description. In addition, this study aims to determine the factors and law enforcement on controlling the use of space in the Ambarawa Ring Road area. The types and sources of data are primary data in the form of interviews and observations, usually this data is obtained from the research location, while secondary data is search data carried out by means of interviews, observations, literature studies, and document studies. The theory used uses the theory of the operation of law, Siberetik theory, law enforcement and development law theory.

## **3. RESULT AND DISCUSSION**

### **A. The Factor Which Is Caused There Are Building That Is Not Appropriate with The Utilization Area in Ambarawa Ring Road**

Various local government problems, in this case in Semarang Regency, especially in the Ambarawa Ring Road area in realizing regional development in the Regency/City so that it is in accordance with the Regency/City Spatial Plan, are caused by several obstacles and factors in the form of operational, administrative techniques and the demands of



the times. The tendency in a violation usually occurs because the product of the spatial plan pays less attention to the implementation aspects (use of space). In other words, the implementation of spatial use control does not pay attention to the spatial plan that has been prepared, thus causing violations that occur in the field.

The concept of spatial control here is still not running in accordance with the legal function of spatial planning which explains that the planning of the legal function in the Regional Spatial Planning Regulation (RTRW) is a process to determine the spatial structure and spatial pattern which includes the preparation and determination of the spatial plan so that it can be realized. well. In this case, the reality on the ground that this concept has not been realized properly can be seen that the situation on the ground shows that the building is not standing in accordance with the applicable Regional Spatial Plan (RTRW). The arrangement to be able to create the structure of space and space has not been carried out in accordance with the regulations made.

The concept of space as a Cultivation area is a defined area with main functions based on the condition and potential of natural resources, human resources and artificial resources. Which in the Regional Regulation No. 6 of 2011 concerning the Regional Spatial Plan (RTRW) of Semarang Regency includes the designation for production forest, limited production forest designation, food crop agriculture designation, horticultural agriculture designation, plantation designation, industrial designation, urban settlement designation and rural settlement. In the concept of space for the cultivation area, it is not appropriate because in the Ambarawa Ring Road area based on the Regional Spatial Planning Regulation (RTRW) there are indeed several areas, but the researchers focus more on the food crop agricultural area which is the point of the problem. standing on a food crop agricultural area which in the Regional Regulation is prohibited from being converted

to non-agricultural and by being converted it can damage the natural damage of the land itself.

Based on legal theory, policy development in environmental management cannot be separated from the problem of spatial planning. Spatial planning is a process that includes planning, utilization and control of space utilization. Space should be a place for development activities that utilize space, so that in spatial planning it can be a reference in the guidelines for each sector and regional development policy formulation. The relationship between spatial planning and sustainable development is an axiom, which is something that is certain and does not require proof and is known by the general public. In practice the implementation of a spatial planning system that affects the ultimate goal of sustainable development. If a sustainable development goes well, then the goals of sustainable development will be achieved well too (Nugroho, 2017).

According to the Theory of Law Enforcement in his book entitled Factors that influence law enforcement The main problem of law enforcement actually lies in the factors that may influence it. These factors are: (Soekanto, 2004)

- 1) Law Enforcement Factor
- 2) Factors of Supporting Facilities
- 3) Community Factor

Law enforcement factors according to Soerjono Soekanto's theory are still not optimal where in carrying out enforcement in the field there are often legal problems. Actually, legal products (regulations) are made very precisely, but the apparatus in carrying them out is not guided by the regulations themselves. The number of policy deviations or actions that cause the problem to be contrary to the law. Where law enforcers do not carry out regulations properly, it is proven that building violations are still allowed in the Ambarawa Ring Road area without a warning. In reality, regulations are only made without any real action from the apparatus that implements them, or in other words, regulations are only limited to display books

without any real action from the apparatus that should carry out the contents of the regulation. Cooperation between the Government is still not optimal so that in the implementation of the law in the field there are conflicts or problems. In addition, law enforcement factors in this case officers who carry out law enforcement in problems in the Ambarawa Ring Road area are still lacking with evidence that the building is still standing without any enforcement action. In addition, the institution responsible for controlling and enforcing the use of space in the Ambarawa Ring Road area can be said to have not carried out its role properly.

The second factor is the supporting facilities which in this factor include adequate educated human resources, and good organization. If this is not fulfilled, it will be difficult to carry out enforcement to achieve its objectives. Law enforcement officials as a means of supporting facilities that should have good quality and are expected to be able or able to serve, protect the community in accordance with their respective duties and fields but in reality, they are not in carrying out their duties in accordance with their duties with evidence that they have been ashamed of neglecting buildings. in the Ambarawa Ring Road area stands a sign of a warning or warning. Furthermore, a good organization is also inadequate because the enforcement officers state that there is still a lack of communication between the government for controlling the use of space and the enforcement officers in dealing with spatial problems, thus making the public dare to commit further violations.

Third, the community factor is still a lack of legal awareness regarding spatial information so that people who are still building buildings in food crop farming areas are one of the factors causing the problems of building construction there, it can be seen that they build, use and even occupy areas that are prohibited from being used. In addition, the factor of lack of understanding related to spatial information is also what causes them to build buildings there because the government has never provided

socialization related to spatial planning to them. Besides that, because of its very strategic location on the side of the road, it causes them to switch to non-agricultural functions because it can benefit them. In addition, it is based on the Subernetics theory that this theory is in accordance with what happened in the problems in the Ambarawa Ring Road area. Whereas the position of the sub-system is to provide information flow to the political and economic sub-systems, but from an energy perspective, the two fields have more energy than the social sub-system. Even though the political sub-system in this case the government has high information in the form of regulation, but from an energy perspective, the energy possessed by politics is lower than the energy possessed by the economic sub-system. In this case, in terms of development problems that violate spatial planning in the Ambarawa Ring Road area, the function of the government's position as an institution that handles space utilization control problems is defeated by the economic sub system, namely the owner of the building where the sub economy has superpower to control the government.

### **B. Enforcement of Law Utilization Function Ring Road Ambarawa**

Implementation of space control for the realization of order Spatial planning itself is an important stage to achieve the goals of spatial planning itself. Because the implementation and implementation are basically a way so that the policy can be achieved according to its objectives. Without implementation activities, all space utilization strategies will only become planning documents that will be stored as archives without quality and do not work as regulatory instruments in spatial planning activities (Akhmad, 2010).

From the policy of the spatial planning in the constitution No 26 of 2007 about spatial planning. The constitution and the derivative arrange the important spatial

planning in maintenance of Indonesia spatial planning, which is realized in several aspects, one of them is the space utilization. In the control of utilization Indonesia can do in systematic of zone, permission, and incentive given and disincentive of sanction (Amir, 2018). The protection of food crop farming looked very important related with obligation from the government area to ensure the availability of human right of food for society. The food crop farming determination is one of important policy to avoid the replace of functional. From the determination area for the government servant, it is shown to give the protection of the food crop farming (Hafidah et al., 2017). In this problem of violation, more and more are done in the utilization of area can't be prevented because there is collision between the policy and the government about it, that focus on local and region interest (Jadda et al., 2021).

In the law enforcement of utilization functional of area in Ambarawa Ring Road found several problems, which is become the support the problem appearance, because the public is not full to run the utilization of spatial Semarang District to be reference for the area functional or the arrangement of the area is not optimally used, mainly in the replace of functional area from the food crop farming area to the commerce building. The food crop farming became the non-food crop farming area, and the land will become the commerce land. The housing area is one of part of environment scope out of conservation area, include urban and rural that has function for living of society to life (Ayu & Heriawanto, 2018).

Controlling the use of space is an effort to create an orderly spatial arrangement. Based on Article 43 of Regional Regulation Number 6 of 2011 concerning Regional Spatial Planning (RTRW) of Semarang Regency, there are provisions for controlling space utilization consisting of: General provisions for zoning regulations, General provisions for licensing, General provisions for providing

incentives and disincentives; and Provisions for sanctions directives.

There are general provisions of zoning regulations that are allowed, and some are not. In Article 61 the zoning provisions for food crop agricultural areas as referred to in Article 32 paragraph (1) are not allowed if changing the function of irrigated food crop agricultural land, and what is allowed is on unirrigated rice fields and for development activities with public interest must refer to on the applicable regulations.

In law enforcement against the control of space use in the Ambarawa Ring Road area, various problems were encountered, which became the driving force for the emergence of problems, this was because the community had not fully used the Semarang Regency Spatial Plan as a reference in utilizing space or in other words obedience to spatial planning was not optimal, especially on the problem of changes in function or conversion of agricultural land that has changed its function to non-permanent or built land. In addition, other problems exist in the role of the Government in carrying out control, supervision and enforcement that is not optimal by still allowing the buildings and land to be dumped to operate until now without being given a warning letter.

In this deviation, the violation of spatial use includes, among others, transferring the function of land personally and not having a building permit, indications of using land for commercial activities and in other words using space without a permit in a location that is not in accordance with its designation. This means that space utilization activities in the Ambarawa Ring Road area, in this case the buildings that violate along the Ambarawa Ring Road, are a form of violation of space utilization activities because they have used space without a space utilization permit in a location that is not according to its designation.

In the use of space, every person is required to have a space utilization permit and is obliged to carry out every

licensing provision in the implementation of space utilization. The granting of space utilization permits must meet and comply with technical requirements and administrative requirements to ensure the suitability of space utilization with the spatial planning as referred to in Article 70. Types of permits include:

- 1) Location Permit/ Location Determination
- 2) Permit to Change Agricultural Land Use to Non-Agricultural and
- 3) Building permit

Furthermore, all forms of infrastructure development activities must obtain a permit in the context of space utilization which must refer to the Regional Spatial Plan (RTRW), while the implementation of this permit is carried out by the authorized agency by taking into account the recommendations from the BKPRD.

Provisions for incentives and disincentives in the Regional Spatial Planning (RTRW) of Semarang Regency in Article 71 are given by the local government to the community individually or in groups and legal entities or private companies. Provision of incentives and disincentives is given to local governments according to their authority while still respecting the rights of the community. Meanwhile, disincentives are tools to prevent, limit growth or reduce activities that are not in line with the regional spatial plan in the form of:

- 1) The imposition of high taxes or levies, adjusted to the amount of costs needed to overcome the impacts arising from the use of space
- 2) Restrictions on infrastructure provision, imposition of compensation and sanctions and
- 3) Adding special requirements in the licensing process.

The provisions for the direction of sanctions in Article 72 are subject to administrative sanctions in the form of:

- 1) Written warning
- 2) Temporary suspension of activities
- 3) Temporary suspension of public services

- 4) Location closure
- 5) Revocation of license
- 6) Cancellation of license
- 7) Demolition of buildings
- 8) Restoration of function space and
- 9) Administrative fines.

According to Soerjono Soekanto theory in his book entitled *Factors that influence law enforcement*. The main problem with law enforcement actually lies in the factors that might influence it. These factors are:

- 1) Own Legal Factor
- 2) Law Enforcement Factor

In this case, the law enforcement factor in the problem of controlling the use of space in the Ambarawa Ring Road area is not in accordance with the reality on the ground. The regulation in Regional Regulation Number 6 of 2011 concerning Spatial Planning for the Regency of Semarang has not been implemented properly where in Article 70 it is related to licensing which explains that the licensing provisions contain that everyone if they want to carry out space utilization activities must carry out administrative and technical processes, because to ensure the suitability of the use of space with the spatial plan. Furthermore, paragraph (2) also explains that the types of permits as referred to in paragraph (1) are Location Permits/Location Determination, Permits to Change the Use of Agricultural Land to Non-Agricultural and Building Permits. In the problem in the Ambarawa Ring Road area, the regulations in the article above have not been implemented properly. In addition, where the facts on the ground state that it is true that Article 70 paragraphs (1) and (2) are not appropriate, that people who build buildings and those who fill land do not carry out administrative and technical processes before carrying out development activities. such as violations committed by Hani's Bicycle Shop and Luwes Restaurant they built buildings on irrigated food crop agricultural land which in Article 61 is not allowed if changing functions on



irrigated land, and also violates Article 70 because they do not carry out procedures and are not licensed. Furthermore, for land that is being backfilled, they do not carry out the procedures contained in Article 70 related to licensing such as carrying out administrative processes, applying for location permits, and permits for changes to agricultural land use, but they are from building, as long as they fill the soil first before carrying out the administrative process, of course this is very important. contrary to Article 70 of Regional Regulation No. 6 of 2011.

The second is law enforcement factors related to the direction of sanctions in Regional Regulation No. 6 of 2011 concerning Regional Spatial Planning of Semarang Regency in Article 72 which explains that administrative sanctions are in the form of written warnings, temporary suspension of activities, temporary suspension of public services, closure of locations, revocation of permits, Cancellation of permits, demolition of buildings, restoration of space functions, and administrative fines. In the case of the Ambarawa Ring Road area, it is stated that the provisions in Article 72 of this Regional Regulation are not appropriate because in carrying out law enforcement the Service does not carry out optimally regarding the provision of sanctions.

Related to the concept of law enforcement efforts, namely prevention, an act of social control carried out to prevent or overcome problems. While repressive is an act of social control that is carried out after the occurrence of a violation. In this case, the action has not been carried out optimally because it is still proven that the buildings for commercial businesses are still functioning without any action of reprimand or informing them so that they can obey the applicable regulations. In addition, the government has not held outreach to the community around the Ambarawa Ring Road area. Of course, this is contrary to the Theory of the Work of Law according to Chambliss and Seidman which explains that every law talks about how a person who holds a role is expected to act. In the problem of controlling

the use of space in the Ambarawa Ring Road area, it can be seen that it is not appropriate because the role-holding apparatus, namely the enforcement officers, has not acted in accordance with the applicable legal regulations, which are not in accordance with Perda No. 6 of 2011. In addition, it also contradicts the second argument, namely that a role holder will act as a response to legal regulations directed at him. In the problems in the Ambarawa Ring Road area, the government in carrying out its role as a response to this problem has not been optimal and has not been in accordance with applicable regulations. By proving it, the building is still standing from the past until now without any action of reprimand. Furthermore, the third, namely that the legislators will act is a function of the regulations governing their conduct, the sanctions, the whole complex of social, political, ideological and other forces that affect them and the feedback that comes from them. from stakeholders and the bureaucracy. In this case, it is not in accordance with the argument because the government has not been optimal in implementing the laws and regulations, the sanctions have also not been implemented in real terms, but the building is still standing and operating.

In this case, the violation in the Ambarawa Ring Road area can be said to be incompatible with the Semarang Regency Regional Regulation. In Article 95 of the Regional Spatial Planning (RTRW) of Semarang Regency, it is explained that the Regional Spatial Plan (RTRW) has a period of 20 years and can be reviewed once to become 5 years. This review needs to be carried out in the event of changes in national policies and strategies that affect the use of regional space and/or regional internal dynamics. Based on the results of the author's research on development activities in the Ambarawa Ring Road area, deviations occur because the product of the spatial plan is not in accordance with the conditions of an increasingly modern era, in the aspect of controlling, implementing, supervising the use of

space, it is necessary to review it in the Regional Spatial Plan (RTRW) of Semarang Regency.

In addition, in this case, this violation also violates the Semarang Regency Regional Regulation Number 2 of 2015 concerning Buildings which in Article 6 explains that the function of the building is a provision regarding the fulfillment of the technical requirements of the building in terms of building layout and the environment and must be in accordance with the designated location. regulated in the RTRW or RDTR/RTBL in this case including the function building for residential or business purposes. In addition, Article 11 paragraph (1) explains that every building must meet administrative requirements and technical requirements. The requirements are contained in paragraph (2) namely the status of ownership of land rights, status of building ownership and IMB. The construction of buildings for commercial businesses in the Ambarawa Ring Road area, apart from violating the spatial planning, also violates the building regulations which are prohibited from constructing buildings that are not in accordance with the applicable Regional Spatial Plan (RTRW) and must have a permit. Based on interviews and observations, it can be seen that it is true that in reality on the ground there has been a spatial violation in the unlicensed building.

#### **4. CONCLUSION**

This study concluded that the most dominant factor causing people to build buildings in food crop agricultural areas is due to legal awareness the community is still very low and the location of the land being built is strategically located on the side of the road which causes them to convert to non-agricultural functions. In addition, the public's lack of understanding regarding spatial planning information also causes violations, because people do not know and have never participated in socialization activities related to spatial planning. Not only that, but another cause is also the

lack of legal awareness for enforcement officers, with evidence that the building in the Ambarawa Ring Road area is still standing without a warning and it can be said that regulations are only made without any real action from the officials who run it, or in other words regulations are only limited to display books without any real action. Not only that, the lack of personnel and lack of communication in handling problems in the field of controlling space utilization also triggers the slow handling of problems in controlling space utilization, especially in the Ambarawa Ring Road area. In law enforcement on controlling the use of space in the Ambarawa Ring Road area, it is also not optimal. The implementation of law enforcement in the Spatial Planning Law and the Semarang Regency Regional Regulation has not been implemented properly. In addition, the direction of sanctions in the Semarang Regency Regional Regulation Number 6 of 2011 in Article 72 for example in the form of a written warning, temporary suspension of activities has also not been carried out optimally. Preventive and repressive legal efforts as an action to prevent problems have also not been carried out optimally.

## **5. DECLARATION OF CONFLICTING INTERESTS**

The authors state that is no potential conflict of interest in the research, authorship, and/or publication of this article.

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*By far the greatest and most admirable form of wisdom is that needed to plan and beautify cities and human communities.*

**Socrates**