



Analyzing Land Use Change in Planned and Unplanned Settlement around Transition Area: Case of Surabaya, Indonesia

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Surabaya had developed from the major port in eastern Indonesia into the second largest metropolitan area in Indonesia. As it is undergoing rapid development and urbanization in the past two decades, many new problems emerged. The growth of the city followed the ribbon shape from north to south started since colonization era during the sugar exploitation and in the time being when the north and south axis are no longer able to contain the city development, the local government plans to expand the city to western and eastern side which is characterized as transition area from urban to rural in order to fulfill the increase needs of settlements. By examines the dynamics of urban settlement of the Surabaya especially in transition area with rapid speed of development where proper planning is highly expected, this paper attempts to find the causal of the encouragement of unplanned settlement.

The study then analyzed the planning approaches that have been adopted to segregate land uses and the attempts to limit the development of an unplanned land use change in housing sector while promoting formal development. In capturing the dynamics of planned and unplanned settlement, the study examines location permitting intended to facilitate access to land for formal housing development. It also attempted to analyze the change in land administration policy after the decentralization in order to find the causal of the encouragement of unplanned land use occupation in urban transition area.

KEY WORDS: Planned and unplanned settlements, land use change, transition area, decentralization.