ABSTRACT

Depok City is one of the buffer cities of DKI Jakarta Province in the development of National Strategic Area of JABODETABEK. Because of this role, Depok City has a rapid development. This condition was triggered by the phenomenon of migration from the DKI Jakarta areas to the Depok City for settling, thereby brought consequences for increasing population growth and spatial requirements that encourage to land use change.

The study aims to analyze the distribution location, the speed of land use change, the development direction and the influence of the accessibilities, public facilities, land characteristic (topography), land value and population growth factors on the speed of land use change in the core and periphery regions of Depok City in 2013-2017. The grand theory used in this study is the Urban Economic Theory with spatial overlay analysis, the speed of land use change analysis, gravity, scalogram and descriptive analysis methods.

The results showed that the distribution of land use change locations in the core region were spread in the areas that close to the government centre and has stability with the South Jakarta City. Meanwhile, in the periphery regions, it spread in areas that have a proportion of agricultural land, correlated with the closest cities/regencies and traversed by the good accessibilities. The speed of land use change in the periphery region in Depok City occurs faster than the core region, with the direction of development towards the west of Depok City. In addition, there were also found that the factors influenced the speed land of use change in the core region is land value. Meanwhile, in periphery region that is caused by different factors in each of development regions, with influential factors such as accessibility, public facilities, land values and population growth factors. Meanwhile, land characteristic factor (topography) does not affect to the speed of land use change in the core and periphery regions of Depok City in 2013-2017.

Keywords: The Speed of Land Use Change, Spatial Analysis, Core Region, Periphery Region