

# Kajian pola sebaran dan faktor-faktor yang mempengaruhi perkembangan kawasan permukiman di Kecamatan Ciampea Kabupaten Bogor = Study on distribution pattern and factors affecting development of settlement areas in District Ciampea Bogor Regency

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## Abstrak

Kecamatan Ciampea, kabupaten Bogor telah berkembang pesat menjadi kawasan perkotaan. Tekanan pertumbuhan penduduk dan urbanisasi menyebabkan peningkatan kawasan permukiman dan perubahan fungsi lahan. Penelitian bertujuan menganalisis perkembangan kawasan permukiman di kecamatan Ciampea yang meliputi analisis pola sebaran, kesesuaian guna lahan dan faktor-faktor yang mempengaruhi preferensi lokasi permukiman. Penelitian menggunakan pendekatan deskriptif kuantitatif ditambah dengan penjelasan-jelaskan dengan metode kualitatif.

Dengan analisis tetangga terdekat didapatkan pola sebaran permukiman perkotaan di Ciampea cenderung mengelompok, sementara pola sebaran permukiman pedesaan menunjukkan pola seragam. Hasil evaluasi guna lahan disimpulkan 98,74% permukiman perkotaan sesuai dengan kebijakan tata ruang kabupaten Bogor, sementara kesesuaian permukiman pedesaan 75,56%. Dari kesesuaian kondisi geografis, permukiman perkotaan dan pedesaan sebagian besar berada dikawasan layak bangun (96,82% dan 90,88%). Hasil analisis komponen utama diketahui bahwa faktor dan variabel yang mempengaruhi sebaran dan perkembangan lokasi permukiman di kecamatan Ciampea adalah: faktor sosial demografi (kepadatan, kondisi pendatang, kesamaan pendidikan & pekerjaan dan kesamaan suku & budaya); faktor infrastruktur (fasilitas, akses jalan, akses pada pekerjaan, kendaraan, dan moda angkutan); faktor Fisik Lingkungan (kualitas hunian, sumber air dan suasana alam); faktor Ekonomi (harga rumah dan biaya transportasi); dan faktor Kebijakan (kredit bank dan pengetahuan kebijakan tata ruang).

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Ciampea district, Bogor regency has rapidly developed into urban areas. Pressures of population growth and urbanization led to an increase in settlement areas and land use change. This study aims to analyze the development of residential areas in the Ciampea district that includes distribution pattern analysis, the suitability of land use and the factors that affect settlement location preferences. This study used a descriptive quantitative approach coupled with explanations with qualitative methods.

With nearest neighbor analysis of the distribution pattern obtained urban settlements in Ciampea tend to cluster, while the distribution pattern of rural settlements is dispersed. The results of the evaluation of land use 98.74 % of urban settlements concluded in accordance with the Bogor district land policy, while 75.56 % of rural settlements suitability. Suitability of geography, urban and rural settlements mostly decent wake region ( 96.82 % and 90.88 % ).

The results of principal component analysis shows that the factors and variables that affect the distribution and development of settlements in the district Ciampea are: socio-demographic factors (density ,entrants conditions , the similarity education & employment and culture & ethnicity); infrastructure factors (facilities, access roads, access to jobs, vehicles, and modes of transportation); Environment Physical factors (residential quality, water resources and natural atmosphere); Economic factors (housing prices and

transportation costs), and policy factors (bank credit and knowledge of spatial policy).