

Arrangement of Residential Areas of Seberang Belawan Fishing Village As Regional Development And Tourism

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Abstract — *This study aims to examine the arrangement of residential areas and fisheries activities in Seberang Belawan Fishermen's Village to support regional development and sustainable tourism. Seberang Fishermen's Village has significant potential in the fisheries and eco-tourism sectors, but faces various challenges such as inadequate housing conditions, minimal basic infrastructure, and environmental degradation due to abrasion and pollution. The research method used was descriptive qualitative, with a field study approach, in-depth interviews, and document analysis. This study also referenced theories of regional planning, sustainability, and ecotourism management. The results indicate that this area has significant potential for development through the integration of the fisheries and tourism sectors. However, this requires careful planning, such as area zoning, basic infrastructure improvements, mangrove ecosystem restoration, and sustainable environmental management. This area arrangement is expected to improve the community's quality of life, encourage local economic growth, preserve the environment, and establish Seberang Fishermen's Village as a leading tourist destination based on culture and coastal ecosystems*

Keywords: Area Arrangement, Fisheries, Tourism, Sustainability, Seberang Fishermen's Village.

I. Introduction

The Seberang Belawan Fishermen Village, located in Paluh Kurau Village, Hamparan Perak District, Deli Serdang Regency, North Sumatra Province, has great potential in the fisheries and tourism sector. As an area inhabited by the fishing community, Kampung Nelayan Seberang has long relied on the fisheries sector as the main source of income. However, with the development of the tourism sector in several coastal areas of Indonesia, the tourism potential of the Seberang Fishing Village is also beginning to be considered. This area has coastal natural beauty, a rich cultural fishing community, and attractive marine tourism potential for tourists. However, the current condition of the area shows that spatial planning and area management are not optimal. Limited infrastructure, dense settlements, and fisheries activities that are sometimes not environmentally friendly are major challenges in creating a balance between development and environmental conservation. For this reason, the

arrangement of residential areas in Seberang Fishing Village needs to be designed with an approach that not only prioritizes the needs of the community, but also considers aspects of regional development and sustainable tourism potential.



Figure 1. Regional development in Fishing Villages

Regional development and tourism in Seberang Fishing Village can have a positive impact on the local economy, if done with proper management. Therefore, this study aims to formulate a model of settlement arrangement that not only supports the lives of fishermen but also introduces tourism as a sustainable source of additional income for the local community. However, behind this great potential, Seberang Fishing Village faces various challenges related to regional planning and natural resource management. Some of the problems faced include dense residential areas with poorly organized house structures, causing limited space for infrastructure development and public spaces. In addition, the uncoordinated use of space between fisheries activities and tourism development hinders the achievement of sustainability in both sectors. Without good planning and spatial planning, the development of the region is difficult to achieve a balance between sustainable fishery activities and tourism development potential. Basic infrastructure such as roads, sanitation, and other public facilities in Seberang Fishing Village is still very limited. This has an impact on the quality of life of the fishing community and hinders the tourism sector from developing optimally. Increased



accessibility and adequate basic facilities are needed to support tourism activities and improve community welfare.



Figure 2. Tourism Development in Seberang Fishing Village

Fisheries activities that are not environmentally friendly, such as fishing in a way that damages marine ecosystems, and suboptimal waste management, have the potential to damage coastal ecosystems that are the main attraction of tourism. In addition, environmental damage can threaten the sustainability of the fishing activities themselves, which are the main livelihood for most of the residents of Seberang Fishing Village. Seberang Fishing Village has very potential tourist attractions, such as the beauty of the beach, traditional fishermen's life, and marine tourism potential. However, tourism in this region has not developed well due to the lack of regional arrangement that supports the tourism sector. This potential has not been fully utilized due to the lack of promotions, tourism facilities, and structured management. Although the local community has knowledge and skills in fishery activities, there has been no significant effort to empower the community in managing tourism potential. Without the active involvement of the community in management, sustainable tourism development in Seberang Fishing Village is difficult to achieve.

In facing these challenges, a better and integrated regional arrangement is needed. Regional planning that not only thinks about the needs of the fishing community, but also optimizes tourism potential, will make a positive contribution to regional development. With good arrangements, the Seberang Fishing Village can be an example of a coastal area that successfully integrates fisheries and sustainable tourism activities. By considering these various problems, this study aims to formulate a model for the arrangement of residential areas and fishery activities that can support regional development and sustainable tourism in Seberang Fishing Village. Regional planning involving social, economic, and environmental aspects is expected to create mutually supportive conditions between the fisheries and tourism sectors, thereby improving community welfare and preserving the environment.

II. LITERATURE REVIEW

Theory of Area Planning

Regional planning is a process of managing the use of space that aims to achieve efficient and sustainable development goals. According to Nasution (2017), regional planning aims to create order and sustainability in the use of space, by paying attention to social, economic, and environmental aspects. Good regional planning involves spatial management that optimizes the potential of the area and

reduces land use conflicts that can be detrimental to the community and the environment. In the context of the Seberang Fishing Village, the arrangement of this area involves the division of space between fishermen's settlements, fisheries activity spaces, and areas that can be developed for tourism. Meyer (2017) emphasizes that regional planning must pay attention to long-term interests and involve community participation in the planning process. This is especially important in Seberang Fishing Village, considering that the local community has in-depth knowledge of the environmental conditions and their socio-economic life. By involving the community, regional planning can be done in a more equitable and sustainable way.

Theory of Sustainable Natural Resources Management

Sustainable natural resource management is a concept used to ensure that the utilization of natural resources does not threaten the survival of future generations. According to Gibson (2017), sustainable management must pay attention to three main pillars: environmental, social, and economic sustainability. In Seberang Fishing Village, the fisheries sector is highly dependent on the sustainability of marine ecosystems, so it is important to carry out environmentally friendly management of natural resources, such as through responsible fisheries practices and the preservation of coastal ecosystems, including coral reefs and mangroves. Hutchinson and Lee (2017) also emphasized the importance of community-based management in natural resource management. This is closely related to the management of fishery activities in the Seberang Fishing Village which must involve local fishermen in the practice of environmentally friendly natural resource management and support their socio-economic sustainability.

Theory of Sustainable Tourism Development

Sustainable tourism development focuses on efforts to improve the quality of life of local communities, protect the environment, and provide meaningful experiences for tourists. Goodwin (2017) explained that sustainable tourism requires stakeholders to manage the social and environmental impacts caused by tourism, while still paying attention to the economic interests of local communities. In the context of the Seberang Fishing Village, tourism development must be carried out by introducing ecotourism that utilizes the natural beauty of the coast, local culture, and fishermen's lives without damaging the existing ecosystem. Zhou (2017) also stated that sustainable tourism must consider long-term sustainability in economic, social, and environmental aspects. In Seberang Fishing Village, tourism development can be carried out by utilizing the potential of natural tourism, such as beaches and fishermen's activities, while preserving the coastal environment and improving the quality of life of the community through tourism-based economic empowerment.

Ecotourism Theory

Ecotourism is a form of tourism that aims to enjoy and preserve natural beauty, while providing social and economic benefits for local communities. According to Fennell (2017), ecotourism prioritizes nature conservation, environmental education, and community empowerment. With ecotourism, Seberang Fishing Village can develop a tourism sector that not only attracts tourists, but also preserves coastal nature

which is the source of people's lives. Baker (2017) emphasizes the importance of community involvement in the development of ecotourism, both in management and in providing experiences to tourists. The fishing community in Kampung Nelayan Seberang, with the knowledge and skills they have, has an important role in developing ecotourism based on traditional fishermen's lives and environmental conservation.

Community Empowerment Theory

Community empowerment is a process in which people are given the ability and opportunity to manage resources and make decisions that affect their lives. According to Rifkin (2017), community empowerment is the key to sustainable development, because it empowers the community to become the main actors in the change they want. In Seberang Fishing Village, the empowerment of the fishing community is very important to manage tourism potential and ensure that the benefits of tourism can be felt by the local community.

III. METHOD

The method used in this study is an analytical descriptive approach, which aims to describe in detail the conditions of settlement arrangement and fishery activities in Seberang Fishing Village and the factors that influence it. This approach also aims to analyze the various elements that support regional development and sustainable tourism, as well as formulate an appropriate structuring model.

According to Surbakti (2017), the analytical descriptive approach is useful for exploring various data related to phenomena that occur in the field and understanding the relationship between existing variables, as well as exploring possible solutions that can be applied in the management of the area. This approach also allows researchers to gain an in-depth understanding of the socio-economic realities of fishing communities and their role in tourism development. Creswell (2017) revealed that field research is very effective for digging up qualitative data and allowing researchers to understand the local context in depth, as well as pay attention to the social dynamics that occur in society.

Data Collection Techniques In this study, several data collection techniques were used as follows: Interviews were conducted with various informants, such as fishing communities, tourism business owners, local governments, and other related parties. The interview aims to explore their perceptions, experiences, and views related to the arrangement of residential areas, management of fishery activities, and tourism potential in the area. According to Kvale (2017), in-depth interviews allow researchers to obtain more detailed and rich information about the topic being researched. Yin (2017) explained that documentation studies are an efficient way to obtain objective and well-documented data.

In this study, data triangulation will be carried out by comparing the results of various data collection techniques (observation, interviews, and documentation studies) to ensure the validity and reliability of the research findings. Patton (2017) stated that triangulation is very important to increase the credibility of research results.

IV. RESULTS AND DISCUSSION

What are the existing conditions of the arrangement of residential areas and fishery activities in the Seberang Fishing Village at this time

Seberang Fishing Village is one of the fishermen's settlements located on the coast of Belawan, North Sumatra. This village has the distinctive characteristics of being an area where most of the population depends on the fisheries sector as the main livelihood. The existing conditions of settlement arrangement and fishery activities in Seberang Fishing Village currently show several challenges and potentials that need to be considered for more structured and sustainable development.

Conditions of Arrangement of Residential Areas

In general, the arrangement of residential areas in Seberang Fishing Village is still relatively simple and has not been carefully planned. Some aspects that can be explained about the existing conditions of settlement arrangement are as follows:

- a. **Dense and Unorganized Settlements**
Settlements in Seberang Fishing Village tend to be dense with houses that stand tightly, especially along the coastline and around fish landing places. Many houses are built using simple materials, such as wood and bamboo, as well as with non-standardized structures. The existence of these poorly arranged houses makes it difficult to arrange further and creates the impression of slums in some areas.
- b. **Limited Public Facilities**
This village still has limitations in terms of public facilities, such as roads, sewers, and inadequate drainage systems. Some roads in the village are not paved, so in the rainy season, access to settlements is disrupted due to waterlogging and mud. The absence of organized sewers also causes environmental health problems, such as dirty water floods that can contaminate residential areas.
- c. **Lack of Green Open Space**
The arrangement of public spaces in Seberang Fishing Village is also limited, with few green open spaces or parks that can be used by residents to do activities together. This reduces the quality of life of the people in the area, especially related to the comfort and quality of the environment that can support social activities.

Conditions of Fisheries Activities

The fisheries sector is one of the main factors that affect the economic life of the people of Seberang Fishing Village. The following are the existing conditions of fishery activities in this area:

- a. **Limited Infrastructure for Fisheries Activities**
Although most of the residents of Kampung Nelayan Seberang depend on the fisheries sector, the infrastructure that supports these activities is still limited. The existing fish landing places seem inadequate and not well managed. Most fishermen use simple traditional boats, and fish shelters and fish auction sites are not well structured. This causes income from the fisheries sector to be suboptimal and can have an impact on the welfare of fishermen.

- b. **Environmental Pollution and Ecosystem Damage**
Fisheries activities that are not environmentally friendly, such as the use of hazardous chemicals or fishing practices that damage marine ecosystems (such as fishing with explosives or tiger trawling), contribute to the destruction of the coastal ecosystem around Seberang Fishing Village. One of the consequences is the decline in fish catches over time and the decline in the diversity of marine species around the region. In addition, household waste and waste from fishing activities, such as damaged nets and fishing gear, are often dumped into the sea or into areas around settlements, polluting the environment and degrading water quality and public health.
- c. **Dependence on Marine Natural Resources**
Most of the fishermen in Seberang Fishing Village are very dependent on marine catches to meet their economic needs. This high dependence makes them very vulnerable to climate change, declining catches, and ecosystem damage that can affect their livelihoods.

Linkage between Settlement and Fisheries

In general, the arrangement of residential areas and fishery activities in Seberang Fishing Village are closely related to each other. The arrangement of unneat residential areas reduces the effectiveness of space for fisheries activities and ecotourism-based regional development. The unavailability of adequate facilities for fishery activities and the lack of public open space also worsened the quality of life of fishermen in the village. Fishery activities that focus on fishing also affect the quality of the environment around settlements, especially in terms of seawater pollution and damage to coastal ecosystems. Therefore, it is important to create a more integrated approach in regional planning that can optimize fishery activities and improve settlement conditions.

Challenges in Regional Planning

Some of the challenges faced in the arrangement of residential areas and fishery activities in Seberang Fishing Village are:

- a. **Lack of Comprehensive Spatial Planning**
The arrangement of residential areas and fisheries activities that have not been planned holistically causes an imbalance between space for settlement, space for fishery activities, and open space for tourism.
- b. **Limited Human Resources and Budget**
Many planning and management activities are limited to the local level, so the implementation of policies or regional development planning is often hampered by limited human resources and available budgets.
- c. **Lack of Environmental Awareness**
The public is still poorly educated about the importance of preserving the environment, both in the fisheries sector and in settlements, which has an impact on ecosystem damage and environmental quality degradation.

Potential for Regional Development and Tourism

Seberang Fishing Village has great potential to be developed as an ecotourism-based tourism area that integrates the life of

fishermen with natural tourism. With more structured area management, infrastructure improvements, and increased environmental awareness, this area can become a tourist attraction that supports the local economy. Tourism development involving fishing communities as the main actors in the provision of tourism services can create sustainable economic opportunities. Thus, although the existing conditions of settlement planning and fishery activities in Seberang Fishing Village face a number of challenges, there is a great opportunity to create a sustainable area management model that can benefit the community and preserve the environment.

What are the factors that affect the arrangement of residential areas and fishery activities in Seberang Fishing Village

The arrangement of residential areas and fishery activities in Seberang Fishing Village is inseparable from various factors that affect both social, economic, environmental, and policy aspects. These factors are interrelated and play an important role in determining how the region can develop and be well-organized, as well as sustainable. Here are some of the main factors that affect the arrangement of residential areas and fishery activities in Seberang Fishing Village in detail and complete. The fishing community in Seberang Fishing Village has very strong social ties. They live in a social structure that supports each other and depends on each other for fisheries activities and daily needs. These factors affect how they interact and shape settlement patterns as well as the organization of fishery activities. The presence of fisher groups in the community strengthens solidarity between members, which often results in poorly organized settlement patterns. However, this solidarity also facilitates cooperation in the management of fisheries activities and the resolution of social problems. The habits and traditions of fishermen in managing natural resources and space, such as the use of traditional fishery technology and the division of fishing areas, affect the arrangement of existing areas. The beliefs and social norms that prevail among fishing communities also affect the way they manage settlements and fishery activities. Many of them prefer to maintain the traditional way of life, despite the potential to change the layout of the area towards a more modern or planned one.

Most of the people in Seberang Fishing Village depend on the fisheries sector for their livelihoods. Therefore, regional planning policies and practices related to fisheries are greatly influenced by economic needs and sustainability of catches. Income from fisheries, which are often unstable, affects the ability of communities to access infrastructure improvements and more decent housing. The high dependence on fisheries as the main source of income causes regional planning to focus more on the space used for these activities, without paying attention to the sustainability of residential spaces. Regional planning that does not take into account the development potential of other sectors, such as tourism or other natural resource-based industries, can hinder economic diversification and improve community welfare. The existence of adequate economic infrastructure, such as fish markets, fish auction sites, or facilities for processing fishery products, greatly affects the smooth running of fishery activities. The limitation of this economic infrastructure has

led to the inhibition of the distribution of fish catches and a decline in the quality of marketable fishery products.

The natural conditions around the Seberang Fishing Village greatly affect fishing activities. Water quality, the existence of coral reefs, and marine biodiversity are important factors in the survival of fishermen. Damage to coastal ecosystems, such as coastal abrasion, pollution, and water quality degradation due to pollution, affects the success and sustainability of fishery activities. Therefore, it is important for regional planning to include elements of environmental conservation and sustainable management of natural resources. Seberang Fishing Villages are also vulnerable to natural disasters, such as floods or high waves that can damage settlements and fisheries infrastructure. Planning that does not take these factors into account can exacerbate the damage that occurs. Pollution resulting from fishing activities, such as plastic waste disposal or the use of hazardous chemicals in fishing, also contributes to environmental damage that affects the quality of life of fishermen and the quality of fishery products themselves. Waste from fisheries activities that are not managed properly can pollute the environment and reduce the aesthetic value and water quality around settlements. Climate change phenomena also affect weather patterns and fish catches. Rising sea temperatures and disturbances to marine ecosystems are factors that must be considered in the arrangement of fishing areas.

Although many fishermen still rely on traditional fishing methods, the development of fisheries technology can affect the arrangement of areas and fishery activities. More modern fisheries technologies, such as the use of motorboats and efficient fish processing technology, can increase catches and improve existing infrastructure. Tourism infrastructure, such as tourist ports, lodging, and other supporting facilities, is also a factor that affects the arrangement of the area. Tourism can provide economic opportunities for the community, but it requires careful spatial planning so as not to interfere with fishery activities and reduce environmental quality. Local government policies in terms of spatial planning and fisheries sector management greatly affect the arrangement of the area in Seberang Fishing Village. Existing regulations related to space utilization, coastal area management, and fisher empowerment need to be synergized to achieve sustainable management. Zoning regulations and clear land use allocation will define the boundaries between residential areas, fishing activities, and open spaces for tourism. Without strict zoning arrangements, it will be difficult to create a balance between regional development and environmental sustainability. Factors that affect the arrangement of residential areas and fishery activities in Seberang Fishing Village involve social, economic, environmental, technological, policy, and community participation aspects. All of these factors must be managed in an integrated manner so that the arrangement of the area not only supports sustainable fishery activities, but also optimizes the potential for tourism development and improves the quality of life of the fishing community in the region.

What is the model of regional arrangement that can integrate the fisheries and tourism sectors in a sustainable manner in the Seberang Fishing Village

The integration of the fisheries and tourism sectors in the Seberang Fishing Village requires a comprehensive approach that includes spatial planning, social, economic, and environmental aspects. The regional planning model should be designed to support the sustainability of both sectors, while keeping in mind the balance between the needs of fishing communities and tourism development.

The following are the proposed regional planning models:

Function-Based Area Zoning

Regional planning can begin with the division of zones based on key functions to ensure that fisheries and tourism activities do not overlap.

a. Fisheries Zone

This zone is dedicated to fishery activities and their supporters, such as fish ports, fish auction sites (TPI), and marine product processing facilities. The location was chosen close to the coastline to facilitate access to the sea.

- Integrated Facilities: Provision of cold storage, wharfs for fishing boats, and modern auction venues.
- Waste Management: This zone is also equipped with a fishery waste management system to maintain a clean environment.

b. Residential Zones

Fishermen's settlements need to be rearranged by improving basic infrastructure such as sanitation, drainage, and road access. It is necessary to provide green space and public facilities to support people's lives.

- Eco-Friendly House: The construction of stilt houses with local materials that are flood-resistant and environmentally friendly.
- Renovation Assistance Program: The government and the private sector can provide support for the renovation of damaged homes.

d. Tourism Zone

This zone focuses on the development of tourist attractions that are integrated with fishermen's activities, such as educational, culinary, and cultural tourism.

- Marine Tourism Education: An education center was built about fisheries, marine ecosystems, and fishermen's culture.
- Culinary Tourism and Traditional Markets: Utilizing fresh seafood to sell directly to tourists.
- Coastal Ecotourism: Environment-based tourist areas, such as mangrove tours and mangrove planting by tourists.

e. Development of Supporting Infrastructure

- Infrastructure development is a key step to integrate the fisheries and tourism sectors.
- Multifunctional Port
- Fishing ports can be designed as multifunctional ports that serve fishermen's activities as well as a starting point for marine tourism. Additional facilities such as a pier for tourist boats and a tourism information center can be added.

a. Accessibility

Road access to the Seberang Fishing Village must be improved, both by land and water.

- **Connecting Bridge:** The construction of modern bridges or piers to facilitate tourist access.
 - **Tourist Transportation:** The provision of traditional boats for tourists to enjoy local cultural experiences.
- b. **Tourism Infrastructure**
Facilities such as public toilets, parking areas, tourist information centers, and community-based lodging (homestays) must be provided to increase the comfort of tourists.

Sustainability-Based Environmental Management

- a. **Conservation of Marine and Coastal Ecosystems**
- Marine and coastal ecosystems, such as coral reefs and mangrove forests, must be protected through conservation programs.
 - **Conservation Zone:** Certain areas are designated as conservation areas that should not be used for fishing activities.
 - **Mangrove Restoration:** A mangrove replanting program to prevent abrasion and maintain the ecosystem.
- b. **Waste and Waste Management**
- An integrated waste management system should be implemented to reduce environmental pollution.
 - **Waste Bank:** The community can manage inorganic waste into goods of economic value.
 - **Fishery Waste:** Fishery waste is processed into fertilizer or other useful products.
- c. **Application of Renewable Energy**
- The use of renewable energy, such as solar panels or biodiesel for fishing boats, can support the sustainability of the region.
 - **Strengthening the Local Economy**

The regional arrangement model must support the economic strengthening of fishing communities by integrating economic activities from the fisheries and tourism sectors.

- a. **Economic Diversification**
In addition to fisheries, the community can be involved in other businesses that support tourism, such as making handicrafts from seafood or special souvenirs.
- b. **Educational Tourism**
Tourists are invited to learn directly about the life of fishermen, from fishing techniques to the processing of catches. This program can provide additional income for fishermen.
- c. **Marine Culinary Center**
Fresh fish catches are processed into special dishes offered to tourists, thus providing added value to fishery products.

Strengthening Community Participation

Active community participation is the key to the success of this model.

- a. **Community Empowerment**
Involve the community in every stage of planning and implementation of regional planning. Training and

mentoring programs to increase community capacity, such as tour guide skills, can be implemented.

- b. **Fishermen and Tourism Cooperatives**
Establish cooperatives to transparently manage fish catches, tourism facilities, and community income.

Government Policies and Support

Government regulatory and policy support is essential to integrate the fisheries and tourism sectors.

- a. **Zoning Regulations**
The government must clearly establish land use zoning to prevent conflicts between sectors.
- b. **Funding Program**
The government can provide grants or subsidies for home renovations, infrastructure development, and tourism development.
- c. **Multi-Sector Cooperation**
Cooperation between the government, the private sector, and non-governmental institutions can accelerate the development of the region.

What is the expected impact of the arrangement of this area on regional development and tourism in the Seberang Fishing Village

The arrangement of the Seberang Fishing Village area by integrating settlements, the fisheries sector, and tourism is expected to have various positive impacts that include social, economic, environmental, and cultural aspects. The following is a detailed discussion of the expected impact: The arrangement of the area is projected to have a positive impact on the social conditions of the people of Seberang Fishing Village. Improvements of public facilities such as sanitation, clean water, and transportation access will improve the quality of life of the community. Settlement arrangement with improvements to stilt houses and supporting infrastructure will create a healthier and safer environment. The involvement of residents in regional planning and tourism development programs creates a sense of shared ownership and responsibility. Training to become tour guides, homestay managers, and artisans of local products opens up opportunities to increase community capacity. Through job diversification and additional income from the tourism sector, people can reduce their dependence on the fisheries sector alone, thereby helping to alleviate poverty.

The integration of fisheries and tourism is projected to improve the local and regional economy: With the existence of direct markets and culinary tourism based on marine catches, the economic value of the catch can increase. Educational tourism, ecotourism, and seafood-based handicraft production provide new economic opportunities for the community. The arrangement of the area encourages the emergence of new businesses, such as homestays, seafood restaurants, tourist transportation services, and special souvenir centers. This provides additional jobs. Better infrastructure and well-managed tourism potential attract investors to contribute to the development of the region. Sustainability-oriented regional planning is expected to have a positive impact on environmental conservation: Replanting mangroves will reduce the risk of abrasion, protect coastal ecosystems, and provide habitat for various marine life. Restrictions on fishing areas and responsible diving tourism programs maintain the preservation of coral reefs. Integrated

waste and waste management system prevents environmental pollution. Waste banks or processing fishery waste into organic fertilizers create a cleaner environment. The public education program not to throw garbage into the sea will create cleaner waters, supporting the continuity of the fisheries and marine tourism sectors. The arrangement of the Seberang Fishing Village residential area with an integrated approach between the fisheries and tourism sectors is expected to improve the quality of life of the community, encourage economic growth, preserve the environment, strengthen local culture, and accelerate sustainable regional development. With synergy between the government, the community, and the private sector, the Seberang Fishing Village can become a model for coastal areas that succeed in optimizing local potential for long-term benefits.

CONCLUSION

Research on the Arrangement of Seberang Fishing Village Residential Areas as Regional Development and Tourism produced several main conclusions related to existing conditions, influencing factors, and regional development models that can be implemented. Here is a summary of the research results:

Settlements in Seberang Fishing Village are still dominated by uninhabitable houses, with basic infrastructure such as sanitation, roads, and access to clean water that is inadequate. Fishery activities are a major sector of livelihood, but supporting facilities such as fish auction sites (TPI), fish storage, and modern fishing gear are very limited. The potential for environment-based tourism such as mangrove ecotourism and fishermen's cultural tourism has not been optimally managed. Limited education and lack of public awareness about the importance of regional planning. Dependence on the fisheries sector as the main source of income makes people vulnerable to economic fluctuations. Coastal abrasion, marine pollution, and degradation of mangrove ecosystems are the main challenges in maintaining the sustainability of the region. The lack of integrated policies and limited community involvement in regional development programs.

Regional planning in Seberang Fishing Village needs to be carried out with an integrative approach that includes zoning of space use for settlements, fisheries, and tourism to minimize land function conflicts. Improvement of basic infrastructure and supporting facilities, including repairs to houses, roads, and fishery facilities. Mangrove ecosystem restoration and environmental conservation programs to support long-term sustainability. Diversify the local economy through the development of educational, cultural, and ecotourism-based tourism. Active community involvement in the planning and implementation of regional planning programs.

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