

A. Type of Zone

1. Protected Zone

Purpose: To protect natural and cultural resources, ensuring ecological balance and conservation.

Subzones and Rules:

a. Beach Setback Zone

- i. Protects coastal areas from erosion and maintains public access.
- ii. Prohibits permanent structures except for specific purposes like observation decks.

b. Riverbank Setback Zone:

- i. Preserves river ecosystems and minimizes flooding risks.
- ii. Structures are limited to utilities like irrigation systems.

c. Spiritual and Local Wisdom Protection Zone:

- i. Safeguards sacred areas, temples, and cultural heritage sites.
- ii. Strict building restrictions to maintain sanctity.

d. Green Open Space (RTH):

- i. Includes parks, cemeteries, and other open spaces.
- ii. Encourages greenery and recreational uses.

2. Residential Zone (R Zone)

Purpose: To provide spaces for housing development that accommodates community living needs.

Subzones and Rules:

a. High-Density Subzone (R-2):

- i. Designed for dense residential clusters with 60–100 houses per hectare.
- ii. Multi-story buildings are allowed to maximize land use.

b. Medium-Density Subzone (R-3):

- i. Allows 25–60 houses per hectare, balancing housing and open spaces.

- ii. Primarily low-rise residential units.
- c. Low-Density Subzone (R-4):
 - i. Limited to less than 25 houses per hectare, focusing on spacious living.
 - ii. Single-family homes dominate this subzone.

3. Trade and Service Zone (K Zone)

Purpose: To facilitate commercial activities, including trade, entertainment, and services.

Subzones and Rules:

- a. Subzone K-1 (City-Scale):
 - i. Serves city-level needs with large-scale commercial buildings.
 - ii. Permits high-intensity and multi-story buildings.
- b. Subzone K-2 (BWP-Scale):
 - i. Caters to district-level trade and service demands.
 - ii. Medium-to-high intensity structures are allowed.
- c. Subzone K-3 (Sub-BWP Scale):
 - i. Supports smaller-scale local businesses.
 - ii. Emphasis on low-to-medium intensity structures.

4. Office Zone (KT Zone)

Purpose: Allocated for administrative and commercial office functions.

Rules:

- a. Encourages the development of government offices and private enterprises.
- b. Allows auxiliary facilities like parking areas and green spaces.
- c. Building height is adjusted based on the strategic significance of the location.

5. Public Service Facility Zone (SPU Zone)

Purpose: Dedicated to education, healthcare, worship, socio-cultural, and recreational facilities.

Subzones and Rules:

- a. Subzone SPU-1 (City-Scale):
 - i. Large facilities like hospitals or universities serving city-scale populations.
 - ii. High-intensity development is allowed.
- b. Subzone SPU-2 (District-Scale):
 - i. Community-level facilities like clinics or schools.
- c. Subzone SPU-3 (Village/Subdistrict Scale):
 - i. Local facilities such as elementary schools or village halls.

6. Tourism Zone (W Zone)

Purpose: Supports activities related to tourism, utilizing natural, cultural, or man-made attractions.

Subzones and Rules:

- a. Subzone W-1 (Nature Tourism):
 - i. Focuses on leveraging natural attractions like beaches or forests.
 - ii. Allows supporting infrastructure like eco-resorts or villas.
- b. Subzone W-2 (Artificial Tourism):
 - i. Facilitates man-made attractions such as theme parks or museums.
 - ii. Encourages aesthetically pleasing, modern designs.

7. Mixed-Use Zone (C Zone)

Purpose: Combines residential, trade, services, office, and tourism functions within a single area.

Subzones and Rules:

- a. Subzone C-1 (Residential and Trade/Service):

- i. Integrates housing with economic activities like shops or restaurants.
- ii. Often aligned with tourism-related services like guesthouses.
- iii. Medium-to-high intensity development is permitted.

8. Agricultural Zone (P Zone)

Purpose: Reserved for agricultural activities to support food production and sustainability.

Subzones and Rules:

- a. Food Crop Subzone (P-1):
 - i. Focuses on cultivating food crops like rice, vegetables, and grains.
 - ii. Structures are limited to agricultural purposes and small-scale facilities.

9. Other Zones (PL Zone)

Purpose: Includes special-use areas for specific functions not covered by other zones.

Subzones and Rules:

- a. Non-Green Open Space Zone (RTNH):
 - i. For spaces like paved open areas, reservoirs, or emergency gathering spots.
 - ii. May serve ecological, aesthetic, or economic purposes.

B. Spatial Planning Zone

Category	Zone	Description	Color
Protected Areas	Beach Setback Zone	Beach Setback	
	River Setback Zone	River Setback	

	Spiritual and Cultural Protection Zone	Spiritual and Cultural Protection	
	Urban Green Open Space Zones	Urban Forest	
		City Park	
		District Park	
		Neighborhood Park	
		Cemetery	

Development Areas	Zone	Description	Color
Residential Zones	R-2	High-Density Housing	
	R-3	Medium-Density Housing	
	R-4	Low-Density Housing	
Commercial and Service Zones	K-1	City-Level Commercial and Service	
	K-2	BWP-Level Commercial and Service	
	K-3	Sub-BWP Commercial and Service	
Office Zone	KT	Offices	

Agricultural Zone	P-1	Food Crops	
Public Service Facilities	SPU-1	City-Level Public Facilities	
	SPU-2	District-Level Public Facilities	
	SPU-3	Neighborhood-Level Public Facilities	
Non-Green Open Space Zone	RTHN	Non-Green Open Space	
Tourism Zones	W-1	Natural Tourism	
	W-2	Artificial Tourism	
Other Designations	IPAL	Wastewater Treatment Plant	
Mixed-Use Zone	C-1	Residential and Commercial/Service	

C. Analysis for Apartment Development in Pererenan, Mengwi, Badung Regency

This analysis is based on Regent Regulation of Badung No. 34 of 2022 , which regulates the Detailed Spatial Plan (RDTR) for Mengwi District 2022–2042. The property, located in Pererenan, Mengwi, Badung Regency, Bali, spans **665 square meters (Freehold land 434)** and is currently as Residential with Medium Intensity (R-3) in the zoning framework.

1. Zoning Classification: Residential with Medium Density (R-3)

According to Article 1 subsection (56) of *Regent Regulation of Badung No. 34 of 2022*, Medium Density Residential Sub-Zone, hereinafter referred to as called R-3

Sub-Zone is an allotment of space that is functioned for residence or dwelling with almost balanced ratio between the number of house buildings with land area.

2. Key Features of Subzona R-3 (According to *Regent Regulation of Badung No. 34 of 2022* Appendix VI of the regulation)

a. This zoning is suitable for businesses as follows:

1. Residential
2. Town houses;
3. Row Houses;
4. Housing Complex;
5. Apartment with Specified Function
- 6. Pondok Wisata**

3. Development Parameters for Subzona R-3

a. Space Utilization Guidelines for Real Estate KBLI 68111 (Please see explanation of KDB, KLB, KDH and KTB in Appendix 2:

- i. Maximum Building Coverage (KDB): 65% of the total land area.
- ii. Maximum Floor Area Ratio (KLB): 2,6, allowing a significant multi-story building footprint.
- iii. Maximum Basement Coverage (KTB): 65% for parking and utility spaces.
- iv. Maximum Building Height: 15 meters.

b. Infrastructure Requirements:

- i. Parking: Minimum 20% of the total floor area must be allocated for parking, including surface and basement options.
- ii. Utilities: Adequate provision for drainage, water, electricity, telecommunication, waste management, and fire hydrants.
- iii. Pedestrian Accessibility: Inclusive access for people with disabilities is mandatory.

4. Suitability of the Property for Apartment Development

a. Zoning Compatibility:

The R-3 zoning classification supports the development of the land if you wish to build on the land such as villa or housing blocks. If you wish to rent out the property you can apply for a **Pondok Wisata license** in purpose of commercializing it.

5. **Conclusion**

The property in Pererenan, Mengwi, offers excellent potential for an apartment development project. The zoning allows for diverse residential uses and aligns with modern infrastructure requirements, making it a promising investment for sustainable, high-quality housing that meets the needs of the local and rental markets.

6. Legal Framework

1. *Undang-Undang Dasar Republik Indonesia year 1945 (Indonesian Constitution);*
2. *Law Number 5 the year 1960 regarding basic rules of Agrarian principles;*
3. *Law Number 4 the year 1996 regarding Mortgage of Land and objects related to land;*
4. *Law Number 40 the year 2007 regarding Limited Liability Company;*
5. *Law Number 25 year 2007 regarding Investment;*
6. *Law Number 26 the year 2007 regarding Spatial Planning;*
7. *KUHPer (Indonesian Civil Code) Book III regarding Agreements;*
8. *Law Number 11 year 2020 regarding Cipta Kerja;*
9. *Regent Regulation of Badung No. 34 of 2022;*

10. *Government Regulation Number 5 of 2021 concerning Implementation of Risk-Based Business Licensing;*

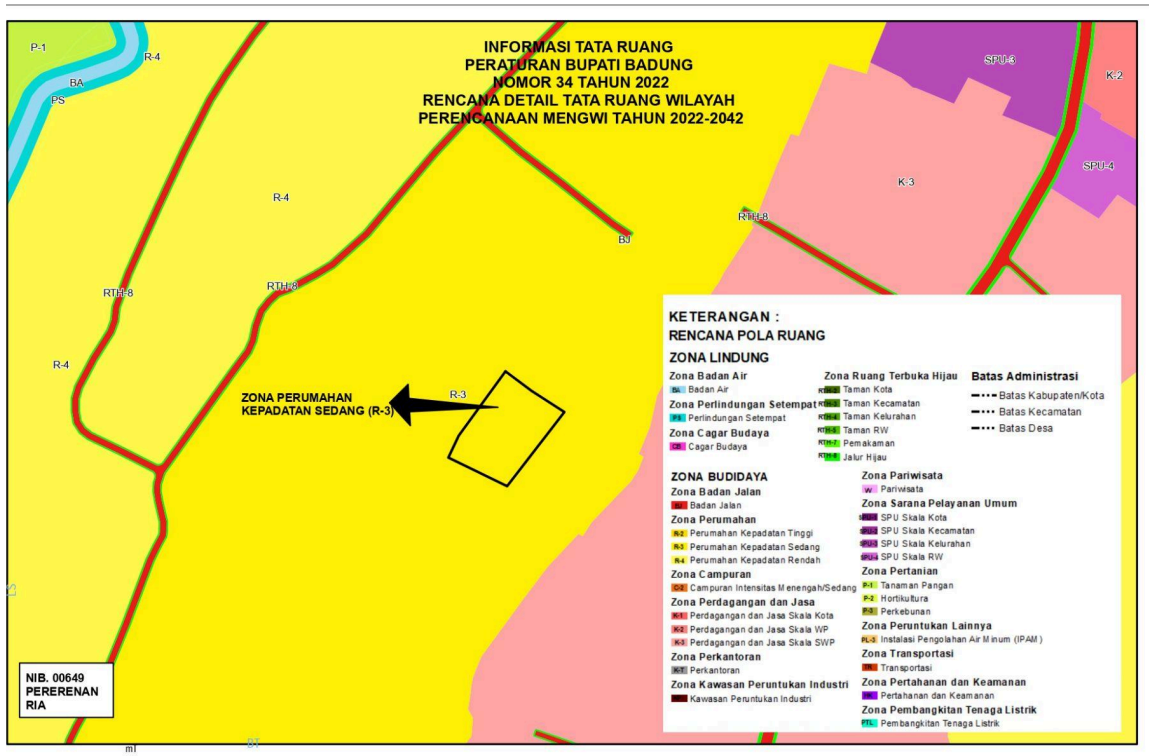
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 - b. Analysis reflects regulations in effect as of December 17, 2024
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APPENDIX

1. Zoning Checking Result



2. Pondok Wisata Available

					BA	PS	RTH-2	RTH-3	RTH-4	RI-M-5	RI-M-7	RTH-8	CB	BJ	P-1	P-2	P-3	PTL	KPI	W	R-2	R-3	R-4	SPU-1	SPU-2	SPU-3	SP	
116	Foto Copy	82190	8219	821	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	I	I	T2	T2	T2	I	I	I	I
	Binatu / Laundry	96200	9620	962	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	I	B2	T2, B1	T2, B1	X	B1	B1	B1	B
118	Salon Kecantikan	96112	9611	961	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	I	I	T2, B2	T2, B2	X	B1	B1	B1	B
119	Tukang Cukur / Barber Shop	96111	9611	961	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	I	I	T2, B2	T2, B2	X	B1	B1	B1	B
120	Studio Musik	59201	5920	592	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	I	B1	T1, T2, B1	T1, T2, B1	X	X	X	X	X
121	Bioskop/Cinema	59140	5914	591	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	I	I	X	X	X	X	X	X	X
122	Penjahitan Dan Pembuatan Pakainan Sesuai Pesanan	14120	1412	141	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	I	I	T2, B2	T2, B2	T2, B2	B2	B2	B2	B
123	Pergudangan Skala Kecil ≤ 200m²		5210	521	X	X	X	X	X	X	X	X	X	X	X	X	T2, B2	T2, T3, B2	X	I	B2	T2	T2	T2	I	I	I	I
124	Pergudangan Skala Menengah > 200m² Sampai 500m²		5210	521	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	I	X	X	X	X	T3	T3	T3	T
125	Pergudangan Umum > 500m²		5210	521	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	I	X	X	X	X	X	X	X	X
D	PARIWISATA																											
126	Hotel Bintang	55110	5511	551	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	I	X	X	X	X	X	X	X
127	Hotel Non Bintang	55120	5511	551	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	I	X	X	X	X	X	X	X
128	Hotel Kota (City Hotel / Budget Hotel)		5519	551	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	I	X	X	X	X	X	X	X
129	Pondok Wisata	55130	5513	551	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	I	I	T2, B1	T2, B1	T2, B1	I	I	I	I
130	Kondotel (Kondonium Hotel)	55194	5519	551	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	I	X	X	X	X	X	X	X	X
131	Villa	55193	5519	551	X	X	X	X	X	X	X	X	X	X	X	X	T2, B1	T2, B1	X	X	I	X	X	X	X	X	X	X
132	Guest House	55199	5519	551	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	I	X	X	X	X	I	I	I	I
133	Resort	55199	5519	551	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	I	X	X	X	X	X	X	X	X
134	Penginapan Losmen	55199	5519	551	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	I	I	T2, B1	T2, B1	T2, B1	I	I	I	I
135	Bumi Perkemahan	55192	5519	551	X	X	B3	B3	B3	B3	X	X	X	X	X	B3	B3	B3	B3	B3	B3	B3	B3	B3	B3	I	I	I
136	Bar	56301	5630	563	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	I	X	X	X	X	X	X	X	X
137	Pub	56301	5630	563	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	I	X	X	X	X	X	X	X	X

