A Study of Green Open Space Planning on Mansinam Island, Manokwari, West Papua

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Abstract:- Green Open Space (GOS) is a green area that is used for various activities, including playing and traveling. It is believed that green open space can provide maximum environmental benefits to urban communities, including efforts to attract tourists in tourist areas. However, the existence of green open spaces in tourist areas often does not attract the attention of tourists, one of which is the religious tourism area of Mansinam Island, Manokwari, West Papua. The aim of this research is to examine the existing green open space arrangement on Mansinam Island in order to increase the functional and aesthetic value of the existing green open space so that it can attract tourists. The method used in this research is a qualitative research method, namely a research method that is descriptive and tends to use analysis. In qualitative research, process and meaning will be emphasized and the focus of the research must be in accordance with the facts in the field. The expected result of the study of green open space planning on Mansinam Island, Manokwari, West Papua is to encourage the success of local government planning regarding the Mansinam Island religious tourism development plan.

Keywords:- Spatial Planning Studies, Green open Spaces, Mansinam Island, Religious Tourism.

I. INTRODUCTION

A. Backgrounds

Green Open Space or GOS is generally interpreted as an elongated area/lane, and/or a clustered area with an open nature and planted with plants, both plants that grow artificially (purposely planted) and those that grow naturally. Green open space has a very important function related to ecological, socio-cultural and aesthetic aspects. Apart from being a space for community interaction, GOS also functions as a means of recreation, sports, educational facilities and as a culinary center.

In tourist areas, green open spaces are used as tourist locations that attract the attention of tourists. However, this is in contrast to what happened in the religious tourism area of Mansinam Island, Manokwari, West Papua, where the island is a historical relic of the arrival of Christianity in Papua by two missionaries named Carl Wilhelm Ottouw from Germany and Johan Gottlob Geissler from the

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Netherlands on February 5, 1855. enough to attract the attention of tourists.

Historical remains in the form of old wells, monuments, dormitories, cemeteries and also churches are not enough to attract the attention of tourists so that Mansinam Island is visited by tourists only once a year where every February 5th is used as a day of evangelization in the land of Papua so that all residents in Papua come to worship on Mansinam Island.



Fig 1 Photo of the 5 February 2024 Celebration on Mansinam Island. Source. Personal Documentation

In 2014, there was development in the Mansinam Island area where there is a statue of Jesus with a height of approximately 30 meters, construction of a new church, and development of green open spaces such as roads leading to the location of the statue and parks. However, the existence of development in the Mansinam Island area does not steal the attention of tourists, because of the lack of attention from both the local community and the government in managing Mansinam Island. It can be seen from the many tourist attractions and buildings that are closed and the condition of parks and roads that are not well maintained. even though when compared with cities that also have the same tourist attraction, Mansinam Island is historically interesting. So it is necessary to study the arrangement of green open spaces on Mansinam Island using qualitative methods.



Fig 2 Tourist Attaractions on Mansinam Island are Closed. Source: Personal Documentation



Fig 3 The Condition of the Footpath is not Maintained. Source: Personal Documentation

Therefore, it is important to carry out this research to examine the arrangement of green open spaces on Mansinam Island so that it attracts the attention of tourists and to find out what factors cause the lack of tourists coming.

B. Formulation of the Problem

Based on the background of the research problem, the research problem is formulated in the form of:

- Why doesn't the Mansinam Island area attract the attention of tourists?
- What are the existing conditions for green open space development on Mansinam Island?
- What is the role of the community and local government in arranging green open space in the Mansinam Island religious tourism area?

C. Research Purposes

The aim of this research are to:

- Analyze the factors that influence the lack of tourist attention.
- Analyze the existing conditions of green open space development on Mansinam Island.
- Analyze the role of the community and local government in structuring green open space in the Mansinam Island religious tourism area.

D. Benefits of Research

The benefits of this research are to:

- Providing information on the Mansinam Island religious tourism area.
- Provide information on the role of the community and local government in arranging green open space in the Mansinam Island area.

E. Scope of Discussion

The scope of discussion for the study of green open space planning on Mansinam Island includes:

- Study of existing green open space arrangements on Mansinam Island.
- Effective techniques and strategies in arranging green open spaces such as developing and managing public green open spaces.
- The role of the community and local government in implementing the arrangement of green open spaces to attract tourists.

The scope of this discussion aims to cover important aspects in the study of the arrangement of public green open spaces on Mansinam Island, Manokwari, West Papua so that it can help develop and manage green open spaces effectively and efficiently to attract the attention of tourists not only in Papua but outside Papua.



Fig 4 Map of West Papua Source: Semuatentangprovinsi.blogspot.com

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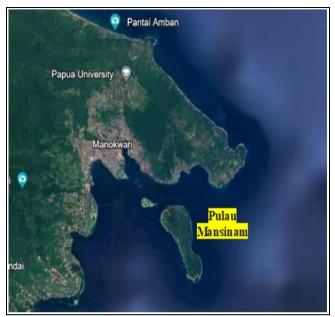


Fig 5 Location of Mansinam Island Source. Google Earth

The scope of this research is in the West Papua region, precisely in Manokwari district which is located about 6 kilometers from Manokwari. To reach this research location it only takes 10 - 15 minutes using a motorized boat (boat).

The area of the research location is around 410.97 hectares, with the western boundary bordering Doreri Bay, the southern border with Lemon Island and the city of Manokwari.

II. LITERATURE REVIEW

➤ Green Open Space

Green Open Space is an elongated/lane and/or clustered area, whose use is more open, a place for plants to grow, whether grow naturally or deliberately planted [1]. Green Open Space is also defined as part of public open space that is used for the benefit of the general public and city spatial planning must include plans for the provision and utilization of large green open space of at least 30% of the city area [2]. Then Green Open Space is also defined as facilities that make an important contribution to improving the quality of the residential environment, and are a very important element in recreational activities [3].

• Typology of Green Open Space

Types of green open space can be differentiated based on typology according to physical, function, structure and based on ownership. It can be seen in table 1 below.

Table 1 Green Open Space based on Typology

	physical	function	structure	ownership
	Natural Green Open Space	-Ecological	Pattern Ecological	Public green open space
Green Open		-Social/Culture		
Space	Un-natural Green Open Space	-Architectural	Pattern Planalogical	Privat
_		-Economy	_	green open space

Source. Permen PU Number 5 of 2008

Based on the table above, it can be seen that based on its physical nature, green open space is divided into natural green open space and non-natural green open space. Based on its function, green open space is divided into ecological, social/cultural, architectural and economic functions. Green open space (GOS) based on spatial structure can be differentiated based on ecological patterns (clustered,

elongated, scattered), as well as planological patterns that follow the hierarchy and structure of urban space, while green open space based on ownership is divided into public green open space and private green open space. The division of public green open space and private green open space is shown in Table 2 below.

Table 2 Ownership of Green Open Space

No.	Туре	Public Green Open Space	Private Green Open Space
1.	Yard green open space		
	a.Residential yard		$\sqrt{}$
	b.Office grounds, shops and business premises		√
	c.Building roof garden		√
2.	Parks and City forests Green open space		
	a. RT Park	$\sqrt{}$	$\sqrt{}$
	b. RW Park	√	√
	c. Village Park	√	√
	d. District Park	√	√
	e. City Park	V	
	f. Green Belt	V	
3.	Green Route Road green open space		

	a.Road island and road medians	$\sqrt{}$	$\sqrt{}$
	b. Pedestrian path	$\sqrt{}$	$\sqrt{}$
	c.The space under the overpass	$\sqrt{}$	
4.	green open space for specific functions		
	a.Green open space along the railway line	$\sqrt{}$	
	b. Green line of high voltage electricity network	$\sqrt{}$	
	c.River border green open space	$\sqrt{}$	
	d.Green open space along the coast	$\sqrt{}$	
	e. Green open space safegaurds raw water sources/springs	$\sqrt{}$	
	f. Burial	$\sqrt{}$	

Source: Permen PU Number 5 of 2008

• Benefits of Green Open Space

Then in the Regulation of the Minister of Public Works Number 5 of 2008 concerning Guidelines for Providing and Utilizing Green Open Space in Urban Areas, the benefits of Green Open Space are also explained, namely (1) Direct benefits, namely creating beauty and comfort (shady, fresh, cool) as well as getting materials. -materials for sale such as wood, leaves, flowers and fruit; and (2) Indirect benefits, namely very effective air purification, maintenance of continuity of ground water supplies, preservation of environmental functions and all existing flora and fauna (biological conservation or biodiversity). In terms of social benefits, the most obvious benefits of green open space are as a place for recreation, playing, meditation, and for gathering together or as a place to rest [4].

➤ Policy Evaluation Study

Evaluation is an activity that is useful for assessing the level of performance of a policy. Evaluation can only be

carried out if a policy has been in place for enough time. If the evaluation is carried out too early then the results and impacts of the policy will not yet be visible [5].

In general policy evaluation can be said to be an activity involving the estimation or assessment of policies which includes the substance, implementation and impact of implementing the policy [6].

According to Vendung, evaluation looks backwards so that it can drive forward [7]. Evaluation is a mechanism to monitor, systematize and improve government activities and their results so that public officials in their future work can act responsibly, creatively and efficiently as possible.

Evaluation Criteria

In general, Dunn describes the criteria for evaluating public policy as follows [8]:

Table 3 Criteria for Evaluating Public Policy

No.	Criteria Type	Questions
1	Effectiveness	Have the desired results been achieved?
2	Efficiency	How much effort is required to achieve the desired results?
3	Adequacy	How far has the desired result been achieved in solving the problem?
4	Alignment	Are costs and benefits distributed equally among different groups?
5	Responsiveness	Do policy outcomes satisfy the needs, preferences or values of particular groups?
6	Accuracy	Is the desired outcome (goal) truly useful or valuable?

Source. Riant Nugroho. 2006: 155

➤ Religious Tourism

Tourism comes from Sanskrit, pari means perfect, complete, highest, and tourism means travel, so tourism means complete or perfect travel. Tourism or tourism is a traveling activity carried out by any person or group of people with the intention of visiting certain places for recreation, personality development, or learning about various unique things so that the tourist attraction appears for a temporary period of time, which is supported by facilities and services provided by the community, entrepreneurs, state government and regional government [9].

Tourism can be differentiated according to tourists' motives for visiting a place. The types of tourism are as follows: (1) Cultural Tourism; (2) Maritime or Marine Tourism; (3) Cadar Alam Tourism (Conservation Park); (4)

Convention Tourism; (5) Agricultural Tourism (Agrotourism); (6) Hunting Tourism; and (7) Pilgrimage or Religious Tourism [10].

III. METHODOLOGY

Research methods are ways of collecting data and then processing the data so as to produce data that can solve research problems. Research methods are the main method used to achieve a goal, for example to test a series of hypotheses, using certain techniques and tools [11].

The research method used is a qualitative method where research is descriptive and tends to use analysis. In qualitative research, process and meaning will be emphasized and the focus of the research must be in accordance with the facts in the field [12]. Data collection

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techniques used include interviews with sources, observation through observing and recording the objects studied, and documentation. So with this method it is hoped that we can gain an in-depth understanding regarding the study of the arrangement of green open space on Mansinam Island.

Research Approach

The research approach used in this research is a qualitative approach. The Qualitative Approach in this case is actually a research procedure that produces descriptive data in the form of written or spoken words from people and observable behavior. So the data collected is data in the form of words or sentences or images (not numbers). This data can be in the form of interview scripts, field notes, photos, videos, personal documents, memos or other official documents [13]. With this approach, researchers can obtain a complete picture of the problem formulated by focusing on the process and search for meaning behind the phenomena that emerge in the research, with the hope that the information studied will be more comprehensive, in-depth, natural and real.

➤ Method of Collecting Data

Data collection techniques are divided into two, namely primary data and secondary data. Primary data was obtained by interviews, field observations and documentation. Meanwhile, secondary data was obtained from related agencies. Apart from that, primary data was also obtained from literature studies (internet, journals, books and mass media).

Collecting primary data with a primary survey where data is obtained through direct author activities to obtain complete data related to the problem being studied. This activity is carried out by:

• Field Observation

The field observation technique is research carried out by making direct observations at the research location. by using the senses of sight and hearing to detect symptoms that occur. This means that data is obtained by looking at, viewing and observing objects so that researchers gain knowledge of what is being done.

Observation is collecting data or information that must be carried out by carrying out direct observation efforts at the place to be investigated [14].

So with this technique researchers can find out directly about the physical condition of Mansinam Island which will be observed, especially in relation to evaluating the arrangement of green open spaces in the Mansinam Island area. This is intended so that researchers can clearly understand the factors that influence tourists' attention.

• Literature Study

Literature study data collection techniques are used to increase mastery of theories, principles and concepts as well as laws related to the problems being researched, by studying books, journals, magazines, newspapers and other documents to obtain theories, principles, postulates, laws and generalizations are needed in this research.

• Documentation Study

Documentation is a data collection technique by collecting previously existing written items or data. Written data collection comes from notes, archives, photos and images at the research location related to the research being carried out which supports a smooth process in conducting research.

IV. RESULTS AND DISCUSSION

A. General Description

Mansinam Island is a religious tourist island located in the capital of West Papua, precisely in East Manokwari District, Manokwari Regency, West Papua, Indonesia. If you observe, there is nothing special about this island with a population of no more than 800 people. Rows of coconut trees dotting the beach and green hills covered with shady trees are common sights often found in Mansinam. Apart from that, there are no main roads on this island, there are only medium-sized concrete roads which are still being built by the government.

However, the specialty of this island, which is about 6 kilometers from the center of Manokwari City, does not lie in its natural panorama. Mansinam is a historical witness where a new civilization began and eventually spread throughout mainland Papua. In simple terms, it can be said that Papua would not have known modernization if missionaries had not set foot on Mansinam Island. Some evidence of historical heritage still exists today, which makes this island attractive for tourists to visit. Geographically, Mansinam Island borders:

• Northern boundary: Manokwari

• Southern boundary: Manokwari

• Eastern boundary: Numfor Island

• Western border: Manokwari

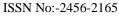




Fig 6 Map of Mansinam Island Source. Telukcendrawasihnationalpark.com

B. Research Findings

Analysis of policies, facilities and promotion of the Mansinam Island religious tourism area

➤ Analysis of Policies

• Development of Tourist Attractions/Rides

Apart from being a religious tourism area, Mansinam Island also has beautiful natural panoramas so tourists can visit to enjoy the beaches and waves accompanied by cool breezes. In contrast to other tourist attractions which have many tourist attractions such as ATV rides or boat rentals and so on, Mansinam Island is still very minimal and there are no rides on offer, which is one of the factors behind the lack of tourists visiting. So it is necessary to develop tourist attractions to address these problems that are suitable for the current conditions of Mansinam Island, such as boat rentals. So the existing boats are not only parked, but can be rented go around Mansinam Island while snorkeling/diving or just touring Mansinam Island and the surrounding islands. That way, apart from attracting tourists to visit, it can also increase the economic value of the people of Mansinam Island.



Fig 7 Mansinam Island Residents' Boats are only Parked.
Source. Personal Documentation

• Development of Accessibility

Apart from developing tourist attractions, developing accessibility in a tourist destination is also an important factor in attracting tourists to visit. Access to Mansinam Island is relatively easy to reach even though it is not by land, but residents provide a shuttle service to Mansinam Island with a travel time of around 10-15 minutes by boat at a rate of IDR 10,000 per person via the Kwawi pier. However, access to Mansinam Island can also be via the Sanggeng fish market pier, but not using a public boat, which means the boat must be rented separately at a higher rate.

Meanwhile, access to Mansinam Island itself is also relatively easy, because residents offer motorbike taxi services for access to the Jesus Statue or around the island if tourists don't want to walk. There are also directional signs along the road so that it is easier for tourists when they are on the island.



Fig 8 Directions on Mansinam Island. Source. Personal documentation

The difficulty of easy access is one of the important factors in attracting tourist interest. With easy road access and transportation to tourist locations, it can increase tourists' interest in visiting Mansinam Island. So it is necessary to make a boat schedule to go to Mansinam Island so that it can be easier for tourists when they want to visit Mansinam Island. Meanwhile, on the island, apart from offering motorbike taxi services, it may be necessary to add bicycle rental at a cheaper rate than motorbike taxis.

Facility Analysis

The development of good and complete facilities and infrastructure will greatly influence the number of visitors visiting a tourist destination. In 2017, there were government efforts to develop existing facilities on Mansinam Island to support the island as a religious tourism area as well as to attract more tourists to visit. Development of facilities such as a statue of Jesus with a height of 30 meters, churches, roads, sales places, toilets, guard posts as well as parks and green open spaces.



Fig 9 Statue of Jesus on Mansinam Island (Good Condition). Source. Personal Documentation



Fig 10 New Church on Mansinam Island (Damaged Condition) Source. Personal Documentation

Based on the results of observations on Mansinam Island, the development of facilities carried out by the government to support Mansinam Island as a religious tourism area is actually quite good, but there is a lack of attention from the community and government so that the existing facilities are not maintained and are in poor condition or even damaged. So it is necessary to reorganize existing facilities, maintenance is also needed so that existing facilities are well maintained and able to attract the attention and interest of tourists.

However, there is also a need for additional facilities such as: (1) seating along the road leading to the Jesus Statue because it is on a mountain, so there needs to be seating for tourists to rest for a moment and then continue their journey; (2) food stalls, on Mansinam Island there are no food stalls for tourists so that on average visitors come to bring their own food and drink; (3) gazebos, in the beachside area there are several gazebos that have just been

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built, but too few gazebos have been built and they are not placed in strategic positions so the gazebos are not used.

• Promotion

Promotions are considered very effective in attracting tourists so they can learn more about the tourist destinations they will visit and the tourist attractions on offer.

Based on the results of the analysis, it was found that there was a lack of promotion of the Mansinam Island religious tourism destination, so the government has an important role in promoting Mansinam Island by conducting digital marketing, namely by using mass media and electronic media such as billboards, banners, posters and so on, as well as electronic media. such as websites, Facebook,

Instagram, TikTok, YouTube and so on. So that promotions are considered effective in attracting tourists.

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➤ Analysis of Green open Space in the Mansinam Island Religious Tourism Area

Green open space is considered important in an area not only to provide freshness and comfort but can also help improve the beauty and quality of a healthy and clean environment. Green open spaces on Mansinam Island in the form of parks and roads already exist but are not well maintained. So it is necessary to arrange green open spaces on Mansinam Island so that it can provide comfort not only for tourists but also for residents who live on Mansinam Island and can create beauty for those who see it.

Table 4 Analysis of Green Open Space

Analysis of green open space

Garden



Study: The garden is right in front of the new church but it is not well maintained, covered with grass. In fact, if you look at it, this article is a good photo spot for tourists. So it may be necessary to make hardening right in front of the words 'MANSINAM' to make it easier for visitors who want to take documentation without getting hit by grass or mud when it rains. So this area needs to be rearranged, not only hardening it but also perhaps adding seating and garden lights.



Road

Study: This road is the access to the new church and the statue of the Lord Jesus, but its condition is not well maintained. So it is necessary to re-arrange the road to the church and the statue, where shade trees need to be made and gardens planted with flowers along the road so that it looks beautiful. Then, a few meters away, you need to make a seat to rest because the road is uphill, and you also need to add a road for people with disabilities who want to visit Mansinam Island.



Study: The condition of the children's playground, which is equipped with swings and several seats, is in a damaged condition. So it needs to be reorganized by adding play facilities, not just swings but also others such as slides and so on. So it's not just about seeing the statue, but tourists who bring children can also enjoy the existing play facilities.



Study: On average, the road to the statue has the same conditions. Lack of good management means that roads are not well maintained. It is necessary to rearrange the plants in the middle of the road as well as on the side of the road. And there is still a need to add roads for people with disabilities.



Study: The condition of the park in the middle of the road to the statue of Jesus. The condition is no longer functioning, the pool water is not flowing and the roof is no longer there and is covered by grass. So renovations need to be carried out by replacing the roof or adding seating for the garden center area to make it attractive and functional. Also use durable materials for outdoor use.



Study: Some roads have not been cast so it is necessary that all roads be cast in concrete. And it's good if the road is well designed so that it attracts people who are passing through the road, for example, the road still has sidewalks, then the plants along the road follow the sidewalk and still use road signs for people with disabilities, street lights and seating at a few meters so that there is a pause to rest for a moment.

Source. Personal documentation

• Analysis of the Role of Government and Society in the Mansinam Island Religious Tourism Area

The role of the government and community in the religious tourism area of Mansinam Island is very important, where the government and community must be able to synergize well to create a tourism area that can develop so that there are requests for tourists to visit Mansinam Island.

> The Role of Government

• Reorganization of Green Open Spaces

The government needs to work together with the private sector in restructuring existing green open spaces such as roads and parks on Mansinam Island. Parks can be designed with many facilities, not only swings but there are various other play facilities such as seesaws, slides, climbing walls and spider webs which are interesting for children who are traveling but also children who live on Mansinam Island with selecting materials that are durable and easy to maintain so that they are maintained.



Fig 11 Play Area in Jakarta Source. Unsplash.com/oakvillanews

Not only the children's play area, but the parks on Mansinam Island also need to be redesigned, especially the parks along the road leading to the Jesus statue area. So perhaps it is necessary to redesign the existing park with the concept of the "Jesus story" or telling the story of the missionary figure's journey when he spread the Gospel until he arrived in the land of Papua, so that visitors can understand the history of Mansinam Island as well as a religious tourism area that is increasingly felt and attracts tourists to visit. Mansinam Island.



Fig 12 Garden of Gethsemane Source. https://pedomanhrian.org/article/hari-5-yesusberdoa-getsemani/

Then you also need to pay attention to the existing roads. Roads need to be redesigned to attract tourists so that when they are on Mansinam Island, tourists feel comfortable and safe. So the existing road should be designed to be as attractive as possible so that when climbing to the statue area, tourists do not feel tired because they feel comfortable when walking with the need to add park benches along the road, park lights, as well as green areas planted with flowers and shade trees along the road due to the poor conditions. When walking along the road, there are no benches or shade trees, so it's hot and you don't feel comfortable when traveling to the statue of Jesus.



Fig 13 Green Open Space in Jakarta Source. Freepik.com

> Development of Supproting Facilities

The government needs to collaborate with the community or investors in the culinary sector, such as creating restaurants/food stalls that provide typical Papuan food such as providing papeda, fish in vellow sauce, papava flower vegetables and so on so that when local and foreign tourists visit Mansinam Island they can enjoy the food. Typical of Papua on Mansinam Island. This is because so far tourists who visit bring their own food, and there are no restaurants/food stalls on Mansinam Island. There is also a need for retailers who collaborate with the community to sell/provide a place to sell typical Papuan snacks so that when tourists visit they can be used as oleole from Mansinam Island.

• Lodging

The government also needs to work together with the community or investors in improving accommodation, either building several accommodations in certain areas or beach areas with beautiful sea views or utilizing residents' houses as homestays which are directly managed by the community itself, so that tourists Those who visit not only come and go home but can also stay overnight on Mansinam Island.

Management

The government must provide a management area that can work together with the local community so that religious tourism on Mansinam Island is more organized and orderly. So that when tourists visit, they can first go to the management area which is placed near the pier or the area in front of Mansinam Island. With the management office, tourists can receive brochures or information regarding the facilities on Mansinam Island or also a map of the location of Mansinam Island to make it easier for tourists. Not only that, the government must also be active in promoting Mansinam Island as a religious tourism area by making posters/brochures and also via social media.

> The Role of Society

The role of the community in regional development is very important. Local communities have a strategic role in developing tourist attractions, especially in increasing the quality and quantity of visiting tourists. On Mansinam Island, based on direct observation of the location, there is a lack of awareness and role of Mansinam Island residents in developing the area so that Mansinam Island residents should actively participate in developing the tourist area because they have specific knowledge and experience about local culture and traditions, which is very useful in tourism development, especially in developing existing green open spaces to make them more attractive and always maintained. However, in reality, there is a lack of maintenance on existing facilities and green open spaces so that many facilities and green open spaces are damaged and cannot be used. So some of the community's roles in arranging green open space on Mansinam Island are as follows:

- Take part in maintaining existing green open spaces.
- Participate in the development of culinary, recreational and lodging facilities.

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Take part in managing the facilities on Mansinam Island, for example a tour guide.

V. CONCLUSIONS AND RECCOMENDATIONS

> Conlusions

Based on the research and analysis of researchers, this research results in the conclusion that in the study of the arrangement of green open spaces on Mansinam Island can be well organized if the existing facilities as well as existing green open spaces such as parks and roads are well maintained and repairs and additions need to be made so that more attractive and well organized so that it can influence the number of tourists who visit. Of course, to achieve this, the active role of the government and the people living on Mansinam Island is also needed to participate in the development and arrangement of Mansinam Island, especially green open spaces in the form of parks and roads on Mansinam Island.

> Reccomendations

Based on the results of the analysis, there are several suggestions to answer existing problems, as follows:

- Developing and restructuring existing facilities and green open spaces so that they can attract visitors.
- There needs to be a marketing strategy to promote the Mansinam Island area in the form of brochures/posters or through social media.
- There needs to be cooperation with the authorities such as the Manokwari district tourism office in developing Mansinam Island as a religious tourism area and ensuring that development is carried out in accordance with applicable rules and regulations.

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