

## Legal Reforms on Water and Coastal Management to Prevent Conversion into Property Companies

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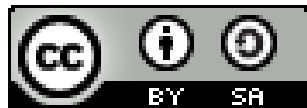
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Resource management in Indonesia's coastal areas is facing intense controversy, particularly regarding the Pantai Indah Kapuk Dua (PIK) project in Tangerang, Banten. This project, developed by a consortium of the Salim Group and Agung Sedayu Group, was established in a coastal zone rich in ecological and historical value, but has had detrimental effects on the environment and local communities. The construction of PIK 2 proceeded without community participation, resulting in fishermen losing their livelihoods and an increased potential for flooding due to an inadequate drainage system. Although the 1945 Constitution mandates that the use of natural resources be aimed at the prosperity of the people, in practice, this project prioritizes investors' interests, violates human rights, and triggers social friction. Land conversion without sustainability principles demonstrates weak governance and disregard for environmental law. This study emphasizes the importance of legal reform through flexible regulations, local community involvement, fair land governance, and protection of public access. Using normative methods, a legislative approach, and case studies, this research calls for comprehensive environmental assessments and information transparency in coastal zone management. Without an inclusive and sustainable approach supported by law, coastal development such as PIK 2 will only exacerbate social inequality and environmental degradation.

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## Introduction

The management of Indonesia's waters and coastal areas has been the subject of much controversy. One example is Pantai Indah Kapuk Dua (PIK 2), located in the subdistricts of Kosambi and Teluknaga, Tangerang Regency, Banten. PIK 2 is a new area developed by the Salim Group and the Agung Sedayu Group. The area is residential, business and commercial area. The PIK 2 development is located in a coastal area in Teluknaga District. The project stands on land that borders three villages in the Tangerang District of Teluknaga, namely Muara Village, Lemo Village, and Salembaran Village.

PIK 2 is located in an area that previously had a coastal ecosystem and various natural resources, such as mangrove forests and other marine ecosystems. The development of this area has the potential to change the ecological structure of the region.

This could have a major impact on the sustainability of natural resources.<sup>1</sup> Furthermore, the construction of PIK 2 should aim to benefit the community, but its planning and management did not involve the surrounding community. There are three approaches to marine conservation in Indonesia, which involve the private management of marine activities through cross-sectoral coordination and regulations, such as the creation of small-scale marine conservation areas at the local level, accompanied by customary regulations, and the establishment of large-scale marine conservation areas using proper management systems.

The existence of small-scale marine areas at the local level can be referred to as sea tenure. Sea tenure refers to the rights and obligations of local communities regarding the ownership, use, and protection of marine areas, governed by rules established in accordance with local regulations. Local communities also have the duty to regulate the exploration of natural resources while playing a role in protecting the ecosystem. However, in this case, the coastal communities were not included, and they suffered significant losses due to land conversion.

Although the PIK 2 development is a national strategic project and should benefit the surrounding community, it did not involve the community in decision-making and benefited capital owners more than it benefited the local community that depends on the area's natural resources. The development of PIK 2 has caused social conflict and human rights violations.

This is because the PIK 2 development did not involve the local community and harmed it. The losses caused by the PIK 2 development for the local community, namely the residents of Teluknaga Subdistrict, included flooding in the area around the PIK 2 development, residents losing access to roads, and even residents of this subdistrict who worked as fishermen losing their jobs as a result of this project.

The 1945 Constitution mandates six things related to agrarian issues, namely: First, Indonesia is an archipelagic country characterized by the archipelago (Article 25A); Second, natural resources are controlled by the state for the prosperity of the people, as stated in Article 33 paragraph (3); Third, branches of production that affect the livelihoods of many people are controlled by the state, as stated in Article 33 paragraph (2); Fourth, Indonesia's economy is based on kinship and economic democracy, as stated in Article 33 paragraph (1) and Article 33 paragraph (4); Fifth, Protection of human rights (Articles 28A-J); and Sixth, Protection of the rights of indigenous peoples (Articles 188, 281, and 32). The six mandates of the 1945 Constitution regarding agrarian issues, when viewed as a whole, show that the state is required to uphold the principle of people's sovereignty, grounded in democracy. Therefore, the legal system established by the state must represent the interests of the Indonesian people, especially in relation to coastal zone management..<sup>2</sup>

The development of PIK, which did not involve the community, has raised concerns regarding community participation in the decision-making process. From a legal perspective, coastal areas, as defined in Article 1(2) of Law No. 1 of 2014 concerning

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<sup>1</sup>Saifun Nufus, "Dampak Pembangunan PIK 2 Terhadap Pelanggaran Hak Ekonomi Sosial Dan Budaya Masyarakat Lokal," *Doktrin: Jurnal Dunia Ilmu Hukum Dan Politik* 3, no. 1 (January 30, 2025): 229–36, <https://doi.org/10.59581/doktrin.v3i1.4757>

<sup>2</sup> et. al et.al (Kementerian Hukum dan HAM RI) Lucky Adrianto, "Laporan Analisis Dan Evaluasi Hukum Tentang Pengelolaan Wilayah Pesisir Dan Pulau-Pulau Kecil," *Pusat Perencanaan Pembangunan Hukum Nasional, Badan Pembinaan Hukum Nasional, Kementerian Hukum Dan Hak Asasi Manusia RI*, 2015, 1–96.

Amendments to Law No. 27 of 2007 concerning Coastal Zone and Small Island Management-Small Islands, are defined as transitional areas between terrestrial and marine ecosystems that are influenced by changes on land and at sea. Furthermore, the Decree of the Minister of Marine Affairs and Fisheries Number KEP.10/MEN/2002 concerning General Guidelines for Integrated Coastal Management Planning also emphasizes that coastal areas are transitional zones between terrestrial and marine ecosystems that interact. The boundaries of these coastal areas extend 12 miles from the coastline for provinces and one-third of the sea area (under provincial authority) for regencies/cities, as well as to the administrative boundaries of regencies/cities inland. In addition, coastal areas are also protected by the constitution, so that the management of coastal areas must take into account applicable legal principles and environmental protection. As the basic law, the 1945 Constitution (UUD 1945) regulates agrarian issues covering land, water, air, and their contents, as well as the obligations of the state and the rights of citizens.

This study aims to fill a gap in previous research that has not been discussed before. Previous researchers only discussed the impact of PIK 2 reclamation on the social and economic life of coastal communities, especially fishermen in the Teluknaga District. This study found that the construction of PIK 2 caused negative externalities, including disruptions to fishing activities, social conflict, and changes in the local community's economic and social structure (Clement Alexandrico Waruwu). Research by Saifun Nufus entitled "The Impact of PIK 2 Development on Violations of the Economic, Social and Cultural Rights of Local Communities" discusses the effectiveness of various government programs and policies in addressing PSN for the PIK 2 Development Project and the impact of PSN PIK-2 on the Indonesian economy (Saifun Nufus, 2025), The impact of reclamation in North Jakarta on the environment and the economy of coastal residents. This research seeks to identify the perceived impacts and considerations for anticipating the consequences of reclamation (Muhammad Haykal Abdul Ghanie Djamila et al., 2022). The novelty of this research lies in the impact of converting the PIK 2 coastal area on the environment and coastal communities, and in the effective strategies that must be implemented in governance reform to prevent the conversion of coastal regions into property businesses.

## **Methods**

This study uses normative or doctrinal research. The doctrinal legal research method explains legal issues by reference to the doctrine of precedent, or prior legal opinions relevant to the issues at hand. This study uses the doctrinal method, which includes a review of the Constitution of the Republic of Indonesia and Law Number 1 of 2014, which amends Law Number 27 of 2007 on Coastal Zone and Small Islands Management. The research approach used is a legislative approach and a case approach.

## **Discussion**

### **The Impact of Coastal Area Conversion on the Environmental and Coastal Communities**

Land-use change is the transition of land use from its original function to a different one. This change generally occurs in areas experiencing economic growth, such as coastal areas. Several factors influence land use change, including population growth, technological advances, economic growth rates, education and cultural level, community

preferences and values, and changes in attitudes related to age development.<sup>3</sup> Population density also affects environmental damage, which is often caused by human behavior, such as littering, inadequate sanitation, and ecosystem disruption.<sup>4</sup>

The Jakarta City Government has long been planning a reclamation project in Jakarta Bay. Since 1980, this plan has begun to take shape through the issuance of various reclamation permits, including in the PIK 2 and Pantai Ancol areas. This reclamation aims to develop the area into an industrial and recreational center. The reclamation process involves filling the sea to create new land, as has been done in several large cities, such as Dubai and Singapore, which face space constraints. In 2012, the Governor of DKI Jakarta passed Governor Regulation No. 121 of 2012 concerning Spatial Planning for the North Jakarta Beach Reclamation Area. One of the provisions in this regulation is the construction of 17 artificial islands intended for tourist, commercial, residential, and logistics distribution purposes.

The conversion of coastal land, as in the case of PIK 2, not only causes environmental damage, such as flooding and other natural disasters, but can also lead to social tensions within the community. These social tensions stem from an imbalance of power among the government, developers, and local communities in coastal areas, resulting in structural injustice. Communities that depend on fishing for their daily livelihood also lose their ability to manage natural resources in these coastal areas.

This situation has caused significant disadvantages for the local community in terms of economic, social, and cultural systems. After the PIK 2 reclamation project was implemented, there were significant changes in the local community's livelihoods. Fishermen's incomes have declined dramatically because their access to traditional fishing areas has become limited. In addition, developers' construction of sea walls has created physical barriers that endanger the safety of fishermen, especially when they go out to sea at night.

The community's mobility in Tanjung Pasir Village was also affected by the suboptimal functioning of drainage channels from the PIK 2 area. Water overflowing onto residential roads disrupted residents' daily activities. This condition worsened during the rainy season, as poorly managed flooding made the roads slippery and potentially dangerous, while also exacerbating obstacles to community movement.

The conditions experienced by the community in Tanjung Pasir Village are a concrete manifestation of the legal and ecological consequences of coastal land conversion that is not based on the principles of sustainable and equitable spatial planning. The development of the PIK 2 area without a drainage system that meets environmental sustainability standards has caused runoff to flow into the surrounding community settlements. This situation has seriously disrupted the mobility of residents, caused material losses, and potentially violated the constitutional rights of the community to a good and healthy environment as guaranteed in Article 28H paragraph (1) of the 1945 Constitution of the Republic of Indonesia and Article 65 paragraph (1) of Law Number 32 of 2009 concerning Environmental Protection and Management. The

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<sup>3</sup>Eva Dwi. Angel, JKV; Anatsya Putrie, Wilya & Kurniawan, "Alih Fungsi Lahan Pesisir Menjadi Pembangunan Pelabuhan Dalam Novel Si Anak Badai Karya Tere Liye," *Gudang Jurnal Multidisiplin ...* 1 (2023): 155–57, <https://doi.org/10.59435/gjmi.v1i6.170>

<sup>4</sup>Diah Ayu Pratiwi, "Pemberdayaan Masyarakat RW 12 Dalam Kegiatan Penghijauan Lingkungan Di Kavling Mandiri Kelurahan Sei Pelunggut," *Minda Baharu* 1 (2017): 25–32, <https://doi.org/https://doi.org/10.33373/JMB.V1I1.1170>

existence of flooding and environmental damage is not only a technical problem, but also a violation of the principles of sustainability and spatial justice as stipulated in Article 2 letters b and e of Law Number 26 of 2007 concerning Spatial Planning. In this case, development that focuses on economic and commercial interests without taking into account the environment's capacity to accommodate and support these activities is a violation of the precautionary principle in environmental law.

The conversion of coastal areas, which originally functioned as water catchment areas and ecological buffers, into structured physical forms such as concrete structures or reclaimed land is a form of land use change that ignores their ecological functions. This change not only causes degradation of the natural capacity of coastal areas to absorb water, resist abrasion, and maintain the stability of the coastline, but also has a direct impact on the socio-economic rights of coastal communities. Sociologically and legally, coastal communities (especially traditional fishing communities) have close historical and cultural ties to coastal areas as their livelihood space. Coastal areas are regions with highly diverse natural resources and ecosystems, such as mangrove ecosystems, coral reefs, seagrass beds, and coastal ecosystems in. Coastal areas have natural resources that are highly valuable, both economically and environmentally. Coastal areas also have coastal resources consisting of biological resources such as fish, coral and mangroves, as well as non-biological resources such as minerals. When these areas are converted into commercial areas, exclusive residential areas, or closed tourist centers, there is a deprivation of access to coastal resources that are essential for their survival. This condition reflects a violation of the principles of justice and spatial affordability as stipulated in Article 2 letters d and e of Law Number 26 of 2007 concerning Spatial Planning, and contradicts the principle of recognition of the rights of indigenous and local communities protected by Article 66 of Law-Law Number 32 of 2009 concerning Environmental Protection and Management. Thus, coastal conversion carried out without considering ecological and social sustainability can be qualified as a violation of the constitutionally guaranteed right to a decent living space and livelihood.<sup>5</sup>

The conversion of coastal areas into artificial infrastructure without considering the existence of natural waterways is a form of spatial intervention that ignores the carrying capacity and capacity of the environment. The closure of natural channels such as swamps, canals, and water catchment areas through massive and environmentally unfriendly development causes disruption to the coastal area's hydrological system. As a result, rainwater that should flow naturally into the sea stagnates, causing flooding that inundates residential areas. The conversion of coastal areas also has an impact on the sustainability of regional coastal resources. These coastal areas have highly interconnected ecological functions. Damage to the ecosystem at one point will have a detrimental impact on other areas through seawater, sedimentation, and marine biota migration. Thus, unmonitored and uncontrolled conversion of coastal land use can trigger massive ecological damage, and coastal communities will be more affected by this damage.

This phenomenon indicates a failure to implement the ecosystem-based approach as enshrined in various environmental legal instruments. During the rainy season, affected communities not only have to deal with increased flooding, but also various downstream risks such as structural damage to their homes, the emergence of

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<sup>5</sup> Yuliana, R., & Maulida, L. (2020). Dampak Sosial Ekonomi Perubahan Tata Guna Lahan Pesisir terhadap Komunitas Nelayan. *Jurnal Sosiologi Pedesaan*, 8(1), 45–60. <https://doi.org/10.24198/jsp.v8i1.24567>

waterborne diseases, and traffic accidents due to slippery and damaged road surfaces. In this context, it can be said that the conversion of coastal areas without considering the integration of ecological drainage systems constitutes a neglect of the obligations of the state and developers to guarantee the protection of citizens' rights to a good and healthy environment as affirmed in Article 28H paragraph (1) of the 1945 Constitution of the Republic of Indonesia and Article 65 paragraph (1) of Law No. 32 of 2009 on Environmental Protection and Management".<sup>6</sup>

Furthermore, the exploitative conversion of coastal areas has also caused structural and systemic social shifts within local communities. Coastal communities that previously lived in a social order based on communal solidarity are now experiencing disintegration due to external pressures in the form of large capital inflows, corporate interests, and exclusionary development policies. This process of spatial transformation is often accompanied by significant speculation in land prices, without being balanced by a fair redistribution of economic benefits to local communities. This creates conditions of coastal gentrification, in which economically disadvantaged communities are gradually marginalized and lose their basic rights to land and housing. In many cases, they are forced out of their original territories due to economic pressures, the increasing cost of living, and environmental damage that makes traditional activities such as fishing and cultivation unviable. This situation contradicts the principles of spatial justice and protection of vulnerable groups as stipulated in Article 11 paragraph (1) letter c of Law- Law Number 39 of 1999 concerning Human Rights, as well as the principles of integration and sustainability in Spatial Planning according to Article 2 letter b and e of Law Number 26 of 2007. The state should ensure that spatial changes do not cause systemic social marginalization of communities that have historically lived in and depended on these areas.<sup>7</sup>

In the long term, massive and uncontrolled conversion of coastal areas has the potential to create sharp structural inequalities between local communities as traditional legal subjects and capital groups or external parties who have access to power and capital. These inequalities are not merely economic in nature, but also include aspects of access to space, the right to a sustainable environment, and recognition of local cultural identity. Coastal areas, which legally and sociologically should be categorized as public spaces and collective living spaces, are undergoing a process of privatization and spatial exclusivity that contradicts the principles of affordability, sustainability, and spatial justice as stipulated in Articles 2 and 3 of Law Number 26 of 2007 concerning Spatial Planning. This phenomenon not only causes spatial injustice, but also leads to the erosion of the cultural identity of coastal communities, which have traditionally formed ecological and existential relationships with the sea as a living space and source of livelihood. Development projects that ignore the principles of participation, environmental sustainability, and the socio-cultural values of local communities are, in essence, contrary to the constitutional mandate as contained in Article 281 paragraph (3) of the 1945 Constitution of the Republic of Indonesia, which guarantees the cultural identity of traditional communities, and Article 65 paragraph (2) of Law No. 32 of 2009, which

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<sup>6</sup> Setiawan, R., & Fitriani, D. (2022). Kajian Hidrologi Wilayah Pesisir Akibat Perubahan Tata Guna Lahan dan Sistem Drainase Perkotaan. *Jurnal Ilmu Lingkungan*, 20(3), 223–235. <https://doi.org/10.21009/jil.v20i3.35673>

<sup>7</sup> Indrawati, E., & Ramadhan, A. (2019). Pergeseran Sosial Akibat Alih Fungsi Lahan di Kawasan Pesisir: Studi Kasus di Tangerang Utara. *Jurnal Perencanaan Pembangunan: The Indonesian Journal of Development Planning*, 3(1), 71–85. <https://doi.org/10.36574/jpp.v3i1.198>

requires development to be carried out in a sustainable and environmentally just manner.<sup>8</sup>

The phenomenon of land use change in Tanjung Pasir Village clearly reflects the failure of development policies that ignore the carrying capacity and capacity of the environment as well as the aspirations of local communities as the most affected subjects. When development is carried out in an exploitative manner and is solely oriented towards economic growth, without regard for the principles of sustainability and community participation, the result is not only ecological damage, but also structural inequality and ecological injustice. Within the framework of environmental law, this contradicts the principles of intergenerational justice and participation as stipulated in Articles 2 and 3 of Law Number 32 of 2009 concerning Environmental Protection and Management. Therefore, development in coastal areas should be directed towards a model that is socially just, based on local wisdom, and guarantees the protection of the living space of coastal communities. Without an inclusive and comprehensive approach, land use change not only becomes an instrument of environmental destruction, but also a means of marginalization and systemic impoverishment of indigenous and local communities who have historically lived side by side and depended on coastal ecosystems for their livelihoods. The lack of protection for these groups also violates the state's constitutional mandate to guarantee the right to a good and healthy environment as stated in Article 28H paragraph (1) of the 1945 Constitution of the Republic of Indonesia<sup>9</sup>.

### **Effective Strategies in Governance Reform to Prevent the Conversion of Coastal Areas into Property Businesses**

Governance is defined as the process of exercising political, economic, and administrative authority to manage problems faced by the community or nation, involving all sectors, including the political, private, and third sectors. namely, civil society. Governance is a system of interaction in which political, economic, and administrative processes are carried out democratically, accountably, and in a participatory manner, involving all actors and stakeholders.<sup>10</sup>

Governance is related to three perspectives:

- 1) The process by which a government is elected, organized, held accountable, monitored, and replaced;
- 2) The capacity of the government to manage resources efficiently, formulate and implement policies and regulations;
- 3) The public sphere to access services and participate in development implementation.<sup>11</sup>

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<sup>8</sup> Ahmad, M. T., & Latifah, N. (2021). Identitas Sosial dan Budaya Masyarakat Pesisir dalam Pusaran Urbanisasi dan Komersialisasi Wilayah. *Jurnal Antropologi Indonesia*, 42(2), 135–150. <https://doi.org/10.7454/jai.v42i2.2562>

<sup>9</sup> Sari, P., & Nugroho, S. P. (2023). Keadilan Ekologis dan Hak Atas Ruang di Wilayah Pesisir: Analisis Kritik terhadap Proyek Pembangunan Pantai. *Jurnal Hukum Lingkungan Indonesia*, 5(1), 12–28. <https://doi.org/10.37275/jhli.v5i1.472>

<sup>10</sup> Asaduzzaman, *Global Encyclopedia of Public Administration, Public Policy, and Governance*, ed. Farazmad Ali, 2nd ed., 2022.

<sup>11</sup> Nicholas Bloom and John Van Reenen, "Teori Tata Kelola Dan Pengelolaan 2.1.1.," *NBER Working Papers*, 2013, 89, <http://www.nber.org/papers/w16019>

The issue of coastal land conversion in Indonesia is a long-standing structural problem, exacerbated by weak regulations, minimal involvement of local communities, and the dominance of elite property interests. One concrete example is the case of the PIK 2 development, which, despite being touted as a national strategic project, has had significant environmental, social, and economic impacts on the coastal communities in the Teluknaga District. The development stands in a coastal area that was previously a mangrove ecosystem, a source of fishery resources, and a fishing ground for fishermen. Ironically, the planning and execution of the project did not involve the directly affected local community at all. This not only violates the principle of public participation in coastal zone management, but also contradicts the constitutional mandate as stipulated in Article 33 paragraph (3) of the 1945 Constitution of the Republic of Indonesia, which states that natural resources are controlled by the state for the greatest prosperity of the people. Various strategies for reforming coastal governance laws can be implemented to prevent the conversion of coastal areas into uncontrolled property areas. First, an evolutionary governance approach can be used.<sup>12</sup> meaning that coastal regulations must be flexible, able to adapt to environmental and social changes, and involve local communities in all stages of planning and supervision of development in coastal areas. This model has proven effective in several coastal areas in Europe and Australia.

Second, regulatory reform is needed to explicitly regulate the land-sea transition zone. Coastal areas must have legal provisions that strictly regulate coastal zone boundaries and designate coastal ecosystem conservation areas that cannot be converted for other uses.<sup>13</sup> This is important to prevent legal loopholes in permits for reclamation and property development. Furthermore, without clear coastal zone boundaries, these areas will continue to be subject to property speculation. Third, using a responsible land governance approach, namely community-based management rights over coastal land, is key to preventing the dominance of large investors, meaning strengthening the management rights of coastal communities, not large investors.<sup>14</sup>

Through this approach, coastal communities are not just spectators but legitimate owners of their living space, with the right to consultation and a veto over projects that could harm the environment and their livelihoods. Fourth, Integrated Coastal Management Plans that assess the value of coastal ecosystems in every development project. That way, decision- s are not solely based on the narrow economic value of property and business, but also take into account the social, cultural, and ecological value of the coast.<sup>15</sup>

Fifth, a moratorium on the reclamation and conversion of ecologically vital areas, such as mangroves and estuaries, to prevent environmental degradation and social

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<sup>12</sup> David Hadley, "Land Use and the Coastal Zone," *Land Use Policy* 26 (2009): S198-203, <https://doi.org/https://doi.org/10.1016/j.landusepol.2009.09.014>

<sup>13</sup> Achim Schlüter et al., "Land-Sea Interactions and Coastal Development: An Evolutionary Governance Perspective," *Marine Policy* 112 (2020), <https://doi.org/10.1016/j.marpol.2019.103801>

<sup>14</sup> David Mitchell, Stig Enemark, and Paul van der Molen, "Climate Resilient Urban Development: Why Responsible Land Governance Is Important," *Land Use Policy* 48 (2015): 190-98, <https://doi.org/https://doi.org/10.1016/j.landusepol.2015.05.026>

<sup>15</sup> Tao Wu and Juliana Barrett, "Coastal Land Use Management Methodologies under Pressure from Climate Change and Population Growth," *Environmental Management* 70, no. 5 (2022): 827-39, <https://doi.org/10.1007/s00267-022-01705-9>

displacement. This moratorium must be accompanied by a comprehensive audit of reclamation permits already issued.<sup>16</sup>

Sixth, the application of the principle of environmental justice in coastal regulations. This principle guarantees coastal communities the legal right to reject projects that harm their living space and the right to a healthy environment. This can take the form of class action rights, mandatory constitutional rights, and legally recognized formal objection mechanisms.<sup>17</sup>

Seventh, the importance of revising the integrated land-sea spatial planning legal framework. Coastal spatial planning is regulated by a specialized sectoral legal framework that integrates land and sea zoning regulations, ensuring that the management of coastal border areas does not overlap and remains more focused.<sup>18</sup>

Eighth, ensuring information disclosure and transparency of coastal project permits, namely the provision of coastal environmental data to the public to prevent speculation and legal violations by investors. Implementation of a GIS-based information system that is accessible to the public to find out the status of coastal areas and project permits in those coastal areas.<sup>19</sup>

Ninth, every coastal property development project must be accompanied by a landscape ecological risk assessment, meaning that an ecological risk assessment prior to a reclamation project can identify potential environmental damage and social losses long before the project begins.<sup>20</sup>

Thus, the strategy for reforming coastal zone management to prevent conversion into property areas must combine strong legal regulations, community participation, ecosystem service valuation, critical-area moratoriums, environmental justice principles, land-sea spatial integration, information transparency, and strict ecological risk assessment. This model has proven successful in various countries and is suitable for implementation in Indonesia to avoid similar cases such as PIK 2, which harms coastal ecosystems and local communities, and to support efforts to reform coastal zone management. Coastal zone management must be based on the precautionary principle. With this, Indonesia can build a sustainable and fair coastal zone management system that aligns with its constitutional mandate and does not harm the communities living in the PIK 2 area.

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<sup>16</sup> Michelle A Mycoo, Charisse Griffith-Charles, and Sunil Laloo, "Land Management and Environmental Change in Small-Island-Developing States: The Case of St. Lucia," *Regional Environmental Change* 17, no. 4 (2017): 1065–76, <https://doi.org/10.1007/s10113-016-1050-z>

<sup>17</sup> Tayanah O'Donnell, "Coastal Management and the Political-Legal Geographies of Climate Change Adaptation in Australia," *Ocean & Coastal Management* 175 (2019): 127–35, <https://doi.org/https://doi.org/10.1016/j.ocecoaman.2019.03.022>

<sup>18</sup> Nick Harvey and Beverley Clarke, "21st Century Reform in Australian Coastal Policy and Legislation," *Marine Policy* 103 (2019): 27–32, <https://doi.org/https://doi.org/10.1016/j.marpol.2019.02.016>

<sup>19</sup> Jane Duxbury and Sarah Dickinson, "Principles for Sustainable Governance of the Coastal Zone: In the Context of Coastal Disasters," *Ecological Economics* 63, no. 2 (2007): 319–30, <https://doi.org/https://doi.org/10.1016/j.ecolecon.2007.01.016>

<sup>20</sup> Wen Zhang et al., "Landscape Ecological Risk Assessment of Chinese Coastal Cities Based on Land Use Change," *Applied Geography* 117 (2020): 102174, <https://doi.org/https://doi.org/10.1016/j.apgeog.2020.102174>

## Conclusion

The conversion of coastal areas, particularly in the Jakarta Bay area, such as the PIK 2 project, has had serious ecological, social, and legal impacts. Changes in coastal spatial planning that prioritize economic interests without regard for sustainability principles have damaged the natural hydrological system, eliminated the coast's ecological functions, and limited fishing communities' access to their livelihoods. The absence of an adequate drainage system has exacerbated flooding and pollution problems, while social changes resulting from the influx of large capital have created economic inequality and coastal gentrification. This situation reflects the failure of the government and developers to fulfill their constitutional obligation to guarantee the community's right to the environment and to recognize the rights of local communities. As a result, exploitative development without the principle of prudence has become an instrument of spatial dispossession and marginalization of coastal communities.

To prevent the conversion of coastal areas into property zones that harm the environment and local communities, governance reforms based on ecological justice and community participation are needed. This strategy includes the application of an evolutionary governance model that is adaptive to socio-ecological changes, the establishment of clear coastal zone boundaries, the strengthening of community management rights, and the integration of land and sea spatial planning into a single sectoral legal framework. In addition, a moratorium on the reclamation of vital ecological areas, ecological risk assessment before projects are implemented, and transparency of GIS-based project permit data are important steps to ensure openness and accountability in coastal governance. The principle of environmental justice must be applied so that coastal communities have the legal right to reject harmful projects, and ecosystem valuation must be included in the economic considerations of coastal development. This strategy emphasizes the importance of inclusive, sustainable, and locally based coastal management to prevent environmental damage and structural inequalities that could threaten the welfare of coastal communities in Indonesia.

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