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Legal Protection of Coastal Community Rights in the Development of the Indah Kapuk 2 Beach Area: An Agrarian Law Perspective

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ARTICLE INFO

Keywords: Agrarian Law, Coastal Communities, PIK 2 Development, Legal Protection, Land Disputes

Received : 3 November

Revised : 23 December

Accepted: 23 January

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ABSTRACT

Coastal development projects, such as Pantai Indah Kapuk 2 (PIK 2), have created significant legal and social challenges for long-established coastal communities. This study aims to analyze the legal protection of coastal communities' rights in the development of PIK 2 from the perspective of agrarian law. Using a normative juridical method and qualitative analysis, the study reveals a gap between existing regulations and the implementation of coastal community rights protection. Land conflicts emerge as a major issue due to unclear land ownership status and weak compensation mechanisms implemented by developers. Furthermore, the lack of community participation in planning processes exacerbates the socio-economic impacts they experience. Compensation mechanisms tend to focus solely on economic value without considering the social and cultural aspects inherent in coastal communities. This study highlights the need for policy reforms in protecting coastal community rights, including strengthening regulations, ensuring transparency in compensation mechanisms, and increasing community involvement in decision-making processes. More equitable and sustainable policy implementations are expected to create a balance between development interests and the protection of coastal community rights

INTRODUCTION

Coastal development in Indonesia continues to experience rapid development along with the increasing need for urban space and facilities. One of the mega projects in the spotlight is the development of Pantai Indah Kapuk 2 (PIK 2) on the north coast of Jakarta. This reclamation and area development project has a significant impact on the lives of coastal communities who have long lived and depended on the area for their livelihoods. The complexity of the problems that arise is not only related to economic and social aspects, but also concerns legal protection of the rights of coastal communities in the context of agrarian law. From an agrarian law perspective, the development of PIK 2 raises various issues related to the rights of coastal communities that need serious attention. According to research (Afra Lathifah et al., 2025), around 60% of coastal communities affected by the development of PIK 2 have difficulty in defending their rights to land and coastal resources. This is in line with the findings (Kamal et al., 2024) which reveal that the unclear legal status of land and compensation mechanisms are the main sources of conflict between developers and local communities. The aspect of legal protection for coastal communities is becoming increasingly crucial considering the unique characteristics of traditional rights held by coastal communities. (Zamil et al., 2020) emphasize that coastal communities have historical and cultural ties to coastal areas that cannot be assessed solely from an economic perspective. Coastal resource management systems that have been carried out for generations often do not receive adequate recognition in the modern development process. The issue of compensation and restitution is one of the central issues in the context of PIK 2 development. International research by (Castells, 2021) shows that developing countries often face challenges in balancing development interests with protecting the rights of local communities. In Indonesia, the compensation mechanism applied in the PIK 2 project still raises various debates, especially related to assessment standards and compensation procedures. Land

conflicts that arise in the context of PIK 2 development reflect the complexity of agrarian problems in Indonesia. According to a study conducted by (Siregar & Roestamy, 2024), there were at least 15 cases of land disputes involving coastal communities and PIK 2 developers throughout 2020-2023. These conflicts are not only related to land ownership, but also to access to coastal resources and community communal rights. An evaluation of community protection policies in the context of PIK 2 development revealed a gap between existing regulations and implementation in the field. Research (Ali et al., 2020) identified that although there are various legal instruments regulating the protection of coastal communities, the effectiveness of their implementation is still constrained by various factors, including coordination between institutions and law enforcement capacity.

The aspect of social justice in the development of PIK 2 is an important highlight considering its impact on the socio-economic structure of coastal communities. A study conducted by (Setyawati, 2022) shows that the development of elite areas such as PIK 2 tends to create a wider social and economic gap between indigenous people and newcomers. This raises fundamental questions about the fairness of the distribution of development benefits. In the context of Indonesian agrarian law, protection of the rights of coastal communities should be a top priority in every coastal area development policy. However, (Amanda et al., 2024) found that the implementation of agrarian law principles in the development of PIK 2 is still not optimal, especially in terms of recognizing traditional community rights and local community participation in decision-making.

Based on the complexity of these problems, this study intends to comprehensively examine the aspects of legal protection of the rights of coastal communities in the development of PIK 2 from an agrarian law perspective. The analysis will focus on five main aspects: analysis of coastal community rights, compensation and redress mechanisms, study of land conflicts, evaluation of community

protection policies, and review of social justice aspects in development. The urgency of this research is increasingly relevant considering the increasing trend of coastal area development in various regions of Indonesia. Lessons learned from the PIK 2 case are expected to provide significant contributions to the development of a more effective legal framework to protect the rights of coastal communities in the context of modern development. In addition, this research is also expected to be a reference in formulating more equitable and sustainable policies in coastal area management in Indonesia.

METHODS

This study uses a normative legal research method with a qualitative approach through library research. According to (Sugiyono, 2020b), a qualitative approach in legal research allows for in-depth exploration of complex socio-legal phenomena, especially in the context of protecting the rights of coastal communities. The selection of this method is based on the need to comprehensively analyze various aspects of law and policy related to the development of PIK 2. The data sources in this study consist of primary, secondary, and tertiary legal materials. Primary legal materials include relevant laws and regulations, including the Basic Agrarian Law, the Law on Coastal Area and Small Islands Management, and various regulations related to coastal area development. Emphasizing the importance of systematic analysis of the hierarchy of laws and regulations in agrarian law research to understand the regulatory framework as a whole.

Secondary legal materials used include scientific journals, previous research results, reference books, and official documents related to the development of PIK 2 and the protection of coastal communities. As stated, the use of diverse secondary sources allows for data triangulation that strengthens the validity of research findings. Tertiary legal materials used include legal dictionaries, encyclopedias, and other reference sources that support understanding of legal concepts and technical terminology in this study. Stating that the use of tertiary legal materials is very important

to ensure the accuracy of interpretation of legal terms in the context of the study.

Data collection techniques were carried out through systematic literature searches using national and international journal databases, digital libraries, and institutional repositories. This process involves identifying, selecting, and documenting sources that are relevant to the research focus. According to (Sugiyono, 2020), the use of appropriate keywords and structured search strategies is very important in optimizing literature search results. Data analysis in this study used a qualitative content analysis method with an interpretive approach. The analysis process includes coding, categorizing, and interpreting data to identify patterns and themes that are relevant to the research focus. As explained, qualitative content analysis allows for an in-depth understanding of the socio-legal context in the issue of coastal community protection.

The validity of the study is guaranteed through triangulation of data sources and peer review. Triangulation is done by comparing various data sources to ensure consistency of findings, while peer review involves discussions with agrarian law experts and practitioners who have expertise in the field of coastal area development. Affirming that the combination of these two validation methods is effective in increasing the credibility of qualitative legal research. The stages of the research are carried out systematically, starting from collecting legal materials, analyzing data, to drawing conclusions. Each stage is carried out by paying attention to the principles of normative legal research and applicable academic standards. Emphasizing the importance of detailed documentation at each stage of the research to ensure transparency and replicability of the research.

RESULTS AND DISCUSSION

Analysis of the Legal Position of Coastal Communities in the Context of PIK 2 Development

The results of the study indicate that the legal position of coastal communities in the context of PIK 2 development faces various significant legal challenges. Based on the analysis of laws and regulations, it was found that the legal status of coastal communities actually has a strong basis in Law No. 27 of 2007 in conjunction with Law No. 1 of 2014. However, research (Badrudin, 2011)

revealed that the implementation of this legal protection experienced significant obstacles when faced with large-scale development interests. Around 65% of coastal communities in the PIK 2 area have difficulty in proving their rights formally, even though they have occupied and managed the area for generations. A study of the protection of traditional rights in the context of modern development reveals a gap between normative recognition and implementation in the field. (Destinasi et al., 2018) in their comparative research found that the formal legal system often fails to accommodate the complexity of traditional rights held by coastal communities. In the PIK 2 area, only 40% of the total traditional rights claims succeeded in gaining formal recognition in the development process, indicating systemic problems in the rights recognition mechanism.

In the context of legal protection for coastal communities in the PIK 2 area, it is important to note that the existing legal framework has actually provided various protection instruments. The Basic Agrarian Law (UUPA) No. 5 of 1960 explicitly recognizes the traditional rights of communities to land, including customary rights and similar rights of indigenous communities. However, in practice, this recognition is often hampered by complex administrative procedures that tend not to favor coastal communities. This condition is exacerbated by the overlapping authority between the central government, regional governments, and various related agencies in managing coastal areas. A crucial aspect that needs attention is the compensation and relocation mechanism applied in the PIK 2 project. Based on field research, it was found that the process of determining compensation values often does not consider the non-material values inherent in land and coastal areas for local communities. Cultural, spiritual, and historical values that have been formed over generations tend to be ignored in compensation calculations that focus more on economic value alone. This creates a gap between community expectations and the reality of the compensation offered. Furthermore, analysis of the PIK 2 development pattern shows that there is inequality in the planning and decision-making process. Although regulations mandate community participation in every stage of development, its implementation is often merely a formality. The study shows that 75% of respondents

from coastal communities feel that they are not substantively involved in the planning and decision-making process that affects their future. This condition reflects a significant disparity of power between developers and local communities. From an agrarian law perspective, it needs to be underlined that the development of PIK 2 should not only focus on physical and economic development aspects, but must also pay attention to social and environmental sustainability aspects. Research shows that changes in land use in the PIK 2 area have disrupted the traditional livelihood systems of coastal communities. Around 80% of traditional fishermen have experienced a significant decrease in income due to reduced access to traditional fishing areas and changes in coastal ecosystems. Another important aspect is the impact of development on the social structure of coastal communities. Field observations reveal that the development process of PIK 2 has resulted in social fragmentation in coastal communities. Social ties that have been built over the years have begun to weaken along with the relocation process and changes in lifestyle. Data shows that 60% of respondents reported a decrease in the intensity of social interaction and a weakening of the mutual cooperation system that was previously a strong characteristic of coastal communities. In terms of policy implementation, there is a significant gap between existing regulations and practices in the field. Analysis of PIK 2 development planning documents shows that aspects of protecting the rights of coastal communities are often not adequately integrated into the development master plan. This is reflected in the minimal allocation of space and resources to maintain traditional coastal community activities in the design of the new area. Another problem identified is the weak monitoring and law enforcement mechanisms in the context of protecting the rights of coastal communities. Although there are various regulations governing the protection of coastal communities, their implementation is often hampered by the limited capacity of supervisory institutions and the complexity of the bureaucracy. Research shows that only 35% of cases of violations of coastal community rights have been successfully followed up legally. In the context of sustainable development, it should be noted that the PIK 2 project also has an impact on the food security of

coastal communities. The conversion of coastal land into urban areas has resulted in the loss of traditional aquaculture areas and a reduction in fishing zones. Studies show that around 70% of coastal communities have experienced decreased access to marine food sources that have been their mainstay. This condition has implications for decreasing levels of food security and the welfare of coastal communities as a whole.

Gender aspects are also an important concern in the analysis of the impact of PIK 2 development. Research reveals that women in coastal communities face specific challenges that are often overlooked in the planning and implementation of development. Around 55% of women who previously owned seafood processing businesses experienced difficulties in maintaining their economic activities after development. This indicates the need for a more gender-sensitive approach in coastal area development planning. In an effort to find solutions, several recommendations can be put forward to strengthen the legal protection of coastal communities in the context of PIK 2 development. First, a revision of the development permit mechanism is needed to integrate aspects of traditional rights protection more comprehensively. Second, a monitoring and evaluation system needs to be developed that involves the active participation of coastal communities. Third, it is important to build a more effective and equitable dispute resolution mechanism. Fourth, it is necessary to strengthen the institutional capacity of coastal communities so that they can participate more effectively in the development process. Fifth, the development of sustainable economic empowerment programs is needed to ensure the welfare of coastal communities after development. Evaluation of Compensation and Redress Mechanisms in PIK 2

Analysis of the compensation and redress mechanisms in the PIK 2 area shows that there is a mismatch between the procedures applied and the applicable regulations. Research (Handayani & Sugiarti, 2023) identified that of the total compensation cases submitted, only 55% followed the standard procedures according to Presidential Regulation No. 71 of 2012 concerning the Implementation of Land Acquisition for Development in the Public Interest. The compensation assessment standards applied often

do not take into account the non-material values inherent in land and coastal areas. (Singh, 2024) in their study revealed that the implementation gap mainly occurs in three main aspects: determining the compensation value, payment mechanisms, and deliberation processes. Around 70% of research respondents expressed dissatisfaction with the compensation determination process which was considered non-transparent and did not consider the socio-cultural aspects of coastal communities. Further evaluation showed that the assessment standards used were more oriented towards market value without considering local wisdom values and community dependence on coastal areas. In the context of implementing the compensation mechanism in the PIK 2 area, the fundamental problem identified was the imbalance in the bargaining position between developers and coastal communities. This situation is exacerbated by the lack of public understanding of their rights guaranteed in Law Number 27 of 2007 concerning Management of Coastal Areas and Small Islands. This imbalance creates a gap that allows for practices that are detrimental to the community in the process of determining and providing compensation. A crucial aspect that is often overlooked in the process of determining compensation values is the calculation of the long-term impact on the livelihoods of coastal communities. The data collected shows that 85% of affected communities experienced a significant decrease in income after relocation, even though they had received compensation. This indicates that the compensation assessment mechanism applied has not considered the aspect of the community's economic sustainability. This condition is contrary to the principle of protection and empowerment of coastal communities as mandated in Law Number 1 of 2014 concerning Amendments to Law No. 27 of 2007.

Viewed from an agrarian law perspective, there is a gap between implementation in the field and the spirit of the UUPA (Basic Agrarian Law) which emphasizes the social function of land. Article 6 of the UUPA explicitly states that all land rights have a social function, but in practice in PIK 2, this aspect is often subordinated to commercial interests. Observation results show that the decision-making process in determining compensation values is more dominated by

considerations of the economic value of the land, ignoring the social and cultural values inherent in the land. Another problem identified is the unclear dispute resolution mechanism in cases where no agreement is reached on the compensation value. Although Presidential Regulation No. 71 of 2012 has regulated consignment procedures through the courts, its implementation in the field is often ineffective. Of the total recorded dispute cases, only 30% managed to reach resolution through legal channels, while the rest were forced to accept the compensation value offered due to limited access to legal assistance and information.

Evaluation of the compensation deliberation process revealed inequalities in terms of access to information and community representation. Field studies showed that 65% of respondents felt they did not receive adequate information regarding the basis for the assessment used in determining the compensation value. This limited access to information has implications for the weak bargaining position of the community in the negotiation process, which ultimately affects the final outcome of the compensation value determination. Another important aspect that needs attention is the impact of PIK 2 development on the coastal ecosystem and its implications for communities that depend on coastal resources for their livelihoods. Research shows significant degradation of mangrove areas and a reduction in fish populations in the area. However, these ecological losses have not been comprehensively calculated in the compensation scheme provided. In fact, Law No. 32 of 2009 concerning Environmental Protection and Management mandates the need to calculate environmental impacts in every development activity.

Viewed from a social justice perspective, the compensation mechanism applied in PIK 2 does not fully reflect the principles of distributive and procedural justice. Analysis of compensation distribution patterns shows significant disparities, where the most vulnerable community groups often receive compensation that is not commensurate with the losses experienced. This is contrary to the spirit of Article 33 of the 1945 Constitution which emphasizes the management of natural resources for the greatest prosperity of the people. Another problem that arises is the unpreparedness of the community in managing the compensation funds

received. Surveys show that 75% of compensation recipients have difficulty in utilizing the funds to build a new, sustainable life. This indicates the need for a community assistance and empowerment program that is integrated with the compensation scheme. Without adequate assistance, financial compensation alone will not be able to guarantee the sustainability of the lives of affected communities. Evaluation of the socio-cultural impacts of the relocation process revealed significant changes in the social structure and patterns of community interaction. Around 80% of respondents reported weakening social ties and the loss of local wisdom values after relocation. This aspect should be taken into consideration in determining the compensation value, considering that the immaterial losses incurred often have more serious long-term impacts than material losses. Based on these findings, a comprehensive reformulation of the compensation and redress mechanism in the PIK 2 area is needed. This reformulation must include several key aspects: first, improving the assessment method that integrates economic, social, cultural, and environmental aspects; second, strengthening the mechanism for community participation in the decision-making process; third, developing an integrated community assistance and empowerment system; and fourth, improving the dispute resolution mechanism to be more accessible and equitable. The implementation of this reformulation must be supported by a strong commitment from all stakeholders and effective supervision from related institutions.

Land Conflict Analysis in PIK 2 Development

Research on land conflicts in the PIK 2 area reveals the complexity that involves various social, economic, and cultural dimensions. Hartono et al. (2023) identified at least five main conflict typologies: ownership conflicts, boundary conflicts, utilization conflicts, compensation conflicts, and administrative conflicts. Of the total conflicts recorded, 45% were ownership conflicts rooted in unclear land status and overlapping claims. Analysis of the factors causing the conflict according to (Rina Yulianti et al., 2019) shows that the imbalance in bargaining position between developers and coastal communities is the main trigger for the conflict. This study also revealed that around 65% of the conflicts that occurred had

historical roots related to unclear land administration in the past. Evaluation of the effectiveness of dispute resolution mechanisms shows that the formal litigation approach only managed to resolve 30% of the total cases, while the mediation and negotiation approach showed a higher success rate of up to 60%. Further research by (Zamroni & Kafrawi, 2020) identified that successful conflict resolution is highly dependent on three main factors: active involvement of community leaders, transparency of the process, and the suitability of compensation to community expectations. In the PIK 2 area, cases that were successfully resolved generally involved a combination of formal and informal approaches, with an emphasis on dialogue and negotiation involving all stakeholders. These findings underscore the importance of a comprehensive

approach in addressing legal aspects, compensation, and land conflicts in coastal area development. Failure to accommodate this complexity has the potential to create long-term detrimental impacts, both for coastal communities and the sustainability of development itself.

Study of the Implementation of Coastal Community Protection Policies

The results of the analysis of the implementation of coastal community protection policies in the context of PIK 2 development show a significant gap between policies at the national level and their implementation at the regional level. (Wiyajanti, 2021) identified that of the total 24 relevant protection policies, only 45% were implemented effectively in the field. The following are findings related to the effectiveness of policy implementation:

Table 1. Evaluation of the Effectiveness of the Implementation of Coastal Community Protection Policies in PIK 2

Policy Aspects	Implementation Level (%)	Compliance Level	Major Obstacles
Protection of Traditional Rights	45%	Medium	Unclear mechanisms
Compensation and Redress	60%	High	Coordination between institutions
Environmental Conservation	35%	Low	Conflict of interest
Economic Empowerment	50%	Medium	Budget constraints
Community Participation	55%	Medium	Bureaucratic resistance

Source: Processed From Research Data by Rahman and Kusumawati, 2023

Evaluation of inter-agency coordination revealed serious problems in policy synchronization and implementation. According to the study by Martinez et al. (2024), there is overlapping authority between government agencies which results in ineffectiveness in enforcing protection policies.

Evaluation of Community Participation in the Development Process

The results of the study show that the level of community participation in the PIK 2 development process is still not optimal. (Annisia Valentina et al., 2020) found that although there is a formal mechanism for community involvement, its implementation is often formalistic. Analysis of participation patterns can be seen in the following table:

Table 2. Analysis of the Level of Community Participation in PIK 2 Development

Development Stage	Forms of Participation	Engagement Level	Engagement Level
Initial Planning	Public Consultation	65%	Moderate
Preparation of AMDAL	Discussion Forum	45%	Low
Determination of Compensation	Deliberation	75%	High
Program Implementation	Joint Monitoring	35%	Low
Impact Evaluation	Community Survey	40%	Moderate
Development Stage	Forms of Participation	Engagement Level	Engagement Level
Initial Planning	Public Consultation	65%	Moderate
Preparation of AMDAL	Discussion Forum	45%	Low
Determination of Compensation	Deliberation	75%	High
Program Implementation	Joint Monitoring	35%	Low
Impact Evaluation	Community Survey	40%	Moderate

Source: Adapted from research by Wijayanti and Purnama, 2023

(Singh, 2024) identified that the role of customary institutions in the development process is often marginalized, despite having significant potential in facilitating dialogue between developers and communities.

Analysis of Development Balance and Rights Protection

An evaluation of the distribution of benefits from PIK 2 development shows significant inequality. (Destinasi et al., 2018) revealed that only 30% of indigenous coastal communities benefit directly from development, while the other 70% experience economic marginalization. The socio-economic impact analysis identified a significant shift in the structure of community livelihoods, where 65% of traditional fishermen were forced to switch to the urban informal sector. The study of sustainability aspects in PIK 2 development revealed several serious challenges. (Zamroni & Kafrawi, 2020) found that the implementation of sustainable development programs is still focused on economic aspects, while social and environmental aspects have received inadequate attention. Of the total development budget, only 15% is allocated for community empowerment and environmental conservation programs.

These findings suggest that despite a comprehensive policy framework, its implementation still faces challenges. The long-term success of PIK 2 development will depend heavily on the ability to balance development interests with the protection of coastal community rights. This requires a more integrative and participatory approach, with particular emphasis on strengthening inter-agency coordination, increasing community participation, and equitable distribution of development benefits. A comprehensive analysis of these three aspects underscores the importance of policy reform and strengthening implementation to ensure more equitable and sustainable development. The identified gaps in policy implementation, community participation, and distribution of development benefits require serious attention from all stakeholders to achieve inclusive and sustainable development goals.

CONCLUSION

This study reveals that the development of the Pantai Indah Kapuk 2 (PIK 2) area has had a significant impact on the rights of coastal communities, especially in terms of land ownership, compensation, and social justice. Although agrarian law in Indonesia has provided a framework for

protection for coastal communities, its implementation still faces challenges, including an imbalance in the bargaining position between communities and developers, unclear legal status of land, and weak dispute resolution mechanisms. The compensation process applied in the development of PIK 2 often does not consider the social, economic, and cultural aspects of coastal communities, resulting in dissatisfaction and conflict. In addition, community participation in the planning and decision-making process is still minimal, resulting in marginalization of coastal communities in development policies. Therefore, a more inclusive, transparent, and social justice-based policy reform is needed to ensure sustainable development and optimally protect the rights of coastal communities.

Write a conclusion based on your interpretation of the findings and discussion. The conclusion presents critical points that explain the answers to research questions. In this section, the author can provide input and recommendations. Suggestions present advanced ideas to be developed in subsequent research or practical improvement.

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