Track 2

Besides the megacity and other cities: Planning for balance

FACTORS INFLUENCING LAND USE CONFLICTS IN PATIMBAN SEAPORT INDONESIA

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Outline

1. Patimban and coastal phenomena
2. Research questions and objectives
3. Analytical framework
4. Importance of actors participation and analysing land tenure
5. Open questions
60% of the world’s metropolises with a population of over 10 million are located within coastal areas (IPCC, 2003)

Coastal areas are among the most productive but threatened producing disproportionately more services than most other landscape systems (Agardy and Dayton, 2017)

Coastal development is excessively increased 20% for industrial development, seaports, cargo facilities and tourism (United Nations, 2016)

Coastal is commonly stretched to include region that are not exactly along the coastal line but also in a riverine close to the coast (Yeung, 2001)

What is happening in Patimban?
Research Questions

• What are main influencing factor of land governance?
• What could be the additional value of including participation and land tenure to land governance?

Research Objectives

• To understand land use conflicts and its driving factors
• To create an adequate solutions toward sustainable land management
What is changing in Patimban?

- In 2014, Indonesian Government launched the International Seaport Project in Patimban, West Java Province.
- As the main food resource the Northern Region of Subang becomes vulnerable.
- Coastal area is under pressure due to land market and investments.
Land Use Change 2010 and 2015

- Land registered increases 20%
- Land price per square meter increases up to 130%
• In 2018, agricultural land has decreased by 32%.
• A lot of cultivator are no longer able to do farming and arable land turn into savanna
Analytical Framework
for Land Use Conflicts Identification

GROUP of ACTORS
- Farmers
- Land Owners
- Coastal Communities
- Private Investors
- Government

COORDINATION - COMMUNICATION - COMMITMENT

GROUP of ACTORS INSTITUTIONAL SETTINGS GOVERNANCE PROCESS

INDICATORS
- Group sizes
- Pattern of interactions
- Political systems

LAND TENURE
LAND MARKET

LAND USE CONFLICTS

IMPACTS

SUSTAINABLE LAND USE

NORMS-RULES

DRIVERS:
- Profit taking
- Job finding

DRIVERS:
- Dominating the land
- Bypassing regulation
- Political intervention

DRIVERS:
- Regulating and
- Governing coastal areas
- Empowering people

Commitment pro norms/rules
Commitment against norms/rules

PRESURE

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- Governance
- Type and style

- Land tenure regulation
- Strategy and planning instruments
- Impacts to the environment and society
Importance of Actors Participation and Analysing Land Tenure

• Planning authority declares that there is no conflict of power and conflict of goal between seaport development project and the local people.

• Local people admit the seaport project affect their farming activities and potentially terminate their agricultural land

• There is pressure from the local authority to the landowners to sell the land

• Land cultivators mostly become the most marginalized group after the arable land are sold by the land owners to the private investors
Solutions

1. Improving understanding of land use conflicts among actors:
   – Reinventing governance process
   – Strengthening values, norms and rules

2. Integrating land tenure within land governance process:
   – Clear tenure mechanism for indigenous land
   – Reformatting participatory planning process
Open Questions

1. Why many land use conflicts occur when land use planning is made well?

2. What are the key drivers for land use conflict?
TERIMA KASIH-THANK YOU

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