

INTISARI

Pemanfaatan lahan di kawasan Teluk Youtefa, Kota Jayapura, menghadapi tantangan serius akibat urbanisasi dan pembangunan infrastruktur, memicu ketidaksesuaian tata ruang dari fungsi kawasan lindung dan taman wisata alam sesuai RTRW Kota Jayapura. Permasalahan ini diperparah ketiadaan Rencana Detail Tata Ruang (RDTR) dan kurangnya harmonisasi antar *stakeholders*. Penelitian ini mengadopsi pendekatan *mix methode* untuk mengidentifikasi bentuk ketidaksesuaian melalui analisis spasial; menganalisis faktor penyebab melalui regresi logistik biner; menggali persepsi *stakeholders* melalui pemetaan pengaruh dan wawancara mendalam; serta menyusun arahan kebijakan pengendalian.

Hasil penelitian menunjukkan bahwa 38,68 hektar (8,05%) atau 887 unit blok di Teluk Youtefa mengalami ketidaksesuaian pemanfaatan ruang, didominasi konversi lahan konservasi menjadi permukiman, area komersial, pergudangan, serta lahan terbuka/reklamasi. Faktor lingkungan secara paradoks menjadi pendorong ketidaksesuaian; tingginya kesadaran masyarakat akan fungsi konservasi justru diiringi dukungan terhadap alih fungsi lahan menjadi permukiman dan pariwisata, meningkatkan risiko degradasi ekosistem dan bencana. Selain itu, aksesibilitas dan harga lahan juga terbukti berpengaruh signifikan terhadap ketidaksesuaian. Persepsi *stakeholders* menyoroti ketidakjelasan status lahan akibat tumpang tindih regulasi antar instansi dan tidak diakuinya hak ulayat masyarakat adat, sebagai faktor krusial yang menghambat upaya konservasi dan menciptakan ketidakpastian.

Oleh karena itu, arahan pengendalian yang disusun meliputi penguatan kelembagaan pengawasan, penerapan zonasi ketat, pemanfaatan teknologi geospasial, serta pendekatan partisipatif dan kontekstual. Strategi ini diharapkan menjamin kebijakan yang responsif terhadap kebutuhan semua pihak, sekaligus selaras dengan fungsi ekologis dan rencana tata ruang yang berlaku di Teluk Youtefa, demi keberlanjutan kawasan.

Kata Kunci: Pemanfaatan Lahan, Teluk Youtefa, Ketidaksesuaian Tata Ruang, Persepsi Stakeholders, Konflik Lahan, Jayapura.

ABSTRACT

Land use in the Youtefa Bay area of Jayapura City faces serious challenges due to urbanization and infrastructure development, triggering spatial planning inconsistencies between the functions of protected areas and nature parks as outlined in the Jayapura City Spatial Plan (RTRW). This issue is exacerbated by the absence of a Detailed Spatial Plan (RDTR) and a lack of harmonization among stakeholders. This study adopts a mixed-method approach to identify forms of mismatch through spatial analysis; analyze causal factors using binary logistic regression; explore stakeholder perceptions through influence mapping and in-depth interviews; and formulate policy guidelines for control.

The research results show that 38.68 hectares (8.05%) or 887 blocks in Youtefa Bay are experiencing spatial use inconsistencies, dominated by the conversion of conservation land into residential areas, commercial areas, warehouses, and open/reclaimed land. Paradoxically, environmental factors drive the mismatch; high public awareness of conservation functions is accompanied by support for land conversion into residential and tourism areas, increasing the risk of ecosystem degradation and disasters. Additionally, land accessibility and prices were found to significantly influence the mismatch. Stakeholder perceptions highlight the unclear status of land due to overlapping regulations between agencies and the non-recognition of indigenous peoples' customary rights as crucial factors hindering conservation efforts and creating uncertainty.

Therefore, the control measures outlined include strengthening institutional oversight, implementing strict zoning, utilizing geospatial technology, and adopting a participatory and contextual approach. This strategy is expected to ensure policies that are responsive to the needs of all parties, while aligning with the ecological functions and spatial planning in effect in Youtefa Bay, for the sustainability of the area.

Keywords: Land Use, Youtefa Bay, Spatial Deviation, Stakeholders' Perception, Land Conflict, Jayapura.