
Analysis of Space Utilization in the Border Area of Anyer Beach, Serang Regency

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Abstract

The attraction of natural beauty, especially coastal areas, has made investors or business people set up various commercial businesses such as villas, hotels, and restaurants. Inappropriate use and arrangement of space is a problem that will continue to arise in the management of coastal areas. The general aim of this research is to find out the impact of space utilization in border areas on Anyer Beach, Anyer sub-district. This research was carried out using a descriptive qualitative approach. Research data was obtained through interviews, documentation, and observation. Then the collected research data will be analyzed through data reduction and presentation. The results of this research show that the management of space utilization in the Anyer tourist area is not yet optimal, especially in controlling environmental and social impacts. Utilization of a coastal border area that does not comply with existing regulations and supervision does not appear to be optimal with the existence of hotels or commercial buildings. The lack of empowerment of community members and community involvement around tourist attractions seems to be lacking in the process of managing tourism areas or areas. Therefore, proper use of coastal border areas is a way of resolving conflicts over excessive resource exploitation in the Anyer Beach tourist area.

Keywords: *Space Utilization, Anyer Beach, Coastal Area.*

Introduction

Indonesia is a country that has more than 7,000 islands and has the longest coastline, namely 81,000 kilometers, this makes this country with a population of more than 270 million the country that has the second longest coastline after the country in North America, namely Canada. In general, a beach is an area or area where tidal water meets land simultaneously. The coastline is a dotted line that can connect 2 regional elements, such as the highest tide and land (Griffiths et al., 2020).

Apart from being an attraction in the world of tourism, beaches, in general, are very important for fishermen to be able to build buildings because the aim is to be close to their work location because what we know is that fishermen work as sea fish catchers and this is their main job. However, currently, there are still many fish catchers who have difficulty anchoring and leaning on the shore because there are so many commercial buildings, both privately owned and owned by companies, that have been built too close to the coastline. This phenomenon has had many impacts, such as diminishing or changing the main function of the sea as an asset that should be owned by the entire community, and on the other hand, destroying the main function of preserving a coastal environment that should be respected (Smythe et al., 2020).

Approximately more than 80 percent of coastal areas are currently controlled by many parties, including the private sector and entrepreneurs, they have no rights regulated by law to easily change coastal structures, including building residences or buildings in coastal areas by creating reclamation projects. Not only that, the preservation of local areas and ecosystems that have abundant wealth is no longer part of the priority options. Thus, changes to open spatial planning with an environmentally friendly perspective are very necessary to create control over the use of space as a business or commercial place, to be able to maintain use with a spatial function that has been determined by an appropriate spatial planning plan, this is due to the arrangement (Azra et al., 2021).

Explicitly incorrect use and arrangement of spatial planning has a serious impact on the social sustainability of society and the environment. Based on various cases, this problem often occurs in areas close to the coastline in Indonesia. In this case, this condition also occurs in the Anyer District, Serang Regency, Banten Province. We know that Anyer is an area that has the longest coastline in one of the oldest districts in Banten Province. Because of the beauty of the beach, many local and foreign tourists do not hesitate to come to enjoy the panoramic view of the beautiful Anyer Sea. However, on the other hand, there are classic problems that still occur, namely that many hotels and restaurants are still building their buildings without paying attention to their surroundings and applicable regulations, such as violating beach boundaries; being too close to the edge, and misuse of tourism zoning regulations which have an impact on the sustainability of the environmental and coastal ecosystem (Hu et al., 2021).

Based on the contents of Law Number 26 of 2014 concerning Regional Autonomy, in this case, the Serang Regency Government has the authority to adjust spatial planning as explained in Regional Regulation Number 10 of 2011 concerning Serang Regency Regional Spatial Planning (RT/RW). This is explained in article 44 that Anyer District is a strategic area specifically for tourism, especially beach tourism and accommodation. Therefore, in Anyer District there are many hotel buildings and restaurants that stand permanently around the beach, this can damage and/or interfere with various environmental conservation functions around the beach (Griggs & Reguero, 2021).

Based on the facts, the Anyer tourist area currently has not implemented appropriate tourist zoning, namely, the facility placement zone is divided into 3 areas or zones including the core zone, buffer zone, and service zone. With this zone, buildings such as hotels and restaurants are located in a buffer zone, where a buffer zone is used as a supporting area for facilities or as a maintenance zone. Based on the regulations, the buffer zone has a function as a link between the core zone and the service zone. So that in the buffer zone, a green environment can be created, such as cool plants, mangrove trees, coconut trees around the area, and other plants that can help preserve and sustain the life of the beach (Atsri et al., 2020).

The large number of commercial buildings such as hotels that are built and erected without complying with regulations proves that the government is still weak and lacks management and supervision of strategic areas. In the process, there are still many violations that often occur regarding the validity of administration, including licensing of Building Construction Permits (IMB); to the use of the environment that does not comply with provisions such as the distance and location of buildings being too forceful so that they are close to the shoreline which can have an impact on the social conditions of the community and the local environment (Okeke et al., 2020).

Based on the description and explanation above, it turns out that many commercial buildings still do not comply with regulations, especially regarding coastal boundaries. Under Serang Regency Regional Regulation (Perda) Number 10 of 2011 concerning Serang Regency RTRW, Article 56 explains that the development of tourism activities, especially in the West Coast Region, needs to pay attention to environmental factors and spatial balance. Apart from that, according to the Regional Regulation (Perda) of Serang Regency Number 2 of 2013 concerning the Zoning Plan for Coastal Areas and Small Islands of Serang Regency 2013-2033 following Article 43, it is explained that the Anyer Beach Area is an area designated as a tourism zone and green open space or beach border. Of course, this is an important moment because it is currently developing rapidly compared to previous years. However, what needs special attention about this phenomenon is the proper management of coastal border areas and saving coastal areas as part of the public beach area (Renella, 2021).

This condition is not running optimally and is not following existing regulations, even though the Serang Regency Government has a legal basis following regional regulation Number 17 of 2001 concerning Coastal Border Lines. There is space for the construction of buildings such as hotels which have been measured from the presence of beaches, rivers, railways, and irrigation canals. The coastal border area is the land that covers the coastline, which has an area according to the general condition of the beach, having the shortest distance of around 100 meters from the highest tide point to landward. However, the fact is that what happened in the Anyer Beach area in 2018 was that many hotels and commercial buildings were still in the Anyer Beach area. They erected their buildings at a minimum distance of 50 meters from the highest point of high tide, so this was clearly in conflict with local regulations. Regional regulations are created as a basis for building construction to create a beautiful environment and create orderly and comfortable management of coastal areas (Chaidir & Haerofiatna, 2023).

This research generally emphasizes the analysis of the use of open space along the coastal border area in the Anyer coastal area, Serang Regency by analyzing the problems, challenges, and impacts arising from the use of Anyer beach border space so that it will produce solutions for the direction of environmentally friendly use of coastal border space.

Literature Review

Coastal Area

In general, coastal areas are a transitional area between land and sea. Based on the decree of the Minister of Maritime Affairs and Tourism Number: KEP.10/MEN/2002 concerning general guidelines for integrated coastal management planning; Coastal areas are defined as transition areas between land and sea ecosystems that interact with each other, where the sea 12 miles from the coastline for provinces and one-third of the sea area (provincial authority) for districts/cities and towards land the administrative boundaries of districts/cities (Williams et al., 2022).

The coast is an area that is wider than the beach. Coastal areas include land areas to the extent that they are still influenced by the sea (tides and inflow of seawater on land) and sea areas to the extent that they are still influenced by land (river water flow and sediment from land). If you can still hear the waves crashing from a distance and feel the sea breeze, the area is still called coastal. According to the national survey and mapping coordinating body (BAKOSURTANAL), coastal area boundaries are areas where there is still influence from maritime activities and as far as concentrations (villages) of fishermen (Harris et al., 2019).

Coastal areas are intermediate/transitional areas between land and ocean ecosystems. This area towards land includes areas that are still influenced by marine processes, such as tides, sea water intrusion, waves, and sea breeze, and towards the sea includes areas of marine waters that are still influenced by land processes and the impact of human activities, such as river water flow, sedimentation, and pollution (Schulz et al., 2020).

Djunaedi said that coastal areas have a specific character and are an aggregation of various ecological and physical components that are interrelated and influence each other, and are ecologically very fragile. Coastal areas are areas that are vulnerable to change, both changes that occur due to natural processes and changes due to human intervention (Yan et al., 2021).

Coastal areas are known as aquatic ecosystems that have enormous resource potential. This area has been widely used and has made a significant contribution to improving the

standard of living of people in coastal areas and is also a very important regional income generator. One of the potentials of coastal areas is to develop tourism areas (Zhai et al., 2020).

Coastal areas also have diverse ecosystems. In general, the types of ecosystems in coastal areas in terms of waterlogging and the types of communities that occupy them can be categorized into two ecosystems, namely ecosystems that are permanently or periodically flooded and ecosystems that are never flooded. Meanwhile, if viewed from the formation process, coastal area ecosystems can be grouped into ecosystems that are formed naturally and ecosystems that are deliberately formed or artificial ecosystems (Overbeck et al., 2022).

Beach

Land areas are areas located above and below the land surface starting from the highest tide line. The ocean area is the area located above and below sea level starting from the sea side at the lowest low tide line, including the seabed and the part of the earth beneath it. The coastal border is a certain area along the coast that has important benefits for maintaining the sustainability of the function of the beach. The criteria for a coastal border are land along the edge whose width is appropriate to the shape and physical condition of the beach, at least 100 m from the highest tide point towards the mainland. The coastal area is the area where land and sea meet. Towards the land, the coastal area includes parts of the land, both dry and submerged in water, which are still influenced by the physical properties of the sea such as tides, sea breezes, and salt water seepage; while towards the sea the coastal area includes parts of the sea that are still influenced by natural processes that occur on lands such as sedimentation and freshwater flows, as well as activities caused by human activities on lands such as deforestation and pollution (Shimozono et al., 2020).

In general, Sutikno explained that the beach is an area that extends from the lowest point of sea water at low tide to landward until it reaches the effective limit of waves. Meanwhile, the coastline is the line where sea water meets land whose position changes according to the position of tides, the influence of waves, and sea currents. The coastal environment is an area that is always changing. Changes in the coastal environment can occur slowly to quickly, depending on the balance of forces between topography, rocks, and their properties with waves, tides, and wind. Changes in coastlines are indicated by changes in position, not only determined by a single factor but by several factors and their interactions (van der Spek et al., 2022).

Space Utilization Control

Control is all affairs or activities to ensure and direct that the work being carried out can run following the plans that have been determined and/or the desired results and also following applicable provisions and policies. Spatial planning or space utilization control according to the spatial planning law is an activity to supervise and control the use of space, supervision is carried out in the form of reporting, monitoring, and evaluation. Controlling the use of space that does not follow the spatial planning plan is carried out in the form of imposing sanctions (Ramadhani & Lubis, 2021).

Control is carried out so that space utilization follows the spatial planning plan that has been determined. Control is carried out through supervisory activities, in this case, an effort to maintain the suitability of space use with the space function specified in the spatial plan. Control is carried out by ordering, which is an effort to take action so that the planned use of

space can be realized. Controlling space utilization, apart from monitoring and controlling activities, also includes licensing mechanisms (Tian et al., 2020).

The use of space cannot be separated from the use of surface land use, in general, the use of space that occurs is the use of land or the surface of the land or land. Therefore, controlling the use of space can be said to be identical to controlling the use of space or controlling the transfer of other functions of the land itself. Controlling and supervising land or land development is an effort to continuously and consistently direct the use, use, and development of land in a directed, efficient, and effective manner following the spatial plan that has been determined (Masoudi et al., 2021).

Space utilization control is an activity process that follows, observes, and monitors the implementation of development in the field so that it is efficient and successful in achieving the goals set following predetermined plans and policies. Bernstein stated that in general control efforts can be carried out through four instruments, namely:

1. Control through regulations by the government which are usually implemented in the form of permits for certain activities related to land use (regulatory instruments)
2. Economic instruments, namely control through economic actions such as providing incentives and disincentives, applying taxes or levies for development activities in an area following their interests
3. Control is carried out through the provision of basic infrastructure in a place that is expected to develop according to its function
4. Control is carried out by involving the public or private sector, either in the form of participation or in the form of partnerships (Stelzenmüller et al., 2021).

According to Green, the forms of land use control included in the discussion group are planning control and building planning. According to him, planning control can be in the form of a development plan, and part of building control according to building regulations. In this regard, control and supervision of land development is based on:

1. General land policy (Land policy)
2. Spatial planning plans whose development has been based on mutual agreement with the community
3. National commitment regarding the utilization and use of land for the benefit of social and economic development
4. Criteria for accommodating the dynamics of community development (Liu & Zhou, 2021)

Supervision

Supervision is the process of observing, monitoring, and controlling an activity or situation to ensure that the activity is running following applicable provisions, standards, or regulations. The main purpose of monitoring is to identify and address potential risks, misuse, or nonconformities that could harm a particular system, organization, or activity. Supervision includes a series of actions taken to ensure that everything runs as it should and following established norms. This may involve the use of technology, information systems, and trained personnel to supervise and monitor certain activities. Surveillance can be applied in various fields, such as finance, law, security, and management (Jaskó et al., 2020).

In a financial context, supervision relates to monitoring financial transactions to prevent fraud or violations of financial policies. In the legal field, supervision can involve monitoring legal activities and compliance with applicable regulations. Security oversight may include

monitoring computer security systems or the physical protection of an organization's assets. Oversight may also apply in a government context, where supervisory agencies or external audit bodies may conduct audits to ensure that government entities are operating properly and following the law. In a management context, oversight often involves monitoring organizational performance and implementing policies to ensure the achievement of desired goals (Hashim et al., 2020).

It can be said that supervision is a systematic approach to monitoring, assessing, and controlling an activity or process to ensure sustainability, effectiveness, and compliance with applicable standards or regulations. This process is important to maintain the integrity and health of a system or organization (Agboola et al., 2020).

Method

This research uses a descriptive research type with a qualitative approach. This is because this research seeks to provide an explanatory picture of a phenomenon on how to implement or apply good spatial planning in the Anyer Beach area, Serang Regency, due to the rise of commercial buildings which are generally not suitable for Environmental and Social Aspects in a clear and detailed manner and make changes to focus attention on a problem that is real and actual, so that it can provide a clearer and more detailed understanding or mindset about the phenomenon being studied. This research data analysis technique includes two elements of analysis including data reduction and data presentation.

Result and Discussion

Integration of Coastal Area

Currently, the function of coastal areas as green open spaces and conservation areas has begun to erode due to developments over time and economic growth. For example, coastal areas are currently being used as beach tourist attractions, causing coastal areas to lose their function, especially as a result of being made into tourist areas, and the rise of hotel and restaurant buildings to support tourism development. With the large number of human activities and hotel buildings in coastal areas, it is feared that this will disrupt the sustainability of the environment and the surrounding community.

In this case, the role of the government seems important and is needed so that the management of coastal areas follows the mandate of Law Number 1 of 2014 concerning the Management of Coastal Areas and Small Islands which explains that the management of coastal areas must involve various elements and parties from the central government, regional government to village government and the community. Sectoral harmony and integration in coastal areas are very meaningful and require coordination of duties, authority, and responsibilities between government agencies starting from the central, provincial, district, to village levels. The coordination carried out regarding hotels in the spatial planning policy has a validity period of 20 years and every 5 years there is a review, from the results there are two possibilities, namely revised or continued. By Regional Regulation (Perda) Number 10 of 2011 concerning the RTRW of Serang Regency, the results of a review of hotels in Anyer which currently have revisions.

Integrated management of coastal areas will run well if sectoral integration such as coordination, communication of duties, authority, and responsibilities between governments from the central to the village level runs well. However, the phenomenon currently seen is that the management of the coastal area of Anyer Beach regarding the use of hotels has not gone

well if seen from the principle of integration because it has not succeeded in involving the village government and the community. Government institutions carry out their duties and functions according to their fields but forget about community (social) involvement.

Utilization of Coastal Areas

Utilization optimizes or maximizes the benefits of everything or something found in coastal areas and can maximize the resources contained therein, and also guarantees the creation of quality regional governance. The use of coastal areas should be based on planning that has been determined and agreed upon by the regional government so that its implementation is following the existing potential and its use can be maximized so that there are benefits for the community and land managers.

Resources in coastal areas are currently experiencing very frightening concerns. This is caused by many parties exploiting an area without considering the sustainability aspects, but their utilization tends to be destructive, due to the increasing population in coastal areas. Currently, humans have used various methods to utilize unlimited coastal and marine resources, such as building environmental services businesses, for example, marine tourism spots, and building hotels, and lodgings within coastal border areas. This is what happened in the Anyer Tourist Area with the establishment of Anyer as a tourist area which encouraged private parties to build hotels, accommodation, and restoration businesses at a distance that violates coastal border regulations.

Regional Regulation (Perda) Number 10 of 2011 concerning the RTRW of Serang Regency, in terms of spatial planning, should be following its designation as the western zone of the Anyer Beach coastal area, which is a green zone, with beach borders set at a distance of 100 meters from the highest tide point. However, the government is currently unable to take action because the current hotel was established long before the Regional Regulation regarding the regulation of coastal boundaries was issued and that was the authority of the previous government, namely West Java Province. These hotels have an IMB or Building Construction Permit issued by the previous government and it is valid for 20 years.

The solution that can be implemented at this time is that when using space, you should pay attention to aspects of harmonization between building space and its environment, including the environment, society, and nature, as well as how it is allocated based on legal regulations. For example, paying attention to the coastal borderline, and also what impact it will have, of course, that does not damage the function of the environment or disturb the surrounding community.

Based on the environmental aspect, the government's current focus is most importantly preventing the impact of damage to the environment in the form of monitoring hotel activities and also environmental management of marine ecosystems such as hotel waste or rubbish which will cause a decrease in environmental quality in coastal areas, be it water content, air and others. Apart from that, things that need to be considered from an administrative perspective are as follows:

1. The legitimacy of the company following the regulations
2. Monitoring documents for Environmental Management Efforts and Environmental Monitoring Efforts
3. AMDAL (Environmental Impact Analysis)

The wrong use of space by giving permits to hotels to build their buildings too close to the beach has an impact on the community, especially the fishermen who work around Anyer

Beach. Fishing boat moorings in Anyer are victims of the hotel standing close to the beach. Many fishing docks are traded with hotels for the hotel's sole benefit, which has resulted in fishermen who usually dock their boats close to fishing villages, now having to dock their boats far from the fishing villages.

Administratively and procedurally, the hotel buildings in the Anyer Beach area comply with the regulations. However, due to conflicts of interest and overlapping regulations, it is difficult for the government to take action with all kinds of considerations, both from an economic and another perspective, so the meaning of using open space that takes into account two elements such as the environment and society is not maximized and tends to be sidelined. This is proven by violations of coastal boundaries and waste pollution which will have an impact on the environment and society.

The Anyer Beach area is an area designated as a tourist zone for the community and open space or beach borders. This is based on Regional Regulation (Perda) Number 10 of 2011 concerning Serang Regency Regional Spatial Planning, based on article 44 it is explained that Anyer District is a strategic area intended for national tourist areas, especially beach tourism and also accommodation. As a result of the regulations and the designation of Anyer District as a strategic tourism area, many commercial buildings are standing firmly that do not comply with applicable regulations, this will significantly damage and/or disrupt the function of preserving the coastal environment.

In general, the use of regional space in coastal areas that is not under the function of the area can reduce the conservation function in that environment because good use of space is where all community activities and functions of the coastal environment run naturally, naturally, harmoniously, and do not interfere with each other. Therefore, the environmental and social impacts of the construction of commercial buildings in the Anyer Beach area, Serang Regency, if viewed from the utilization indicators, are not as appropriate as they should be. Quality utilization to preserve various resources in coastal areas so that the results obtained are optimal so that these resources can be enjoyed by future generations and to realize development that is environmentally and socially conscious for the community.

Supervision of the Anyer Beach Area

Supervision is a central indicator of the principle of integrated coastal area management because, in the implementation of management, supervision is very necessary to prevent violations of all activities in coastal areas. Supervising the use of hotels is the responsibility of all parties, especially the government which has the authority to involve the community in the Coastal area of Anyer District. This is by the mandate of Law Number 1 of 2014 concerning Management of Coastal Areas and Small Islands article 63 concerning the government's obligation to involve the community in the management of coastal areas which includes a monitoring process. Article 61 explains the community's obligation to maintain, protect, and preserve the environment and monitor the implementation of coastal area management.

Supervision aims to provide services to maintain things that have an impact on the usefulness of resources with spatial functions that have been determined in spatial planning regulations and the preservation of coastal resources regularly. In the monitoring process several activities are mandatory and must be carried out:

1. Reporting activities include activities to provide detailed and objective information data regarding the implementation of space utilization around coastal areas, whether following or not following spatial planning and environmental regulations. This activity

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is carried out on an ongoing basis by the relevant authorized agencies and also the community.

2. Monitoring activities are carried out to observe, supervise, and check the suitability or non-conformity of spatial use to create quality spatial and environmental conditions. This activity is a follow-up step to reporting deviations that occur.
3. Evaluation activities are a form of effort or effort in assessing the progress of space utilization activities so that they can achieve the objectives of a good and environmentally friendly spatial plan.

Based on the results of observations, it was concluded that the monitoring process that occurred in the Anyer Beach area was related to environmental and social impacts on the use of space. The supervision stage carried out by the relevant agencies is currently still going well because the regulations are following various existing procedures because regular supervision activities from the DPUPR are still ongoing. Then there is supervision every 6 (six) months and from DLH also supervision activities every 3 (three) months, and the community has an awareness that supervision is an obligation. However, what is still not going well is that the government has not involved and invited the community in the process of carrying out this supervision.

There are still many companies, including several hotel companies in the Anyer Beach area, that construct buildings that do not comply with the site plan. A site plan is a site plan or design that will be carried out on a land plot object, which includes road plans, clean water utilities, dirty water, electricity, social facilities, and public facilities. The discrepancies that occur include inappropriate building additions, lack of green open space and public space, changing building locations, and so on. This shows that monitoring must be carried out more frequently so that fewer companies violate procedures and cause environmental damage, especially in coastal areas. Supervision carried out by the government must be further improved and include the community so that the supervision carried out is optimal. So that the direction of use of coastal areas that occurs does not have a negative impact on the environment and social community.

Towards a Sustainable Anyer Beach

Sustainability from an economic perspective assumes that the use of space, namely the existence of hotels or restaurants in the Anyer Beach area, has a significant influence on the PAD of Serang Regency, both from taxes and others. As well as the impact on the community's economy because it opens up job opportunities and business opportunities, both local communities who previously relied on catching fish as fishermen can open food or craft businesses for hotel visitors. This has a good impact, especially in tourism, because in addition to enjoying the natural beauty of beaches, tourists also need a place to rest and of course, the existence of hotels or lodgings supports tourists to rest, especially for tourists who come from outside the city or abroad. This gives a comfortable impression to tourists visiting Anyer Beach. The following is data on the number of visitors to hotels and beach attractions from 2019 in the Anyer Beach area:

Table 1. Number of Hotel Visitors and Tourists at Anyer Beach 2019

No	Month	Indonesian Tourist		Foreign Tourists	
		Hotel Visitors	Beach Tourist	Hotel Visitors	Beach Tourist
1	January	2,186	2,400	211	-
2	February	3,192	1,745	131	-

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3	March	1,976	4,130	127	14
4	April	12,978	1,400	267	45
5	May	2,548	2,050	19	-
6	June	21,613	141,559	1,099	25
7	July	20,354	25,216	1,019	2
8	August	11,376	27,919	1,173	2
9	September	21,397	28,415	1,904	-
10	October	19,293	27,384	1,648	-
11	November	19,324	26,937	458	2
12	December	44,185	58,480	443	82
Total		180,413	347,635	8,499	172

Based on the data above, the existence of hotels and accommodations in the Anyer Beach area has a big influence on tourism at the Anyer Beach tourist attraction with a very large number of hotel tourists staying in hotels and accommodations in the Anyer Beach area. This can increase Serang Regency's PAD income in the form of taxes, hotel levies, and others. Serang Regency's PAD, which comes from hotels in the Anyer Beach area, reaches Rp. 17 billion.

The implementation of tourism must of course pay attention to the impacts it causes, not only how to attract tourists and seek profits, but must also pay attention to impacts such as the natural environment, the living environment, and the community environment. The environment is another important aspect that must be managed sustainably, and for the environmental conditions that occur in the Anyer Beach area with the presence of hotels, if seen from an environmental perspective, the conditions that occur at Anyer Beach are still in the normal stage considering the water conditions, air conditions, and other resources and these hotels have met environmental document requirements such as UKL, UPL, and AMDAL.

The social aspect is an aspect that arises from economic and environmental aspects, and the use of space in the form of a hotel has a quite good influence on the community's economy. However, the government and hotels should work together to involve the community in programs related to community empowerment, soft skills training, or skills that can benefit their business.

The government's current efforts related to protecting the environment, namely keeping the environment clean from rubbish, air, and water pollution, will continue to be improved. The government will continue to maintain and improve environmental monitoring and control instruments, paying attention to the condition of coastal borderlines, and the condition of other resources combined with facts on the ground to create a friendly and good quality environment.

The success of sustainable coastal area management must pay attention to economic, environmental, and social aspects that are oriented toward the future for the sustainability of future generations. Therefore, researchers think that sustainability indicators related to the management of environmental and social impacts in the construction of hotels on the coast of Anyer Beach have not gone according to plan and have not been maximized because there are still obstacles that occur.

Conclusion

Based on the results of research on the environmental and social impacts of development at Anyer Beach, Serang Regency, a conclusion was reached that the environmental and social impacts of space utilization at Anyer beach, Serang Regency, are said

to be that there is still no real action and is not running optimally and optimally. This is caused by not being able to achieve the main goal of integrated coastal area management by using integrated coastal area management indicators. The implementation of space utilization in the Anyer Pannati border area is not yet optimal because seen from environmental, economic, and social sustainability indicators, 3 (three) aspects are not fulfilled, from an economic perspective it is running well because it improves the community's economy and also increases the Original Regional Income of Serang Regency. Another factor that researchers found that greatly influenced the occurrence of environmental and social problems in the construction of hotels in the coastal area of Anyer Beach was conflicts of interest and overlapping regulations. Because the process of establishing hotels in the Anyer coastal area occurred when Banten was still part of the West Java Provincial Government.

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