

Research Article

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Feasibility Study for the Development of Integrated Fisheries Industrial Estate (KIPT) in Selayar Islands Regency

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Abstract: *As an archipelagic region located along strategic sea lanes (ALKI II and III), Kepulauan Selayar Regency possesses significant marine and fisheries potential, particularly in key commodities such as tuna, skipjack tuna, grouper, and snapper. To optimize these resources and foster local economic growth, a comprehensive feasibility study was conducted for the development of an Integrated Fisheries Industrial Zone (KIPT). This study evaluates the technical, spatial, economic, financial, environmental, and managerial aspects to justify the establishment of the industrial zone. The technical and spatial evaluations confirm that the strategic location meets standard criteria, including proximity to urban centers, transport accessibility, and industrial infrastructure availability. Economically and financially, the proposed development is projected to generate viable returns, attract investments, and enhance Regional Original Income (PAD) through structured cash flow and investment frameworks. Furthermore, environmental and managerial assessments ensure sustainable operations and effective project execution. The study concludes that the development of KIPT in Kepulauan Selayar Regency is highly feasible and recommends its implementation as a strategic logistics and fisheries hub for Eastern Indonesia.*

Keywords: *Integrated Fisheries Industrial Zone (KIPT), Feasibility Study, Kepulauan Selayar, Marine Resources, Economic Growth.*

Introduction

Indonesia is an archipelagic country with a large area of marine waters, so the potential in the fisheries sector can be a source of national income. As the largest maritime country in the world, with a total water area of 6.4 million km², Indonesia has large and diverse marine natural resources, both in the form of renewable natural resources (SDA), fisheries, coral reefs, seagrass beds, mangrove forests, seaweed and biotechnology products; non-renewable resources such as oil, natural gas, tin, iron ore, bauxite and other minerals; as well as marine energy and marine environmental services. These natural resources are potentials that must be managed optimally to improve the welfare and prosperity of the Indonesian people.

Selayar Islands Regency is one of the areas in South Sulawesi with geographical conditions as an archipelago that has great potential in providing fisheries and marine resources. The availability and potential owned by Selayar Islands Regency in fisheries and marine resources gives this area an appropriate title to be able to become one of the marine and fisheries centers in Indonesia.

With the existence of fishery business opportunities in Selayar Islands Regency, it will provide growth to the potential of superior fishery resources such as tuna, skipjack, grouper fish and snapper to grow and compete with other products. With the existence of facilities and infrastructure, the high frequency of marine and fishery commodities and support from the government make Selayar Islands Regency have the potential to develop and be worthy of being an investment place. The government provides opportunities for businesses to invest in Selayar Islands Regency.

Implementation Method

This study uses a qualitative and quantitative approach (exploratory descriptive) to assess the feasibility of developing an Integrated Fisheries Industrial Estate (KIPT) in Selayar Islands Regency. Data collection was carried out through primary data (field observations and interviews with stakeholders) and secondary data (marine and fisheries sector policies, RTRW, and regional statistical data).

The feasibility analysis is carried out through several main criteria:

1. **Policy Analysis and Spatial Suitability:** Examining the suitability of the planned location with the Regional Spatial Plan (RTRW) as well as marine and fisheries sector regulations.
2. **Technical and Operational Feasibility:** Analyzing the criteria for selecting the location of industrial estates based on Permenperin No. 40 of 2016, including distance from the city center/settlement, accessibility of land and sea transportation, availability of energy, telecommunications, and land carrying capacity.
3. **Market Analysis and Management:** Assess the potential demand and supply of leading fishery commodities (such as tuna, skipjack, grouper, and snapper), as well as review governance and management structures during the development and operational stages.
4. **Economic and Financial Feasibility:**
 - Economic Feasibility: Analyze the level of economic benefits for communities and regions using the *Economic Internal Rate of Return* (EIRR) and *Economic Net Present Value* (ENPV) methods.
 - Financial Feasibility: Testing investment feasibility and cash flow through Net Present Value (*NPV*), Internal Rate of Return (*IRR*), and Payback Period (*PBP*) indicators.
5. **Environmental Analysis:** Identify potential environmental impacts to ensure the principles of sustainable development of fishery areas.

Results And Discussion

1. Overview and Potential of KIPT Selayar Location

Selayar Islands Regency has a very strategic geographical position because it is located in the middle of Indonesian waters and is passed by the Indonesian Archipelago Sea Channel (ALKI II and ALKI III). The condition of the area consisting of 130 islands with a coastline bordering the deep sea makes this area have great potential as a logistics and fisheries distribution center for the Eastern Region of Indonesia (KTI). The leading commodities of the fisheries sector in Selayar Islands Regency include:

- **Large Pelagic Fish:** Tuna and Skipjack.
- **Demersal Fish/Coral:** Grouper and Snapper.

The existence of this superior commodity provides high competitiveness for the development of the fisheries processing and trade industry on a national and export scale.

2. Technical Feasibility and Space Suitability Analysis

Based on the criteria for selecting the location of the industrial estate (Permenperin No. 40 of 2016), the results of the technical analysis show that the KIPT location plan meets the eligibility criteria:

- **Accessibility and Safe Zone Distance:** The planned location meets the standard distance of at least 10 km from the city center and at least 2 km from residential areas.

- **Transportation Infrastructure:** The availability of adequate access to land transportation and sea ports to support the supply *chain* and export/import logistics distribution outlets.
- **Land and Environmental Carrying Capacity:** The average land topography is below 15% with safe soil carrying capacity for the construction of fishery processing industrial facilities.

3. Market Analysis and Management

- **Market Potential:** The demand prospect for Processed/fresh fishery products from Selayar shows a positive trend. The integration of KIPT allows for certainty of *supply* for the processing industry while expanding the reach of domestic and foreign markets.
- **Governance and Management:** The management of KIPT is divided into two main stages:
 1. *Construction/Development Management:* Focuses on coordinating land preparation, provision of basic infrastructure, and supervision of development.
 2. *Operational Management:* Focuses on the establishment of an effective regional management body, investment facilitation, and cold *chain system efficiency*.

4. Economic and Financial Feasibility Analysis

The development of KIPT has a multiplier *effect* on the local and regional economy:

- **Economic Feasibility:** The results of the calculation of *the Economic Internal Rate of Return* (EIRR) and *Economic Net Present Value* (ENPV) indicators indicate that KIPT investment has a positive value. This project is economically feasible because it is able to increase Regional Original Revenue (PAD), create new jobs, and improve the welfare of local fishermen.
- **Financial Feasibility:** Evaluation of *Net Present Value* (NPV) shows a positive value ($\text{NPV} > 0$), *Internal Rate of Return* (IRR) above the commercial interest rate (WACC), and *Payback Period* (PBP) value that is within the reasonable limit of return on investment capital.

5. Environmental Impact and Sustainability Analysis

As an area based on renewable natural resources, the aspect of environmental sustainability is the main requirement. The treatment of fishery industrial waste (both liquid and solid) is regulated through the provision of integrated waste treatment plants to maintain the ecosystem of Selayar marine waters, including the surrounding conservation areas.

Conclusion

Based on the results of the analysis and discussion of the Feasibility Study for the Development of the Integrated Fisheries Industrial Estate (KIPT) in Selayar Islands Regency, it can be concluded that:

1. Location and Geographical Feasibility: Selayar Islands Regency has a very strategic geographical position because it is located at the crossing of the Indonesian Archipelago Sea Channel (ALKI II and ALKI III) with the support of superior fishery commodities (such as tuna, skipjack, grouper, and snapper). The assessment of technical aspects in accordance with Permenperin No. 40 of 2016 shows that the location of KIPT meets the criteria of distance from the city center and settlements, transportation accessibility, and land carrying capacity.
2. Market and Operational Feasibility: The market prospects for processed and fresh fishery products show strong potential for both domestic and export markets. The development of KIPT is supported by effective management structure planning, both at the development/construction stage and at the routine operationalization stage.
3. Economic and Financial Feasibility: The investment plan for the development of KIPT has proven to be economically and financially feasible. This project is projected to be able to have a positive impact (*multiplier effect*) on increasing Regional Original Income (PAD), labor absorption, and improving the welfare of local fishermen with financial indicators (NPV, IRR, and *Payback Period*) that meet the eligibility criteria.
4. Environmental Sustainability: Regional development continues to pay attention to aspects of environmental sustainability through integrated waste management to maintain the carrying capacity of aquatic and marine ecosystems.

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