

Analisis keekonomian pengembangan kawasan pesisir Kabupaten Pangandaran dengan proyek investasi berbasis kawasan terpadu mandiri = Economic analysis coastal area development at Pangandaran District with integrated area based project investment

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Abstrak

[ABSTRAK

Sebagai Daerah Otonomi Baru, Kabupaten Pangandaran memiliki Pendapatan Asli Daerah yang relatif kecil karena pemanfaatan sumber daya alam yang belum optimal. Pemanfaatan yang optimal memunculkan industri yang dibangun secara terpadu guna meningkatkan Pendapatan Asli Daerah. Metode Penelitian menganalisis data dari studi literatur, FGD, opini pakar untuk mendapatkan industri dan prioritasnya, model master plan yang sesuai RTRW, model kelembagaan dan kerjasama. Analisa keekonomian menggunakan analisa cash flow mendapatkan nilai NPV, IRR, POT beserta skenario optimum untuk dikerjasamakan. Hasil analisis keekonomian KTM di kabupaten Pangandaran selama 30 tahun dengan membangun kawasan industri dapat meningkatkan PAD sebesar Rp419 milyar ditambah fasilitas infrastruktur yang selesai dibangun pihak swasta pada tahun ke 9. NPV sebesar Rp875 Milyar, IRR 17,07% dan POT selama 11,44 tahun menjadi skenario ideal untuk kerjasama Private Sector dengan BUMD yang menggunakan sistem Revenue Sharing.

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ABSTRACT

a new autonomy region, Pangandaran District's revenue is relatively low in revenue category because they natural resources is not optimal yet in used. The new industry will come if utilization of natural resources run optimally which is the industry will contribute to leverage to the original district income so that development programs can be done . Methodology Research analyzed data from literature study, focus group discussions, expert opinions, to get type of industry, priority, a master plan appropriate models based on RTRW, institutional models and partnership model. The economic analysis using discounted cash flow analysis to get NPV, IRR,POT along with optimum scenario for partnership. KTM's economic analysis results in Pangandaran district for 30 years by build industrial zone can increase revenue up to Rp419 billion plus infrastructures facilities will submit by private sector in nine year. NPV Rp875 billion, IRR 17.07% and POT in 11.44 year as the ideal scenario for Private Sector cooperation with Public sector that use Revenue Sharing System, a new autonomy region, Pangandaran District's revenue is relatively low in revenue category because they natural resources is not optimal yet in used. The new industry will come if utilization of natural resources run optimally which is the industry will contribute to leverage to the original district income so that development programs can be done . Methodology Research analyzed data from literature study, focus group discussions, expert opinions, to get type of industry, priority, a master plan appropriate models based on RTRW, institutional models and partnership model. The economic analysis using discounted cash flow analysis to get NPV, IRR,POT along with optimum scenario for partnership. KTM's economic analysis results in Pangandaran district for 30 years by build industrial zone can increase

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