

## ABSTRACT

*The fisheries sector is a strategic driver of Indonesia's regional economic growth, particularly in rural areas, and is promoted through the Minapolitan program to create integrated and sustainable fisheries-based regions. Berbah Sub-District in Sleman Regency, designated as a Minapolitan area in 2010, has advantages such as abundant water resources, active fish markets, and the availability of Sultan Ground land. However, despite this potential, the development of the Minapolitan program has not shown significant progress, mainly due to tenure uncertainty, regulatory complexity, limited infrastructure, and weak institutional coordination.*

*This research aims to evaluate the factors influencing the utilization of Sultan Ground in supporting Minapolitan development in Berbah Sub-District. The study specifically analyzes the socio-economic conditions of the community, the physical characteristics of the Minapolitan area, the land tenure system and related regulations, and the key factors that determine land utilization. A quantitative descriptive-evaluative approach was employed, using structured questionnaires from 24 respondents including fish farmers, community leaders, and local officials supported by secondary data from statistical reports, maps, and regulatory documents. Data analysis combined descriptive statistics with the Analytic Hierarchy Process (AHP) to evaluate and rank the most critical factors.*

*The findings show that while local communities possess substantial knowledge and experience in aquaculture, the main obstacles are regulatory and institutional in nature. The AHP results indicate that the three most influential factors in optimizing Sultan Ground utilization are tenure security and regulatory frameworks, institutional coordination, and infrastructure availability. These results emphasize that strengthening governance and ensuring legal certainty are essential to accelerate Minapolitan development. The study contributes to Urban and Regional Planning by offering structured insights into land governance on Sultan Ground, providing practical recommendations for government, the Sultanate, and local stakeholders to achieve sustainable fisheries-based development.*

*Keywords: Minapolitan, Sultan Ground, Land Tenure, Fisheries Development, Analytic Hierarchy Process (AHP), Berbah Sub-District.*