



## **KINTAMANI'S COFFE SHOP CRAZE: PROFITS SOAR, NATURE PAYS THE PRICE**

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**Abstract**

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*The Kintamani area, Bali, is one of the leading tourist destinations with high ecological and cultural value. However, in recent years, the area has come under serious pressure due to the rampant construction of coffee shops that are carried out without adequate spatial planning and environmental supervision. This study aims to analyze the problem of weak regulation and supervision of the construction of coffee shops in the Kintamani conservation area, and how it impacts the environment and local culture. The method used is normative legal research, with a legislative approach and literature studies on primary and secondary legal sources, including Law Number 26 of 2007 concerning Spatial Planning, Law Number 32 of 2009 concerning Environmental Protection and Management, as well as regional regulations related to spatial planning and the environment. The results of the study show that weak regulatory implementation, lack of EIA evaluation, and absence of integrated supervision from local governments are the main causes of environmental degradation, conversion of agricultural land, and loss of local wisdom values. On the other hand, the lack of community participation in the licensing process exacerbates social inequality between investors and local residents. This study suggests the need for a reformulation of spatial policies based on the*

*principles of sustainable development, consistent law enforcement, and strengthening institutional capacity in supervision. With better and sustainable management, the Kintamani area can maintain its ecological function and cultural value without sacrificing the economic potential of the tourism sector.*

## **INTRODUCTION**

Kintamani, located in the highlands of Bangli Regency, Bali, is one of the most iconic natural tourist areas on the Island of the Gods. With the majestic backdrop of Mount Batur, tranquil Lake Batur, and a verdant landscape of hills, Kintamani offers an unrivalled natural charm. The cool air and volcanic panorama make this area a favorite destination for tourists who want to escape the hustle and bustle of the city and seek tranquility in the beauty of nature. Not only that, Kintamani is also known as one of the best Arabica coffee producing areas in Bali, which makes it even more attractive in the eyes of culinary business actors, especially the coffee shop industry.

In recent years, development in Kintamani has developed very rapidly. More and more investors, both local and outside the region, are competing to build coffee shops in various strategic corners of this area. They take advantage of the potential of natural scenery as the main attraction, presenting cafes with aesthetic designs, selfie spots, and open space concepts that attract tourists. Unfortunately, behind this economic and tourism growth, there are a number of problems that threaten the sustainability of the environment and the lives of local communities.

One of the most pressing issues is the massive conversion of land use. Many productive lands and green areas, including farmland and protected forests are now being converted into commercial areas. This land conversion not only disrupts local ecosystems, but also reduces the region's ability to absorb rainwater, which ultimately contributes to the risk of landslides and seasonal droughts. Not a few residents have lost access to cultivated land or experienced agrarian conflicts due to the pressure of investment expansion.

In addition, the construction of coffee shops, which is often carried out without adequate environmental studies (EIAs), also triggers the problem of waste disposal, both solid and liquid waste that pollutes the soil and water flow around it. This waste not only damages the environment, but also threatens the water quality of Lake Batur which is a source of water for thousands of residents in the surrounding area.

Other problems that emerge are congestion and visual pollution. The narrow and undeveloped road infrastructure is not able to accommodate the surge in tourist vehicles, especially during weekends or holiday seasons. Many coffee shops are built without an adequate parking system, forcing visitors to park carelessly on the shoulder of the road. On the other hand, buildings built without regard for local aesthetics and natural harmony create visual pollution, which is in contrast to the natural and cultural identity of the region.

No less important is the marginalization of local communities. Many coffee shop businesses are owned by investors from outside the region who only use outside labor as well, so local residents often do not get commensurate economic benefits. This causes social inequality and a deepening sense of injustice in society.

In the absence of strict regulations and supervision from local governments, the rise of this development has the potential to create a serious ecological and social crisis

in the future. If not dealt with immediately, Kintamani, which has been known as Bali's natural paradise, could turn into a commercial area that loses its identity, damages the environment, and is not socially and ecologically sustainable. Based on the above background, the author is interested in conducting research with the title **"KINTAMANI'S COFFE SHOP CRAZE: PROFITS SOAR, NATURE PAYS THE PRICE"**

## **RESEARCH METHODS**

This research method uses normative legal research. This method aims to examine the law as a norm, namely by examining various applicable laws and regulations and legal principles relevant to the issue of development and protection of conservation areas. The research was conducted through literature studies on primary legal sources such as Law Number 26 of 2007 concerning Spatial Planning, Law Number 32 of 2009 concerning Environmental Protection and Management, and Government Regulation Number 5 of 2021 concerning the Implementation of Risk-Based Business Licensing. In addition, local regulations and international legal instruments such as UNESCO provisions related to Geopark areas were also examined.

This research also includes an analysis of legal *vacuums*, overlapping regulations, and weak implementation that lead to weak supervision of development in areas that should be protected. This normative legal research not only aims to identify existing legal problems, but also to provide juridical arguments and recommendations for regulatory improvements that are in line with the principles of *sustainable development* and protection of conservation areas. The results of this research are expected to be a normative basis for the local and central governments in formulating policies that are more decisive and in favor of the preservation of the environment and local culture in Kintamani.

## **RESULTS AND DISCUSSION**

### **Lack of Regulation and Its Impact on the Environment and Local Culture in Kintamani.**

Kintamani is one of the leading natural tourist destinations in Bali which is famous for its panoramic mountains, Lake Batur, and refreshing cool air. The natural beauty that this area offers makes it a strong magnet for tourists, both domestic and foreign. In recent years, the increase in the number of tourist visits to Kintamani has encouraged local economic growth through the tourism sector, one of which is through the proliferation of coffee shop businesses that offer coffee experiences with stunning natural scenery. However, this development is not balanced with good planning and supervision, causing various environmental and socio-cultural problems that are increasingly worrying.

One of the main causes of the deteriorating environmental conditions in Kintamani is the lack of regulations that are able to control the flow of tourism business development, especially coffee shops that grow massively and undirected. Many investors build coffee shops in strategic locations without complying with regional spatial planning or obtaining legal environmental permits. In practice, a lot of development is carried out on conservation land, agricultural areas, and even in areas close to the border of lakes or landslide-prone areas. The indecisiveness of the local government in enforcing spatial planning rules causes many buildings to stand without paying attention to the carrying capacity and carrying capacity of the environment.

Land conversion is the most tangible impact of the rampant construction of coffee shops. Agricultural lands that used to be the source of livelihood for local people are now turned into rows of commercial buildings. In addition to eliminating ecological

functions, this conversion also causes social problems, such as the loss of farmers' livelihoods and the potential for agrarian conflicts between local communities and financiers. The development process, which is often carried out haphazardly, also causes damage to the topography and vegetation, as well as accelerates soil erosion. In addition, many buildings do not have a proper waste treatment system, so solid and liquid waste from coffee shops flows directly into the surrounding environment, polluting the soil and water, including Lake Batur which is an important source of water for thousands of residents.

Not only that, the construction of coffee shops without adequate supporting infrastructure also causes congestion and vehicle accumulation in tourist areas. Many visitors park their vehicles carelessly on the side of the road, because the place of business does not provide enough parking space. This condition disrupts traffic flow and increases air pollution and noise in an area that should be a quiet and clean natural tourist attraction. In addition, the existence of buildings that are not in accordance with the character of local architecture also causes visual pollution, which damages the natural beauty of the Kintamani landscape.

In terms of culture, the uncontrolled development of tourism also has a bad impact on the local wisdom and cultural identity of the Kintamani people. Many tourism businesses are run by investors outside the region without actively involving local communities, both as business partners and workers. This has led to the marginalization of local communities from the economic center, so that they are only spectators on their own land. Cultural values, such as the spirit of mutual cooperation, local spirituality, and wisdom in protecting nature, began to be displaced by the business logic and consumerism carried by the modern tourism model (Panayub, 2018). Traditional rituals that were once carried out solemnly are now often only used as tourist attractions, losing their deep spiritual meaning.

These problems arise because existing regulations are not strong enough to control the growth of the tourism sector. Local regulations on spatial planning, environmental preservation, and cultural protection are often not enforced consistently. In fact, in some cases, government officials are actually involved in loose licensing practices in order to profit from tourism investment. In addition, the lack of an integrated evaluation and supervision system is also a gap that is used by business actors to develop their business without considering environmental and social sustainability (Amiruddin Pabbu, 2024).

Given the complexity of the impacts, it is time for local governments, communities, and tourism actors to work together to create a more sustainable regulatory and governance system (Anon., 2019). The government needs to rearrange the regional spatial plan (RTRW) that is in favor of the preservation of local nature and culture, as well as implement the mandatory AMDAL or UKL-UPL document for every development project. In addition, a monitoring mechanism is needed involving indigenous peoples and environmental organizations, so that every form of development can be monitored directly in the field. Education to business actors and tourists about the importance of protecting the environment and respecting local culture must also be strengthened, so that tourism in Kintamani can run without damaging the essence and beauty that has been its main attraction.

### **The construction of coffee shops in Kintamani is still carried out even though it has the potential to damage the ecosystem and spatial layout of tourist areas**

The construction of coffee shops in the tourist area of Kintamani, Bali, which has been increasing in recent years, shows worrying symptoms, especially in the context of

environmental sustainability and spatial planning. Although it has the potential to contribute to local economic growth, massive and uncontrolled development also causes ecological damage and spatial irregularities. This phenomenon is largely due to weak regulatory implementation and lack of supervision over the use of space in the area.

Normatively, space management in Indonesia is regulated in Law Number 26 of 2007 concerning Spatial Planning. In Article 61, it is stated that everyone who uses space is obliged to preserve the environment and not cause disturbances to the function of the space<sup>1</sup>. However, the reality on the ground shows that many coffee shop developments in Kintamani are carried out without heeding the principles of sustainability and spatial suitability. Some buildings were even erected in protected areas, steep hillsides, and the border of Lake Batur which was supposed to be a conservation zone. This is also contrary to Government Regulation Number 43 of 2008 concerning Groundwater, which requires a distance of at least 50 meters from the shore of the lake in development activities.

The absence or weakness of environmental documents such as Environmental Impact Analysis (EIA) or Environmental Management Efforts and Environmental Monitoring Efforts (UKL-UPL) is an important issue in this case. Based on Law Number 32 of 2009 concerning Environmental Protection and Management, every business activity that has the potential to have a large and important impact on the environment is required to prepare an EIA<sup>3</sup>. Unfortunately, the implementation of this rule is still weak at the regional level. Many business actors do not have environmental documents before building, and not a few also violate the zoning provisions of spatial planning.

This condition is exacerbated by economic factors and weak supervision from local governments. In the midst of increasing tourist interest in natural destinations and culinary experiences against the backdrop of charming landscapes, Kintamani has become a strategic point for investors to set up coffee shops. Local governments that want to increase Regional Original Revenue (PAD) from the tourism sector tend to be permissive towards capital inflows, even without adequate ecological considerations. On the other hand, Government Regulation Number 5 of 2021 concerning the Implementation of Risk-Based Business Licensing, which stipulates that business activities with medium to high risk levels require stricter supervision and evaluation, has not been fully implemented optimally<sup>4</sup>.

In addition to the regulatory aspect, the involvement of local communities in decision-making is also minimal. Many people who previously worked as farmers are slowly being displaced because their agricultural land is sold or leased for commercial development. This has an impact on the loss of the ecological function of land and widening social inequality.

Thus, the ongoing construction of coffee shops in Kintamani, although it has the potential to damage the ecosystem and violate spatial planning, is the result of weak regulatory systems, ineffective supervision, dominance of short-term economic orientation, and lack of community participation in development policy-making. Therefore, a strong synergy is needed between the government, business actors, and the community in implementing the principles of sustainable development so that the charm of Kintamani can be enjoyed sustainably by future generations.

### **The lack of regulation and supervision of the construction of coffee shops in the Kintamani conservation area has a negative impact.**

The lack of regulation and weak supervision of the construction of coffee shops in the Kintamani conservation area have had a significant negative impact, both on the

environment, the social order of the community, and the sustainability of the local economy. The Kintamani area, which is located in Bangli Regency, Bali, is one of the strategic areas that has an important ecological function because it is located in the Batur Geopark area recognized by UNESCO. This area includes the largest volcanic lake in Bali, Lake Batur, as well as protected forest and agricultural areas that have been supporting the lives of local communities. However, in recent years, the growth of the nature-based and culinary tourism industry has encouraged a massive surge in coffee shop construction without careful spatial planning and minimal control from the local government.

The indecisiveness in the implementation of regulations has caused many coffee shop constructions to be carried out without pocketing the Environmental Impact Analysis (EIA) document or Environmental Management and Environmental Monitoring Efforts (UKL-UPL), which should be a mandatory requirement under Law Number 32 of 2009 concerning Environmental Protection and Management. As a result, there is a gradual degradation of ecosystems, such as an increased risk of erosion due to land clearing on steep slopes, narrowing of lake boundaries, and an increase in domestic waste that pollutes water and soil. Development that does not take into account the carrying capacity of the environment has also triggered spatial conflicts between conservation zones, residential zones, and tourism zones, which should have been regulated through the Regional Spatial Plan (RTRW) as stipulated in Law Number 26 of 2007 concerning Spatial Planning.

Furthermore, weak supervision from local authorities has made many business actors operate without official permits, some even build on land whose status is not legally clear. Local governments do not seem to have effective monitoring instruments, both in terms of policies and in terms of human resources. In fact, in accordance with Government Regulation Number 5 of 2021 concerning the Implementation of Risk-Based Business Licensing, tourism businesses in conservation areas should be included in the high-risk category and require periodic evaluation and supervision. The absence of firm sanctions against violations also exacerbates the situation, creating a bad precedent and encouraging the growth of other illegal developments.

The social impact of this situation cannot be ignored either. The conversion of agricultural land into commercial buildings caused disruption to the livelihoods of local communities who originally depended on the agrarian sector. On the other hand, the exclusion of indigenous peoples from the decision-making process creates an imbalance in power relations between investors and local residents, which in the long run can erode the values of local wisdom and cultural harmony that are characteristic of Bali. This is contrary to the principles of sustainable development that prioritize active community participation and the preservation of cultural values.

Thus, the lack of regulation and weak supervision of the construction of coffee shops in the Kintamani conservation area have created ecological damage, social inequality, and threatened the sustainability of the tourist destination itself. Therefore, it is necessary to reformulate spatial and environmental policies as a whole, strengthen monitoring instruments, and actively involve the community in regional management, to ensure that tourism development truly brings long-term benefits without sacrificing ecological functions and local values.

## **CONCLUSION**

The massive and uncontrolled construction of coffee shops in the Kintamani tourist area reflects weak regulations and a lack of supervision from the authorities on tourism activities that have the potential to damage the local environment and culture.

Although the sector promises significant economic benefits, the neglect of spatial planning, nature conservation, and the cultural values of local communities has had a range of serious negative impacts. Land conversion, environmental pollution, visual and noise pollution, and marginalization of indigenous peoples are some of the real consequences of uncontrolled development. This shows the need for serious efforts to reformulate tourism development policies in conservation areas such as Kintamani. Local governments must strengthen the implementation of existing regulations, including the enforcement of the Environment and Spatial Planning Act, and ensure that each development meets environmental sustainability standards and engages the community inclusively. Without a comprehensive improvement of the planning, supervision, and community participation system, the sustainability of the Kintamani tourist area as an important natural and cultural heritage will continue to be threatened by exploitative tourism flows.

## **RECOMMENDATIONS**

Based on the problems mentioned above, the suggestions that can be given are as follows:

1. **Reformulation and Enforcement of Spatial and Environmental Regulations**The local government of Bangli Regency needs to immediately revise and strengthen the Kintamani Regional Spatial Plan (RTRW) by considering the carrying capacity and environmental capacity of the conservation area. Law enforcement must be strictly carried out against development actors who violate zoning, including the demolition of illegal buildings on lake borders, conservation lands, and productive agricultural zones.
2. **Strict Implementation of Environmental Documents (AMDAL/UKL-UPL)**All tourism business developments, including coffee shops, must go through a comprehensive environmental impact evaluation process in accordance with the mandate of Law Number 32 of 2009. The government must ensure that no business license is issued without an EIA or UKL-UPL document, especially for businesses located in areas with high environmental risks.
3. **Strengthening the Integrated Supervision and Evaluation System**Local governments, together with related agencies and communities, need to form an integrated supervision team tasked with conducting direct monitoring in the field. This participation-based supervision mechanism will ensure transparency and accountability in the process of licensing, developing, and operating tourism businesses in Kintamani.

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