

IMPLEMENTATION OF THE REVITALISATION OF THE SUKALILA RIVERBANK AS A GREEN OPEN SPACE IN THE CITY OF CIREBON

Muhammad Rizki Meidianto 

Universitas Negeri Semarang, Indonesia

Rizkimeidianto856@students.unnes.ac.id

Abstrak

The revitalisation of riverbanks is one of the government's initiatives to redevelop urban areas whilst restoring the ecological functions of rivers that have long suffered degradation due to uses that contravene spatial planning regulations. The Sukalila riverbank in Cirebon City is one such area facing these issues, where settlements have been built on the riverbank, thereby disrupting environmental functions and causing various problems, such as flooding, pollution, and a decline in environmental quality. These conditions have prompted the local government to carry out enforcement and revitalisation of the riverbank area, transforming it into a better-organised and sustainable green open space (RTH). This study aims to analyse the implementation of the Sukalila Riverbank revitalisation policy and to identify the factors hindering its implementation. The research method employed is a legal-empirical approach with a qualitative descriptive methodology, examining applicable legal provisions and factual conditions on the ground. Data were obtained through literature review and analysis of regulations pertaining to spatial planning, the environment, and water resource management. The research findings indicate that the implementation of the revitalisation of the Sukalila River banks has progressed through the stages of building regulation, area planning, and the development of green open spaces. However, its implementation has not yet been fully optimal as it continues to face various obstacles, such as community resistance, resource constraints, and a lack of coordination between agencies. Furthermore, the gap between legal norms and on-the-



ground realities also poses a challenge in achieving area planning that complies with applicable regulations. Consequently, more comprehensive and sustainable efforts are required—from legal, social, and institutional perspectives—to ensure that the implementation of riverbank revitalisation policies proceeds effectively and delivers optimal benefits for both the community and the environment.

Keyword

Implementation, Revitalisation, Green Open Spaces

Introduction

The city of Cirebon is one of the cities in West Java Province. It is situated on the northern coast of Java Island, where it lies on the strategic Pantura route connecting Jakarta, Cirebon, Semarang and Surabaya. The administrative area of Cirebon City covers 39.48 km² and is divided into five districts: Harjamukti, Lemahwungkuk, Pekalipan, Kejaksan, and Kesambi.¹ The city of Cirebon has four rivers spread evenly across its territory, namely the Kedung Pane River, the Sukalila River, the Kesunean (Kriyan) River and the Kalijaga River ².

Cirebon City is currently undergoing a transformation in its regional development. One aspect of this is the redevelopment of the area in the city centre, specifically the Sukalila Riverbank Area. The aim of this redevelopment is to create new green open spaces along the Sukalila Riverbank. Previously, the Sukalila Riverbank had been known in recent years as an unkempt area due to the growth of informal trading activities along its banks.

A number of street vendors have set up semi-permanent or permanent stalls, using the riverside area as a trading space. This situation has led to a narrowing of the riverbank, reduced public access to the riverbed, and

¹ agus septian. 2021. "Gambaran Umum Kota Cirebon."

² syaipudin. 2024. *GAMBARAN UMUM GEOGRAFIS KOTA CIREBON*. May.

disruption to the ecological functions of the area³. Furthermore, the haphazard placement of stalls often leads to hygiene issues, the accumulation of rubbish and a deterioration in the visual quality of the environment.

Generally speaking, riverbanks are protected areas; this is a measure designed to preserve the ecological functions of rivers. However, in reality, there are still practices involving the use of riverbanks that disrupt the ecological functions of the river and detract from the beauty of the area, such as the erection of unauthorised structures, commercial activities, and land use that disregards environmental conservation and aesthetic considerations. Riverbanks are a transitional zone situated between the riverine aquatic ecosystem and the terrestrial ecosystem. In Presidential Decree of the Republic of Indonesia No. 32 of 1990 on the Management of Protected Areas, a riverbank is defined as the area along the left and right banks of a river channel, including artificial rivers, canals and primary irrigation channels, which serves to maintain the river's functions.⁴

This area comprises the river floodplain—that part of the river channel which is usually inundated during the rainy season—as well as the areas beyond the floodplain that serve to absorb runoff when water levels rise. These areas generally have higher soil moisture levels than the surrounding land. The overflow of water into the floodplain during the rainy season is essentially a natural process of ecological value, as it helps maintain environmental balance and enhances soil fertility.⁵ The 2015 regulations of the Republic of Indonesia state that a river buffer zone is the area situated on the left and right banks of a river channel. For rivers without embankments, the boundary of the buffer zone lies between the river

³<https://kelpulasaren.cirebonkota.go.id/berita/penataan-sungai-sukalila-dengan-menertibkan-bangunan-liar-di-sepanjang-jalan-sukalila-selatan-jalan-kalibaru-selatan-dan-jalan-kalibaru-utara>

⁴ Keputusan Presiden Republik Indonesia Nomor 32 Tahun 1990 tentang Pengelolaan Kawasan Lindung

⁵ Dewi Nur'aini, Ratna, Devi Triharti, Tri Nur Rahman, and Jurusan Arsitektur. 2023. "KAJIAN REVITALISASI ARSITEKTURAL DI BANTARAN KALI CODE YOGYAKARTA." : : *jurnal.ftumj.ac.id/index.php/semnastek* 08: 3.

boundary line and the edge of the riverbed. Meanwhile, for rivers with embankments, the buffer zone extends from the river boundary line to the outer edge of the embankment.⁶

In this context, the process of urban planning to create green open spaces (GOS) along the banks of the Sukalila River is of great importance, as these spaces can serve to enhance the aesthetic value of an environment that previously appeared untidy; Furthermore, this environmental planning process also serves to balance the city's ecosystem, creating a new, more beautiful public space and fostering social interaction for the community. Additionally, the Sukalila riverbank area holds significant potential for the development of green open spaces, given that rivers are natural elements directly integrated with urban life. The revitalisation of the riverbank as a green open space is a form of implementing the concept of sustainable development within urban planning. As green open spaces can act as the city's 'lungs' and also provide water absorption, the shortage of green open spaces in Cirebon can be addressed, in part through the implementation of the Sukalila riverbank revitalisation policy, thereby gradually realising green open spaces and meeting the community's needs.

The revitalisation of the Sukalila River area is being carried out with the aim of transforming the riverfront into an area capable of driving economic growth for the local community. This is being achieved through the provision of green open spaces, sports facilities and public recreational areas, as well as the reorganisation of retail outlets to ensure they are more orderly and well-organised. Furthermore, the programme is designed to improve the environmental condition of the river by increasing both the quantity and quality of its water, whilst fostering a sense of care and responsibility amongst the residents of Cirebon towards the Sukalila River.

⁶ Wisudha et al 2023 PEMANFAATAN SEMPADAN SUNGAI SEBAGAI RUANG TERBUKA HIJAU DENGAN KONSEP WATERFRONT DEVELOPMENT jurnal Sains, Teknologi, Urban, Perancangan, Arsitektur (Stupa)

Ultimately, this development is also expected to optimise the role of the Sukalila River in supporting Cirebon City's function as a National Activity Centre (PKN), particularly as a port city. From a legal perspective, the management of the Sukalila River is based on Law No. 17 of 2019, which grants the government the authority to manage rivers that flow through more than one district or city. Its implementation is also aligned with provisions regarding the control of water-related damage and spatial planning policies set out in various laws and regulations in the fields of water resources and spatial planning, ensuring that these activities have a clear and integrated normative basis.⁷

This situation has subsequently prompted the local government to take decisive action in the form of a crackdown on buildings situated within the riverbank buffer zone. This enforcement action represents a crucial initial stage in the implementation of the Sukalila Riverbank revitalisation policy, which aims to redevelop the area so that it can function as a green open space that is more orderly, cleaner and offers optimal utility. This effort is undertaken not only as a form of enforcement but also as a strategic step towards improving the overall quality of the urban environment. Furthermore, this reorganisation process reflects the government's commitment to implementing spatial planning policies in accordance with applicable regulations. The enforcement against buildings violating the riverbank boundary line is a crucial part of restoring the function of an area that had previously been subject to misuse. By clearing the area of inappropriate activities, space for the development of ecological and social functions can be optimised once again.⁸

The transformation of the Sukalila River banks also demonstrates the government's commitment to maintaining a balance between development and environmental conservation. An area that was previously rather run-

⁷ <https://pu.go.id/berita/sungai-sukalila-di-revitalisasi>

⁸ <https://pu.go.id/berita/sungai-sukalila-di-revitalisasi>

down and disorganised is gradually being transformed into a public space that not only provides ecological benefits but also holds aesthetic and social value for the local community. It is hoped that this redevelopment will create a healthier, more comfortable environment that supports community activities in a sustainable manner. Furthermore, this revitalisation is also an effort to restore the river's ecological functions as an integral part of the urban environmental system. Rivers are no longer viewed merely as waterways, but as vital elements that play a role in maintaining ecosystem balance, controlling flooding, and improving environmental quality. Consequently, these regulation and revitalisation measures form part of a long-term effort to achieve a more orderly, sustainable urban planning framework that prioritises environmental interests and public welfare.

In this context, during the implementation of the policy to revitalise the banks of the Sukalila River, the Government has begun to address environmental conditions that have lost their original function, with the aim of restoring their original purpose as a comfortable space for the community, enhancing aesthetic value and beauty, and creating new public spaces that are clean, pleasant and comfortable. Environmental aspects are crucial to consider, given the positive outcomes that will arise when the environment is adequately maintained. One factor that can contribute to environmental improvement in urban areas is Green Open Space (GOS) within the city. According to the Department of Public Works, Urban Green Open Spaces are part of the open spaces within an urban area that are filled with plants, trees and vegetation to support the direct or indirect benefits generated by the green open spaces in that city, namely safety, comfort, well-being and the beauty of the urban area. Furthermore, green open spaces have functions including :

- a. Ecological functions: Green open spaces can help improve groundwater quality, prevent flooding, reduce air pollution and support the regulation of the microclimate.

- b. Socio-cultural functions: Green open spaces are expected to serve as venues for social interaction and recreation, and as landmarks for the area.
- c. Aesthetic function: Green Open Spaces (GOS) are expected to enhance the appearance of an area and create a more pleasant atmosphere through the provision of well-maintained parks and green corridors.
- d. Economic Function: Green Open Spaces (GOS) are expected to serve as a means of developing eco-tourism in urban areas, thereby attracting both local residents and tourists to visit a particular area. Their presence has the potential to indirectly stimulate economic activity in the region.⁹

To achieve orderly spatial planning, a coherent policy is required, from the highest-level regulations down to the lowest-level regulations, so that there is no overlap of regulations in spatial planning. This is explained in Article 2(4) of Law No. 32 of 2004 on Regional Government, which states: “In carrying out governmental affairs, regional governments have a relationship with the central government and with other regional governments. In accordance with this regional autonomy policy, the authority to manage spatial planning is exercised by the Central Government and local governments, encompassing the regulation, guidance, implementation and supervision of spatial planning based on a regional approach within administrative boundaries.¹⁰ Spatial planning is an instrument within the fields of supervision, development and the environment; it prevents environmental damage and pollution. Consequently, in legal terms, spatial planning law is defined as the law governing procedures, aspects requiring supervision, the spatial planning process, land use, and the control of land use. Every region requires a spatial

⁹ Bakti, Satya, Prabawati Indah. 2023. IMPLEMENTASI REVITALISASI BANTARAN SUNGAI KALIMAS PADA TAMAN KEPUTRAN DI SURABAYA. October.

¹⁰ Maulida, Tyas, Niravita Aprilia. 2024. “Arrangement of Slum Areas on the Banks of the Siwatu River in Tegal City.” *Annual Review of Legal Studies* Vol 1 (3 (2024) 663-682).

plan because, without such a plan, the development process cannot be carried out effectively. In order to implement this plan, there must also be regulations to guide the implementation of development. Development will be ineffective and unpredictable without careful spatial or land-use planning.¹¹

The legal basis for the implementation of green open space programmes is rooted in constitutional provisions, specifically Article 28H(1) and Article 33(4) of the 1945 Constitution. These two articles set out the fundamental principles governing the regulation and management of the environment within the framework of national law. Article 28H(1) affirms that every person has the right to physical and mental well-being, to a place of residence, to enjoy a good and healthy environment, and to access healthcare services. Furthermore, provisions regarding the protection and management of the environment are reinforced in Article 1(3) of Law No. 32 of 2009. This provision states that development must be carried out through planned and conscious measures, integrating environmental, social and economic aspects into development planning. This approach aims to ensure safety, well-being and a decent quality of life, both for the present generation and for future generations.

Urban planning plays a significant role in creating a high-quality environment for the community, and also benefits natural resources and other resources. Spatial planning forms the basis for establishing spatial arrangements that are both optimal and effective for the community's well-being; consequently, urban planning is divided into several types, including:

1. National Spatial Plan (RTRWN)
2. Provincial Spatial Plan (RTRWP)
3. Regional Spatial Plan for the District/Municipality (RTRW)

¹¹ Maulida, Tyas, Niravita Aprilia. 2024. "Arrangement of Slum Areas on the Banks of the Siwatu River in Tegal City." *Annual Review of Legal Studies* Vol 1 (3 (2024) 663-682).

Furthermore, this has been set out in the General Spatial Plan (RUTR) and the Detailed Spatial Plan (RDTR). Green Open Spaces (RTH) are areas or plots of land that play a strategic role in supporting vegetation in urban areas. The presence of RTH in the City of Cirebon is a vital necessity as it serves to enhance environmental quality whilst beautifying the urban landscape through the provision of green spaces. In addition to providing aesthetic value, RTH also contributes to reducing air pollution caused by motor vehicle emissions, industrial activities, and other sources of pollutants. The provisions regarding the management of RTH are regulated in Minister of Public Works Regulation No. 05 of 2008.¹²

The City of Cirebon's spatial planning is implemented through Cirebon City Regional Regulation No. 8 of 2012 concerning the 2011–2031 Spatial Plan. This Regional Regulation states that the Cirebon urban area is a hub of community activity characterised by government service centres, dense residential areas, industrial activities, economic, socio-cultural and tourism activities, and transport. Urban areas have two distinct impacts: beneficial and detrimental. On the positive side, cities offer greater opportunities for development due to the availability of extensive transport links, a wide range of job opportunities and relatively rapid economic growth.¹³ However, on the other hand, such development can also give rise to problems, particularly when development is not in balance with the environment's carrying capacity, leading to a decline in the quality and capacity of urban areas. Consequently, the growth dynamics of Cirebon City necessitate integrated and sustainable planning and utilisation of new urban spaces.¹⁴

¹² Wulandari, Sri, Nurapenia Nindi. 2018. "IMPLEMENTASI KEBIJAKAN RUANG TERBUKA HIJAU DI KOTA BERDASARKAN PERATURAN MENTERI PEKERJAAN UMUM 05 TAHUN 2008 TENTANG PEDOMAN PENYEDIAAN DAN RUANG TERBUKA HIJAU DI KAWASAN PERKOTAAN." *Jurnal Ilmiah Indonesia* 3 (October).

¹³ Peraturan Daerah Kota Cirebon Nomor 8 Tahun 2012 tentang Rencana Tata Ruang wilayah Tahun 2011-2031

¹⁴ Syahfitri Cut 2020 IMPLEMENTASI KEBIJAKAN PENGEMBANGAN RUANG TERBUKA HIJAU SEMPADAN PANTAI DI KOTA CIREBON PROVINSI JAWA BARAT *Jurnal Kebijakan Pemerintahan*

Regional spatial planning to create green open spaces in the City of Cirebon. The present study focuses on the banks of the Sukalila River, which is one of the key waterways flowing through the urban centre of Cirebon and serves as part of the main drainage system in the area. This river runs through a densely populated area and a number of strategic economic activity zones, making its role in regulating surface water flow, reducing the risk of flooding, and supporting environmental quality crucial to the lives of the city's residents. The planning and management of the Sukalila River has been a priority for the local government and technical agencies, including the Cimanuk–Cisanggarung River Basin Authority, particularly to improve flow capacity and water quality, as well as to integrate ecological and social functions within the context of urban public spaces. These management activities include inter-agency coordination, river normalisation, and riverbank development to create a more orderly and safe environment for the community.¹⁵

The Sukalila River plays a significant role in the historical development of the city of Cirebon. According to the Cirebon Regional Spatial Plan archives from the VOC era, dating from around 1690, the river was already recorded as part of the city's spatial planning system at that time. Hydrologically, the Sukalila River is formed by the confluence of several small streams, namely the Cimangu, Sijarak and Kemlaka streams, as well as a water channel from the Tangkil area, which then merge to form the main flow of the Sukalila River. The river flows from the bridge on Jalan KS Tubun (Jl. Pamitran) along Jalan Sukalila Selatan, crossing the Pasar Pagi bridge along Jl. Kalibaru Utara-Kalibaru Selatan, and empties into the sea.¹⁶

¹⁵ (<https://sda.pu.go.id/> Penguatan Kolaborasi Penataan Sungai Sukalila untuk Mendukung Pengelolaan Sumber Daya Air Berkelanjutan di Kota Cirebon)

¹⁶ Akbar Muhammad. 2020. "TUGAS AKHIR DASAR PROGRAM PERENCANAAN DAN PERANCANGAN ARSITEKTUR (DP3A) PENATAAN WATERFRONT KALI SUKALILA KOTA CIREBON." UNIVERSITAS MUHAMMADIYAH SURAKARTA.



Development of the Sukalila River Bank :

[Sda.pu.go.id/balai/bbwscimancis/berita/read/penguatan-kolaborasi-penataan-sungai-sukalila-untuk-mendukung-pengelolaan-sumber-daya-air-berkelanjutan-di-kota-cirebon](https://sda.pu.go.id/balai/bbwscimancis/berita/read/penguatan-kolaborasi-penataan-sungai-sukalila-untuk-mendukung-pengelolaan-sumber-daya-air-berkelanjutan-di-kota-cirebon)

The implementation of the revitalisation of the Sukalila riverbank was the author's motivation for choosing this topic, as the revitalisation of this river area serves as a key policy instrument aimed at restoring the functions of an area that had previously suffered degradation. In the implementation of this revitalisation, there is another aspect of considerable importance, namely the strengthening of the community's role in safeguarding the sustainability of the area. Thus, revitalisation can be viewed as a process of area transformation aimed at creating a balance between development needs and environmental conservation

The selection of the Sukalila river basin in Cirebon City as the subject of this study is based on a survey indicating that this area serves as a concrete example of riverbank utilisation within an urban setting. It is highly unusual for a river area—which can enhance the aesthetic appeal of an urban environment whilst simultaneously maintaining the ecological functions of

the river—to be utilised by the community for the construction of buildings deemed to have a negative impact on that environment.

Based on the above, it is important to conduct research aimed at examining the implementation of the Sukalila River embankment as a green open space in the city of Cirebon from a normative and empirical legal perspective; specifically, through a literature review involving the analysis of articles and legislation on spatial planning in the city of Cirebon, as well as field study data obtained through interviews and observation.

It is therefore hoped that this study will provide an overview of how these revitalisation measures are implemented, as well as identify the challenges and obstacles encountered during their implementation. Consequently, the findings of this study can serve as a basis for policy improvements and regulatory strengthening, with a view to transforming the banks of the Sukalila River into a green open space that functions optimally for the environment and the community of Cirebon City.

In light of the issues outlined above, the author's aim in writing this paper is to investigate the following :

1. How is the revitalisation of the Sukalila riverbank as a green open space in the city of Cirebon being implemented
2. What factors are hindering the implementation of the revitalisation of the Sukalila riverbank as a green open space in the city of Cirebon.

Methods

This study employs a qualitative approach grounded in scientific principles, which involves interpreting phenomena observed in the field.

Qualitative research is a method that involves describing data collected in the field, analysing it, and integrating it with relevant legislation¹⁷.

The research in this article employs an empirical legal methodology, which involves examining how the law is implemented in practice within society. This approach focuses on the realities observed on the ground regarding the implementation of the policy to revitalise the Sukalila riverbank as a green open space in the city of Cirebon.

The focus of this study is to examine the implementation of the revitalisation of the Sukalila riverbank in Cirebon City, with a particular emphasis on its role as a green open space, and to identify the factors influencing the implementation of the policy to revitalise the Sukalila riverbank as a green open space in Cirebon City. The riverbank is situated on Jalan Sukalila, Kejaksan District, Cirebon City. The research was conducted at the Ministry of Public Works and People's Housing, Directorate General of Water Resources, Cimanuk-Cisanggarung River Basin Office, Cirebon City, West Java. The data sources for this study consist of :

Data Primer :

1. Field observation involves assessing the current condition of the Sukalila riverbank, as well as the progress made in its implementation.
2. Interviews were conducted with relevant parties such as the Ministry of Public Works and People's Housing, the Directorate General of Water Resources, and the Cimanuk-Cisanggarung River Basin Authority in Cirebon City, West Java. Regarding the implementation of the revitalisation of the Sukalila River as a green open space in Cirebon City, and the factors influencing the implementation of the

¹⁷ Abdussamad Zuchri. 2021. *Buku-Metode-Penelitian-Kualitatif*.

Sukalila River revitalisation to create green open spaces in Cirebon City.

Data Sekunder :

This data was obtained through library research, including legislation, books and academic journals. This analysis was carried out to determine the extent to which the implementation of the Sukalila Riverbank revitalisation policy is progressing, as well as the factors hindering this revitalisation process.

Results and Discussion

1. Implementation of the Revitalisation of the Sukalila Riverbank as a Green Open Space in the City of Cirebon

The area covered in this paper is situated on the banks of the Sukalila River in Cirebon City, within the Kejaksan District of Cirebon City. Currently, the Cirebon City Government is implementing a policy for the development of green open spaces in Cirebon. The Cirebon City Government is collaborating with the Cisanggarung-Pamanukan River Basin Office (BBWS) under the Directorate General of Water Resources and the Public Works Department to revitalise the Sukalila River area in Cirebon. The aim of this revitalisation is to create a river that supports opportunities for community economic development by providing green open spaces, sports facilities and public recreational areas within a well-organised commercial district. Furthermore, this initiative aims to improve the river environment by enhancing the quantity and quality of river water, as well as increasing the potential of the Sukalila River to support Cirebon

City in having modern and environmentally friendly public green open spaces that can be enjoyed by the community.¹⁸

The implementation of this revitalisation forms part of a national strategy aimed at restoring the ecological, social and aesthetic functions of the riverbank area as a sustainable green open space (GOS). Riverbanks are, by definition, classified as protected areas where usage is restricted to preserve the river's ecological functions. Regulations concerning riverbank boundaries and their utilisation are set out in various statutes, including those relating to spatial planning, water resource management, and environmental protection.

Nevertheless, in practice, the use of riverbanks that contravenes legal provisions is still frequently encountered, such as the construction of buildings without permits, commercial activities, and the use of space that disregards the principles of environmental sustainability. This situation reflects a discrepancy between the applicable legal norms and the implementation of policies on the ground. To address this, the issue is being tackled through a plan involving coordinated stages between the agencies involved in the implementation of the Sukalila River revitalisation policy.

The implementation of the revitalisation of the Sukalila riverbank began with a phase of clearing the riverbank area, which had previously suffered functional degradation due to the use of space for purposes other than those for which it was designated. According to interviews conducted by the researcher, the Sukalila riverbank area was previously dominated by unauthorised structures and street vendors occupying the riverbank. These conditions led to the narrowing of the river channel, a decline in environmental quality, and the loss of green open space in the area.

The government is therefore carrying out this reorganisation through a persuasive approach and public awareness campaigns targeting the

¹⁸ <https://sda.pu.go.id/balai/bbwscimancis/berita/read/kolaborasi-lanjutan-penataan-sungai-sukalila-pasca-penertiban-untuk-penguatan-fungsi-sungai-dan-ruang-kota>

communities affected by the reorganisation. This step is intended to avoid social conflict during the spatial planning process. It is not merely a matter of the persuasive approach; the Cirebon City Council, together with the authorities responsible for this revitalisation, are also working to educate the public on the importance of maintaining and preserving the function of the riverbanks as a protected area. The guidelines to be developed within the concept for the utilisation of space along the riverbanks are as follows:

1. Green open spaces
2. The development of the riverbank area along Sukalila Road in the city of Cirebon, which will enhance the aesthetic appeal of the local environment.
3. Riverbank areas can be redeveloped and transformed into green open spaces that serve a variety of purposes, such as providing recreational and sports facilities for the local community.
4. A well-maintained riverside environment will be of great value and ensure the safety and comfort of the surrounding ecosystem.
5. The environmental wealth of river basins is a vital asset for the long-term sustainability of communities.
6. Reforestation along riverbanks can help prevent erosion, as the roots of the plants strengthen the soil structure along the banks, making them more stable and less prone to erosion.¹⁹

Following the initial clearance phase, the revitalisation project continued with river normalisation, as confirmed in an interview with the Cimanuk-Cisanggarung River Basin Management Agency (BBWS). This river normalisation involves dredging sediment and clearing rubbish, with the aim of increasing water storage capacity and reducing the risk of flooding in urban areas. Furthermore, this normalisation aims to improve

¹⁹ Farid Nur Wahid, Muhammad, Syarif Beddu, Nurul Istiqamah Ulil Albab, et al. 2024. "ARAHAN PEMANFAATAN RUANG BANTARAN SUNGAI JENEBERANG DESA BONTOLA KECAMATAN PALLANGGA." *JOURNAL OF SPATIAL TRANSFORMATION* 01 nomor 01: 114.

the quality of the river water, which was previously polluted due to domestic and commercial activities along the riverbanks. In this context, river revitalisation—aimed at restoring and improving rivers that have previously suffered a decline in water quality due to pollution from human activities—involves two types of management, namely :

a. Normalisation

River normalisation is an effort to regulate the river course by widening the riverbed and relocating residents living along the banks. Once the widening has been carried out, the channel walls are generally reinforced with concrete structures to improve structural resilience. Furthermore, river normalisation also involves dredging sediment deposits from the riverbed to restore its original capacity, thereby enabling it to convey water flow optimally. This measure is commonly applied to sections of river embankments deemed no longer capable of withstanding water volumes, which could potentially cause flooding.²⁰

b. Naturalisation

River restoration is an effort to return a river to a state that closely resembles its natural form. In this approach, the river channel is allowed to meander in varied forms, serving as a habitat for a wide range of organisms, whilst the riverbanks are covered with diverse vegetation. The use of plants on river banks or embankments is also part of a non-structural flood control strategy. The arrangement of this vegetation aims to enhance the soil's ability to absorb water, thereby reducing the flow rate and mitigating the risk of flooding.²¹

²⁰ Utami Ghifari. 2021. Perancangan Kampung Vertikal Berbasis Komunitas Dan Home Based Enterprise Sampah Terintegrasi Untuk Mendukung Program Naturalisasi Sungai Cikapundung, Bandung. STUDIO AKHIR DESAIN ARSITEKTUR Universitas Islam Indonesia.

²¹ Utami Ghifari. 2021. Perancangan Kampung Vertikal Berbasis Komunitas Dan Home Based Enterprise Sampah Terintegrasi Untuk Mendukung Program Naturalisasi Sungai Cikapundung, Bandung. STUDIO AKHIR DESAIN ARSITEKTUR Universitas Islam Indonesia

Subsequently, the implementation phase of the revitalisation of the Sukalila riverbank continued with the physical development of the riverbank area, which will take place once the physical development of the riverbank has been completed. From the perspective of policy implementation theory, according to George C. Edwards, the success of policy implementation is influenced by four main aspects: communication, resources, disposition, and bureaucratic structure. In this case, regarding the implementation of the revitalisation of the Sukalila riverbank, the local government has conducted public awareness campaigns prior to the enforcement of building regulations along the riverbank. This outreach is important for building public understanding of the policy's objectives and reducing the potential for social conflict.

As part of this implementation, the Government has designed this area as a public space integrated with the concept of green open spaces. This physical planning involves the construction of pedestrian paths, the creation of a city park and community interaction spaces to enhance residents' comfort in enjoying the Sukalila river area, as well as transforming what was previously a slum area into a public space of high aesthetic value. Furthermore, the physical planning of the riverbanks to create green open spaces is underpinned by a strong theoretical foundation within regional and urban planning studies.²²

The next phase of the riverbank area redevelopment is designed to transform the area into a River Garden, serving as a green open space. This concept prioritises ecological and social functions through the planting of vegetation suited to the character of the riverbanks, as well as the installation of lighting facing the river. The aim of this redevelopment is to improve environmental quality, enhance the area's aesthetics, and provide public spaces for the city's residents. Riverbank management that

²² Pahlewi Rekyan, Rahman Bobby. 2023. "Dampak Penataan Dan Pemanfaatan Ruang Terbuka Hijau Sungai." *Jurnal Kajian Ruang* 03 No 02 (September).

emphasises the concept of a river garden prioritises natural vegetation, water infiltration systems and erosion control; from an aesthetic perspective, the river garden concept creates an attractive landscape by combining natural and man-made elements. This approach encompasses landscaping, the addition of lighting, and spatial design that is integrated with the character of the river²³.

This concept represents an innovative solution for the management of the riverbanks in the Sukalila area, as it strikes a balance between ecological, social and aesthetic considerations. According to the Cisanggarung-Pamanukan River Basin Authority (BBWS), the implementation of this concept is expected to improve the quality of the river environment, expand green open spaces and create comfortable public spaces for the community. Furthermore, this planning initiative has also prepared a long-term plan supported by public facilities, improvements to environmental quality, and the strengthening of the area's function as green open space. The revitalisation of the Sukalila river as green open space is a strategic step towards improving the environmental quality of the urban area and realising a more orderly spatial layout that can be utilised over the long term, thereby benefiting both the community and the environment.

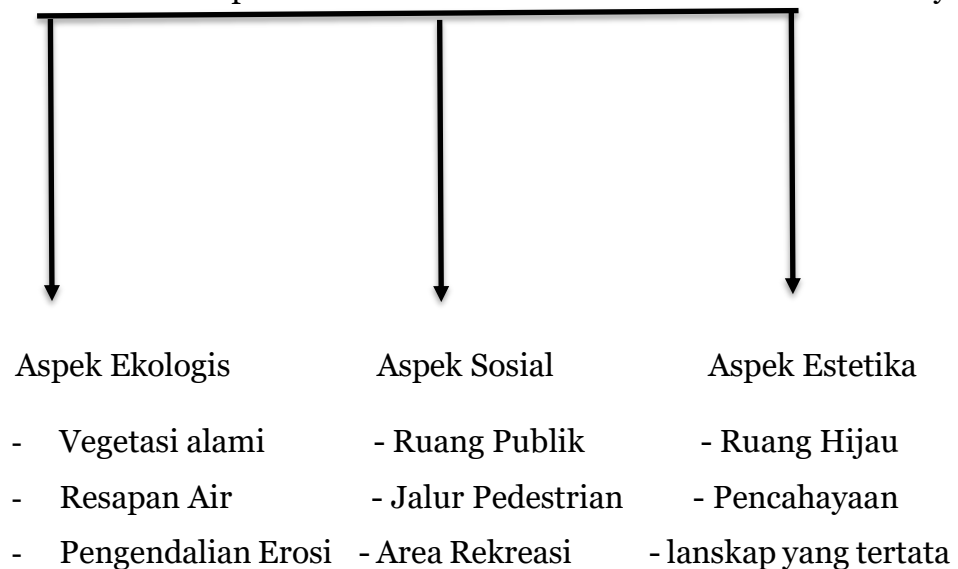
²³ <https://sda.pu.go.id/balai/bbwscimancis/berita/read/kolaborasi-lanjutan-penataan-sungai-sukalila-pasca-penertiban-untuk-penguatan-fungsi-sungai-dan-ruang-kota>



Photo: The Sukalila Riverbank Area Now

Source: Personal Documents

The River Garden Concept on the Banks of the Sukalila River in Cirebon City



Sustainable riverbank management as a new green open space in the city of Cirebon



The concept of a river garden along the banks of the Sukalila River in Cirebon

Source : Cirebonraya.com.

The implementation of this revitalisation is also in line with the theory of sustainable development, which holds that development must meet the needs of the present generation without compromising the ability of future generations to meet their own needs. In this context, the revitalisation of the Sukalila riverbank reflects efforts to maintain a balance between environmental, social and economic aspects. From an environmental perspective, the revitalisation aims to restore the river's ecological functions and improve environmental quality. From a social perspective, the revitalised riverbank area can be utilised as a space for community interaction. Meanwhile, from an economic perspective, the development of the area has the potential to encourage more organised and sustainable economic activity.

With reference to Regulation of the Minister of Public Works No. 5/PRT/M/2008, riverbank areas, as part of green open spaces, may be designated as conservation areas to enhance the functions of rivers, prevent their use for residential development, and mitigate potential river damage through spatial planning, licensing mechanisms and monitoring activities. Riverbank areas have a variety of functions and benefits that need to be

managed appropriately.²⁴ Government Regulation No. 38 of 2011 stipulates that river management encompasses conservation, development and control of the destructive power of water. The regulation of river banks forms part of conservation efforts, carried out through the establishment of bank boundaries and the restriction of their use to specific purposes.

Along riverbanks equipped with embankments, management involves prohibiting the planting of any vegetation other than grass, banning the construction of buildings, and ensuring that the dimensions of the embankments are not reduced.

Ministry of Public Works Regulation No. 5 of 2008 has mandated specific guidelines for the provision and use of green open spaces (GOS) in urban areas, stipulating that green open spaces are open areas containing plants and vegetation—whether planted by the community or the government—as well as natural vegetation. Public green open spaces are green areas managed and owned by the local city or regency government. These areas may be used for general public purposes.²⁵

Revitalisation is an effort to breathe new life into an area or part of a city that was once thriving and played a significant role, but has since experienced a decline or deterioration in its condition. As the concept has evolved, revitalisation is often associated with area regeneration. Conceptually, revitalisation is understood as an effort to improve and renew the quality of the environment in order to enhance the vitality of an urban area, whilst taking into account the socio-cultural aspects and distinctive characteristics of the area. Furthermore, revitalisation is also a step towards

²⁴ Santoso, Benediktus Ariel, Paramita Rahayu, and Tendra Istanabi. 2022. "POTENSI RUANG TERBUKA HIJAU (RTH) SEMPADAN SUNGAI DARI ASPEK FISIK REVITALISASI." *DESA - KOTA* 4: 198. <http://jurnal.uns.ac.id/jdk>.

²⁵ *PERATURAN MENTERI PEKERJAAN UMUM PEDOMAN PENYEDIAAN DAN PEMANFAATAN TERBUKA HIJAU DI KAWASAN PERKOTAAN*. 2008.

restoring or enhancing the function of an area through a planned development process.²⁶

Revitalisation should not focus solely on aesthetics within urban areas or specific localities; it also serves to improve environmental quality and address existing issues, such as environmental problems. In the implementation of revitalisation, the planning of physical aspects is crucial as it is directly linked to the visual appearance and image of an area. Physical measures in revitalisation include the refurbishment and enhancement of open spaces, the quality of buildings, and the landscaping of vegetation, carried out in stages.

From a spatial planning perspective, revitalisation is a form of control over land use, as provided for in Law No. 26 of 2007 on Spatial Planning.²⁷ which stipulates that all land use must comply with the established spatial plan. Regional spatial planning essentially focuses on land use planning and the management of movement systems within that space. Spatial planning is a series of processes encompassing planning activities, the implementation of land use, and the supervision of its implementation; these three elements are interrelated and cannot be separated from one another.²⁸

This revitalisation initiative serves as a key means of reordering areas where land use has deviated from its intended purpose, ensuring they are brought back into line with their designated function. In this context, the presence of unauthorised structures used for commercial activities along the banks of the Sukalila River indicates such deviations and inappropriate land use. Consequently, enforcement and revitalisation measures are being

²⁶ rijal Ahmad. 2023. "PENGERTIAN REVITALISASI

²⁷ Undang-Undang Nomor 26 Tahun 2007 tentang Penataan Ruang

²⁸ Firdausyah ghifari & Dewi Santy. 2020. "PENGARUH REVITALISASI TERHADAP POLA RUANG KOTA LAMA." *JURNAL RIPTAK* 15 No 1 (July): 17.

implemented as a form of land-use control to restore the area's intended function.

On the other hand, from an environmental perspective, revitalisation also involves efforts to restore the functions of environments that have been damaged or polluted. This is in line with the provisions of Law No. 32 of 2009 on Environmental Protection and Management, which emphasises the importance of restoration efforts as part of sustainable environmental management.²⁹

The revitalisation of riverbanks makes a significant contribution to restoring the environmental functions that had previously deteriorated. The condition of riverbanks that have been degraded by various human activities, such as the establishment of unregulated settlements and the habit of dumping waste into river channels, can be improved through the redevelopment of these areas. This initiative aims to restore the function of riverbanks as buffer zones, which play a vital role in maintaining ecosystem balance. With well-managed buffer zones in place, pressure on the riverbed can be minimised. Furthermore, planting vegetation along the riverbanks is a key step in ensuring the success of the revitalisation. Vegetation that is carefully selected and planted can help slow the rate of soil erosion, particularly during periods of increased water flow. Moreover, the presence of vegetation enhances the soil's water infiltration capacity, thereby helping to maintain groundwater levels and reduce the risk of flooding. Furthermore, vegetation plays a role in maintaining the stability of the soil structure around the river, thereby minimising the risk of landslides.

The vegetation criteria for green open spaces located along riverbanks are as follows :

- a. Has a strong root system, enabling it to withstand soil movement

²⁹ UU Nomor 32 Tahun 2009 TENTANG DAN PENGELOLAAN LINGKUNGAN HIDUP. n.d.

- b. Grows well in compact soil
- c. Its roots, which grow into the ground, do not damage structures and buildings
- d. Resistant to pests and plant diseases
- e. Plant at a semi-dense spacing to achieve 90% coverage of the area.
- f. These plants consist of native and cultivated species ³⁰.

The presence of green open spaces along riverbanks also has a positive impact on the overall quality of the urban environment. Green open spaces act as the city's 'lungs', helping to absorb air pollutants and thereby improving air quality. Furthermore, vegetation helps to lower air temperatures in urban areas, which tend to rise due to the prevalence of buildings and human activity. Thus, revitalised riverbank areas not only serve an ecological purpose but also provide comfort for the surrounding community. In a broader context, riverbank revitalisation can also serve as a means of environmental education for the community, fostering a collective awareness of the need to preserve the environment. Consequently, the success of revitalisation depends heavily on synergy between the government, the community, and various stakeholders in managing and utilising these areas wisely. Through an integrated approach, riverbank revitalisation is expected to create a healthier, more sustainable environment, as well as one with greater social and economic value for urban communities..

The implementation of the Sukalila River management project is governed by the applicable regulatory framework, such as Law No. 17 of 2019 on Water Resources, Government Regulation No. 38 of 2011 on Rivers, and provisions regarding river boundaries which form the basis for controlling land use along the river course. These regulations serve as the

³⁰ Caesarina, Hanny Maria, and Noor Aina. 2020. *RUANG TERBUKA HIJAU (RTH) Alternatif Untuk Permukiman Bantaran Sungai Kawasan Perkotaan*. MB University Press.

primary reference to ensure that all stages of the project proceed in accordance with the regulations and are accountable.

2. Factors Hindering the Implementation of the Revitalisation of the Sukalila Riverbank as a Green Open Space in the City of Cirebon

The implementation of spatial planning in the city of Cirebon has not always gone smoothly due to various issues and obstacles arising during the execution of this revitalisation policy. Particularly in the Sukalila riverbank area, these obstacles have impacted the effectiveness of the policy's implementation. The obstacles encountered during the implementation of this policy arose during the process of clearing buildings belonging to traders along the riverbank; this has become a common occurrence when street traders' buildings are cleared for relocation. The challenge is that some traders refuse to be relocated because they believe they will lose their source of income as a result of the clearance; this is one of the factors hindering the implementation of the Sukalila riverbank revitalisation policy.

Generally speaking, river buffer zones are protected areas which may not be freely utilised by the public. These riverbank and buffer zone areas are regulated by the Regulation of the Minister of Public Works and People's Housing (PUPR) No. 28/PRT/M/2015 on the Determination of River Bank Boundaries and Lake Bank Boundaries. Article 3(2) explains that the function of the river must not be disrupted by activities developing in its vicinity, such as the presence of structures belonging to traders; and Article 22 stipulates that river banks may only be used for water resource infrastructure and other activities that do not disrupt the function of the river.³¹

³¹ PERATURAN MENTERI PEKERJAAN UMUM DAN PERUMAHAN RAKYAT INDONESIA 28/PRT/M/2015 GARIS SEMPADAN SUNGAI DAN GARIS SEMPADAN DANAU. 2015.

The designation of riverbanks as protected areas has a strong legal basis. Law No. 26 of 2007 on Spatial Planning stipulates that riverbanks form part of protected areas whose conservation must be safeguarded and whose use must be restricted. This provision is reinforced in Law No. 17 of 2019 on Water Resources, which states that the management of water resources, including rivers, must be carried out to ensure the sustainability of environmental functions and to prevent damage and pollution. Based on these two provisions, the presence of street vendors on riverbanks is fundamentally inconsistent with the designated spatial function; consequently, enforcement and relocation constitute legally justifiable measures to regulate structures along the riverbanks, with the aim of restoring the ecological function of the river course. It is therefore hoped that this riverbank management initiative will create a well-organised, clean, and comfortable urban environment.³²

Following the completion of the clearance process, the Government has planned to arrange for the relocation of traders in the river area, providing them with better-organised trading spaces to ensure that their economic activities continue without disrupting the ecological functions of the Sukalila river area or the spatial planning of the region. This arrangement is, of course, intended to prevent conflicts that might arise if not balanced by guarantees to support the economic sustainability of the traders affected by this revitalisation policy. In implementing the revitalisation policy for the Sukalila riverbank, the government has therefore prioritised the aspect of social welfare, which is a structured system encompassing various services and social institutions, aimed at helping individuals and groups achieve a decent standard of living and health. Furthermore, this system also plays a role in building social and personal relationships that enable everyone to develop their potential to the

³² Diah, Ayu Mulya Wardani, Tri Mulyani, Dewi Tuti Muryati, Diah Ayu, and Mulya Wardani. 2022. "RELOKASI BAGI PEDAGANG KAKI LIMA DI KALI ES BANTARAN SUNGAI BANJIR KANAL TIMUR KOTA SEMARANG." *Semarang Law Review (SLR)* | 3 (1).

fullest, as well as improving the quality of life in accordance with the needs of families and the community.³³

As a result of the relocation, the previous violations committed by street vendors who erected unauthorised structures along the banks of the Sukalila River—including operating without valid permits and setting up stalls in locations not designated by the Mayor— . Furthermore, this disrupted the river's ecological function, potentially causing flooding due to the diminished ability of the river's environment to prevent flooding, resulting from sedimentation caused by waste from street vendors accumulating in and within the river.

Although the demolition and clearance process has been carried out and the riverbanks have been physically cleared, there are still obstacles in the subsequent stages, particularly regarding the efforts to redevelop the area and restore its ecological functions; this is due to the sub-optimal utilisation of the land formerly occupied by the demolished structures. Furthermore, the restoration of the river's environmental functions faces challenges that still require serious attention. These issues include water pollution caused by waste generated by previous activities, as well as sedimentation accumulating on the riverbed. To address this, dredging of the sediment on the riverbed, along with the widening and deepening of the channel, has been carried out. This initial step ensures the restoration of the river's dimensions so that it can better accommodate and convey water. In addressing the degraded environmental conditions caused by such pollution, this revitalisation process requires a longer timeframe to restore the river's aquatic environment, which has become dysfunctional.³⁴

The interview findings also indicate that the environment in this area has suffered significant degradation due to inappropriate land use over a

³³ Alisjahbana, *Marginalisasi Sektor Informal Perkotaan*, Cetakan Ke-II, (Surabaya: ITS Press, 2013),h: 8.

³⁴ Robert J. Kodoatie. (2013). *Rekayasa dan Manajemen Banjir Kota*. Yogyakarta: Andi. sedimentasi, kapasitas sungai, dan pengendalian banjir

prolonged period. This is because, prior to the enforcement action, the riverbanks had been used as a site for commercial activities, and residents had been disposing of waste indiscriminately in the surrounding area. These conditions have led to soil and water pollution, sedimentation, and a decline in the quality of the river ecosystem. Consequently, following the clearance, the government is not only faced with spatial planning issues but also with environmental restoration efforts that require time, funding, and complex cross-sectoral coordination.

However, there are fundamental rights and obligations regarding environmental restoration, as set out in Law No. 32 of 2009 on Environmental Protection and Management. This law governs efforts to protect and manage the environment in a planned, comprehensive and sustainable manner, with the aim of preserving environmental functions and preventing pollution and damage. The objectives of these regulations include protecting the territory of the Republic of Indonesia from potential pollution, safeguarding human health and the survival of ecosystems, ensuring intergenerational equity, and supporting the realisation of sustainable development.³⁵

At present, the physical condition of the riverbanks following the clearance operation is not yet fully ready for further development, as many areas are still littered with construction debris, such as domestic waste, and unstable soil. This makes the environmental rehabilitation process more complex and requires a longer timeframe. In some cases, additional technical studies are even required to ensure that the condition of the soil and the riverbank structure are safe for the development of green open spaces. Public awareness of the importance of protecting the environment remains relatively low, as there are still some people found to be littering in

³⁵ UU Nomor 32 Tahun 2009 TENTANG DAN PENGELOLAAN LINGKUNGAN HIDUP. n.d.

the river environment. This indicates that environmental issues are not only related to physical aspects but also to public behaviour.³⁶

Without the support of an effective waste management system, revitalisation efforts will not be able to achieve optimal results. The continuous flow of waste into rivers has the potential to cause renewed pollution, thereby hindering the process of environmental recovery. Therefore, synergy is required between riverbank management programmes and an integrated waste management system at the urban level. Then there is the technical aspect of vegetation management as part of the green open space concept. Planting vegetation in riverbank areas cannot be done haphazardly, but must take into account soil conditions, water flow rates, and the potential for erosion.

In practice, there are situations where planted vegetation cannot grow or thrive due to an environment that remains unstable, necessitating replacement and ongoing maintenance. Climate change and weather patterns also pose challenges in the management of riverbank environments. Heavy rainfall has the potential to cause flooding and erosion, which could ultimately undermine the results of revitalisation efforts that have already been carried out. Consequently, a comprehensive and integrated approach is required in managing riverbank environments. The government must not only focus on the physical aspects of spatial planning but must also consider social, economic, and institutional factors. Furthermore, community participation and support from various stakeholders are key to the success of revitalising riverbank areas as sustainable green open spaces.

³⁶ Fajar Ramansyah, (2022) "Peran Dinas Lingkungan Hidup Dalam Peningkatan Kualitas Pengelolaan Taman Kota Di Kota Banjar" Skripsi, Fakultas Ilmu Sosial dan Ilmu Politik, Universitas galuh

Conclusion

Based on the research findings and discussion outlined in this article, it can be concluded that the revitalisation of the Sukalila River banks in Cirebon City forms part of spatial planning efforts aimed at restoring the ecological functions of the riverine area whilst improving the quality of the urban environment. Normatively, riverbanks are designated as protected areas that play a strategic role in maintaining ecosystem balance, preventing flooding, and safeguarding water resources. Consequently, the use of riverbanks for residential development constitutes a violation of the applicable laws and regulations governing spatial planning and environmental management.

In practice, the condition of the Sukalila River banks prior to revitalisation revealed that the land was being used for purposes other than those for which it was intended, as evidenced by the presence of dense settlements along the riverbanks. These settlements not only led to a decline in environmental quality but also caused various problems such as water pollution, narrowing of the river channel, and an increased risk of flooding. These conditions formed the basis for the local government to take strategic action through policies to regulate and revitalise the riverbank area.

The implementation of the policy to revitalise the Sukalila riverbank is carried out through a series of stages, ranging from the removal of unauthorised structures and the relocation of residents to the transformation of the area into green open space. This policy essentially constitutes a form of government intervention aimed at restoring the function of the space in accordance with the established regional spatial plan. Furthermore, the presence of green open spaces along the riverbanks offers significant benefits—ecological, social, and aesthetic—such as improving air quality, providing public spaces for the community, and enhancing the urban landscape.

However, the implementation of these policies has not been without obstacles. One of the main challenges in implementing the revitalisation of the Sukalila riverbank is resistance from the affected communities, particularly those who have long resided in the area. This resistance is generally driven by economic and social factors, as the community relies on the area for their livelihoods, meaning that the relocation policy is perceived as a threat to their survival. This demonstrates that spatial planning policies are not merely about physical and administrative aspects, but must also take social and humanitarian considerations into account..

In addition to social factors, resource constraints also pose a challenge to the implementation of revitalisation policies. Limited budgets, a shortage of personnel, and inadequate facilities and infrastructure can affect the effectiveness of programme implementation, both during the enforcement phase and in the management of the area following revitalisation. This situation demonstrates that the success of policy implementation is determined not only by sound policy formulation, but also by the availability of resources to support its implementation.

From an institutional perspective, coordination between government agencies remains an aspect that needs to be strengthened. Riverbank revitalisation involves various parties, both from local government and other relevant agencies, so good synergy is required to ensure that policy implementation can proceed effectively and in an integrated manner. A lack of coordination can lead to policy overlaps, programme inconsistencies, and obstacles in the implementation process on the ground.

When viewed from the perspective of policy implementation theory, the success of the revitalisation of the Sukalila River banks is significantly influenced by several key factors, namely communication, resources, disposition, and bureaucratic structure, as outlined by George C. Edwards III. Effective communication between the government and the community is a key factor in reducing resistance and enhancing public understanding

of the policy's objectives. Adequate resources, both in terms of budget and human resources, are essential to support the optimal implementation of the programme. The disposition or attitude of policy implementers also plays a crucial role in determining the success of implementation, particularly regarding commitment and consistency in policy execution. Meanwhile, an efficient bureaucratic structure will facilitate coordination and accelerate the decision-making process.

Furthermore, according to Merilee S. Grindle's theory of policy implementation, the success of a policy is determined not only by the policy's content itself, but also by the context of its implementation. In this case, although the policy for the revitalisation of the Sukalila riverbanks has clear and rational objectives, the complex social conditions of the community and resource constraints are factors that influence the degree of success of its implementation. Therefore, the approach used in policy implementation must be comprehensive and adaptable to conditions on the ground.

Furthermore, the gap between legal norms and empirical reality indicates that law enforcement in the field of spatial planning remains suboptimal. Although various regulations prohibit the use of riverbanks as residential areas, violations still frequently occur in practice. This indicates weaknesses in the monitoring and law enforcement systems, as well as a low level of public awareness regarding the importance of preserving the environment.

Thus, it can be concluded that the implementation of the revitalisation of the Sukalila River banks is a complex and multidimensional process involving various aspects, including legal, social, economic, and institutional dimensions. The success of this policy is determined not only by planning aspects but also by the effectiveness of its implementation and the sustainability of its management in the future.

To enhance the effectiveness of policy implementation, strategic measures are required, including improved public awareness and communication, strengthening the institutional capacity of government bodies, enhancing inter-agency coordination, and more rigorous and consistent law enforcement. Furthermore, a participatory approach involving the community in the planning and implementation of policies is also crucial for fostering a sense of ownership of the revitalisation programme, thereby reducing resistance and enhancing the policy's success.

Ultimately, the revitalisation of the Sukalila River banks aims not only to create a physically well-organised area but also to achieve sustainable and equitable development. Therefore, synergy between the government, the community, and all stakeholders is the key to the success of this policy, ensuring that its benefits are fully realised by the community and contribute positively to the overall quality of the urban environment.

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