

Executive Summary

DRAFT

LOCAL PLAN

HANG TUAH JAYA 2035

HANG TUAH JAYA MUNICIPAL COUNCIL LOCAL PLAN, MELAKA (REPLACEMENT)





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01 THE NECESSITY OF THE HANG TUAH JAYA LOCAL PLAN 2035

INTRODUCTION

RT

The Hang Tuah Jaya Municipal Council Local Plan, Melaka 2035 (Replacement) is a development planning document intended to replace the Hang Tuah Jaya Municipal Council Local Plan (Amendment 2025), which has expired.

A LEGAL REQUIREMENTS

1 Subsection 12 (1)

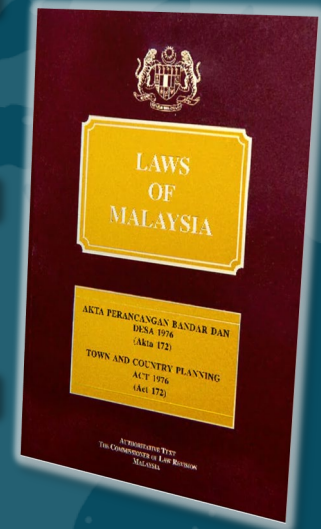
The State Planning Committee (PBPT) may prepare a Draft Local Plan (RT) if deemed necessary and beneficial to the area, either during the preparation of the Draft Structure Plan (RS) or before the Draft RS is approved by the National Physical Planning Council (PBN).

2 Subsection 12 (6)

The State Planning Committee (PBPT) is also required to prepare a Draft Local Plan (RT) for its entire area if directed by the State Town and Country Planning Department (JPN). This directive may be issued while the Draft Structure Plan (RS) is being prepared or has already been prepared.

3 Subsection 16 (1)

The State Planning Committee (PBPT) may at any time propose amendments, cancellations, or replacements of a local plan.



B PLANNING REQUIREMENTS

1 PLANNING PERIOD EXPIRATION

The planning period for the existing RT MPHTJ 2025 will expire and requires immediate replacement.

2 BOUNDARY CHANGES OF HTJ

The study area for the RT MPHTJ, Melaka 2035 (Replacement) involves all three districts in the State of Melaka.

3 POLICY CHANGES

Translating new planning and development policies and concepts

4 BORDERING PROJECTS

Coordinating planning information for projects involving mega developments and national interests

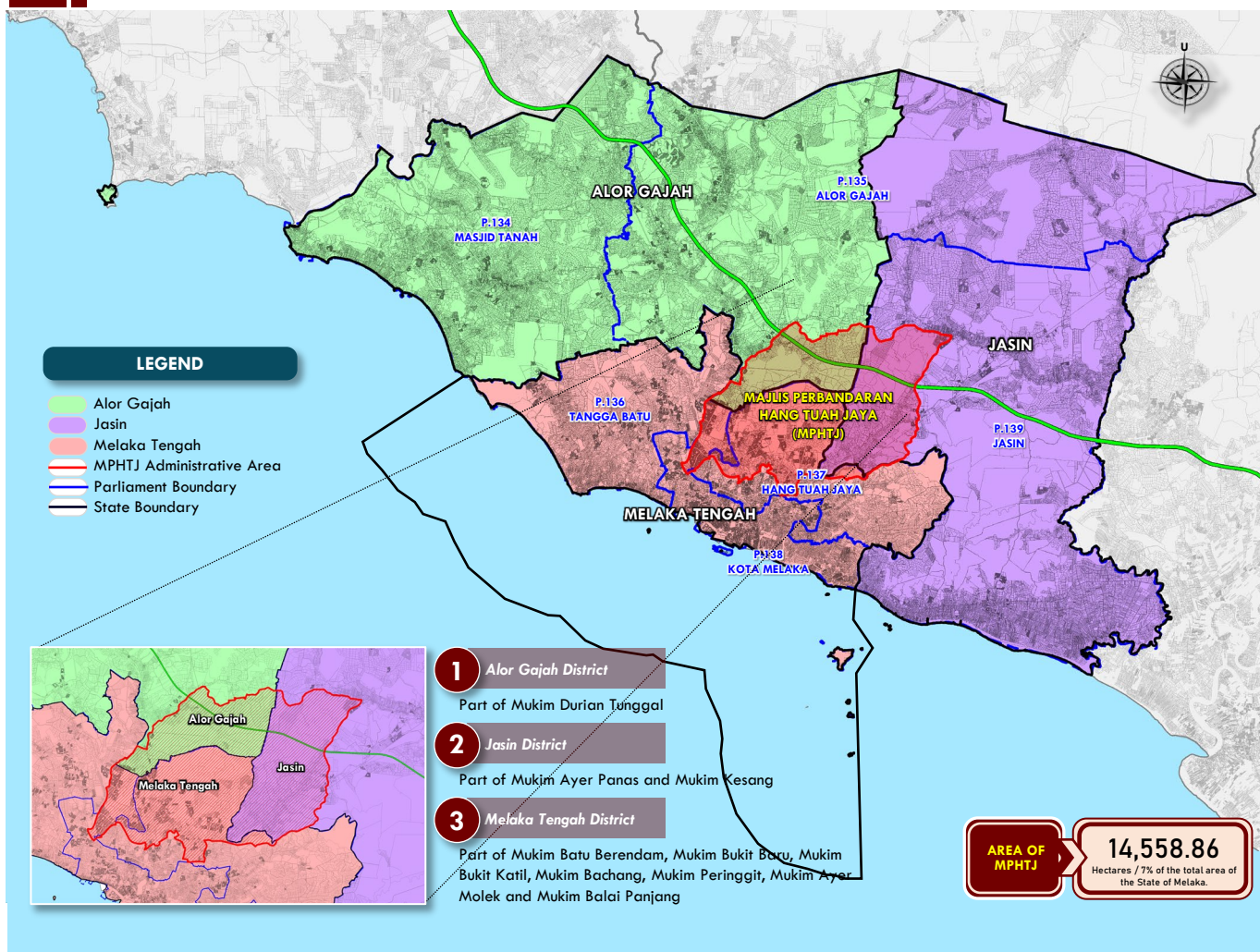
5 PROJECT REVIEW

The proposals in the RT MPHTJ 2025 need to be reviewed in line with the state's development direction and prospects.

02 PROFILE OF THE HANG TUAH JAYA LOCAL PLAN AREA

The administrative area of the Hang Tuah Jaya Municipal Council (MPHTJ) covers a total of **14,558.86 hectares**, which represents approximately 7% of the total land area of the State of Melaka. The jurisdiction of MPHTJ spans across three districts, namely Alor Gajah District (part of Mukim Durian Tunggal), Jasin District (part of Mukim Ayer Panas and Mukim Kesang), and Melaka Tengah District (part of Mukim Batu Berendam, Mukim Bukit Baru, Mukim Bukit Katil, Mukim Bachang, Mukim Peringgit, Mukim Ayer Molek, and Mukim Balai Panjang).

A ADMINISTRATIVE AREA OF THE HANG TUAH JAYA MUNICIPAL COUNCIL (MPHTJ)



A POPULATION AND SOCIOECONOMICS OF MPHTJ

The population projection is based on a moderate growth scenario (using a growth rate of 2.83%). The targeted population of MPHTJ for the year 2035 is estimated to reach 286,958 people, in line with the projection targets set by the Melaka State Structure Plan 2030

Population and Socioeconomic Profile of MPHTJ



Population Target for 2035
286,958 PEOPLE

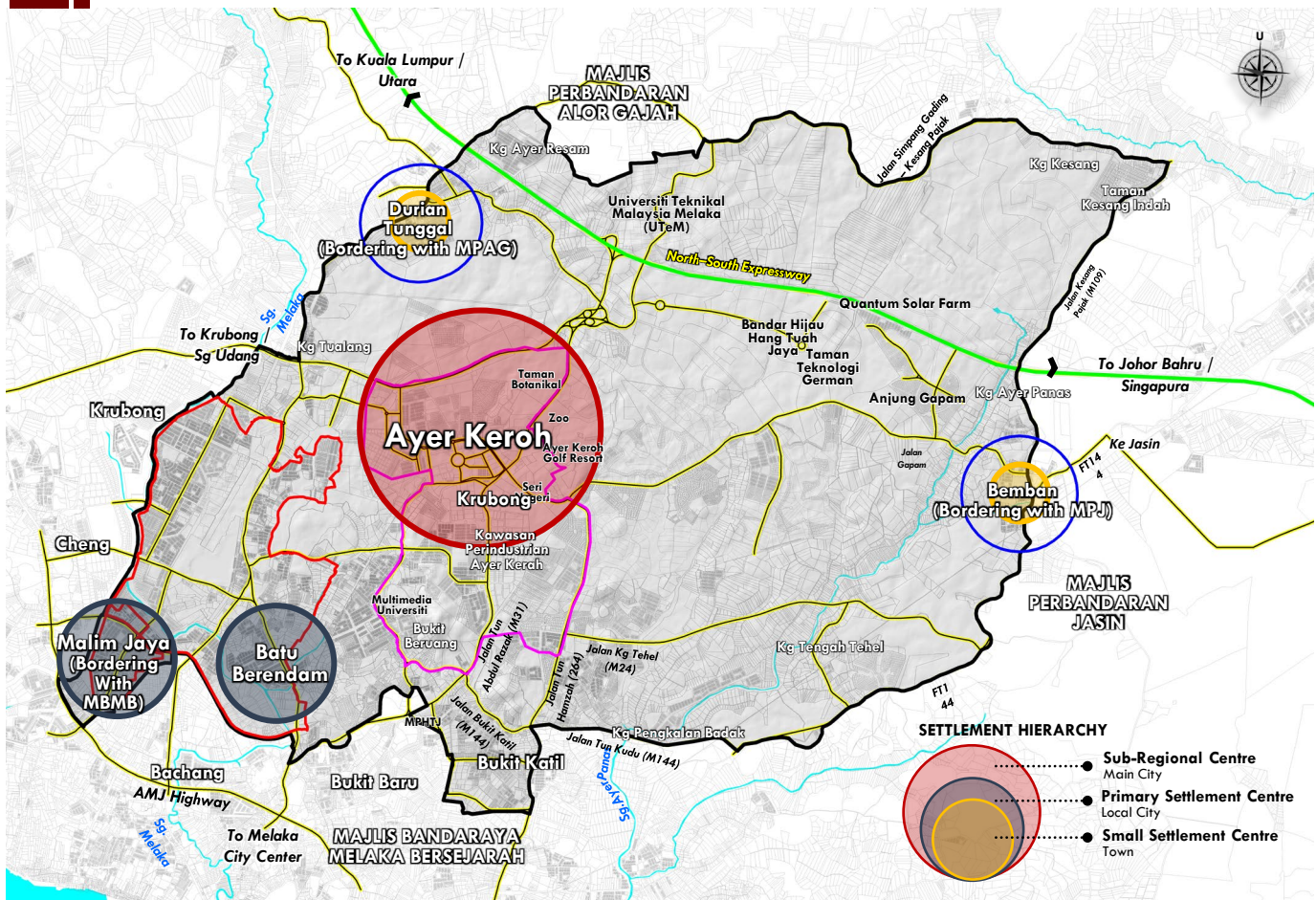
Minimum Estimated Increase
61,966 PEOPLE / 10 years
6,197 PEOPLE / yearly



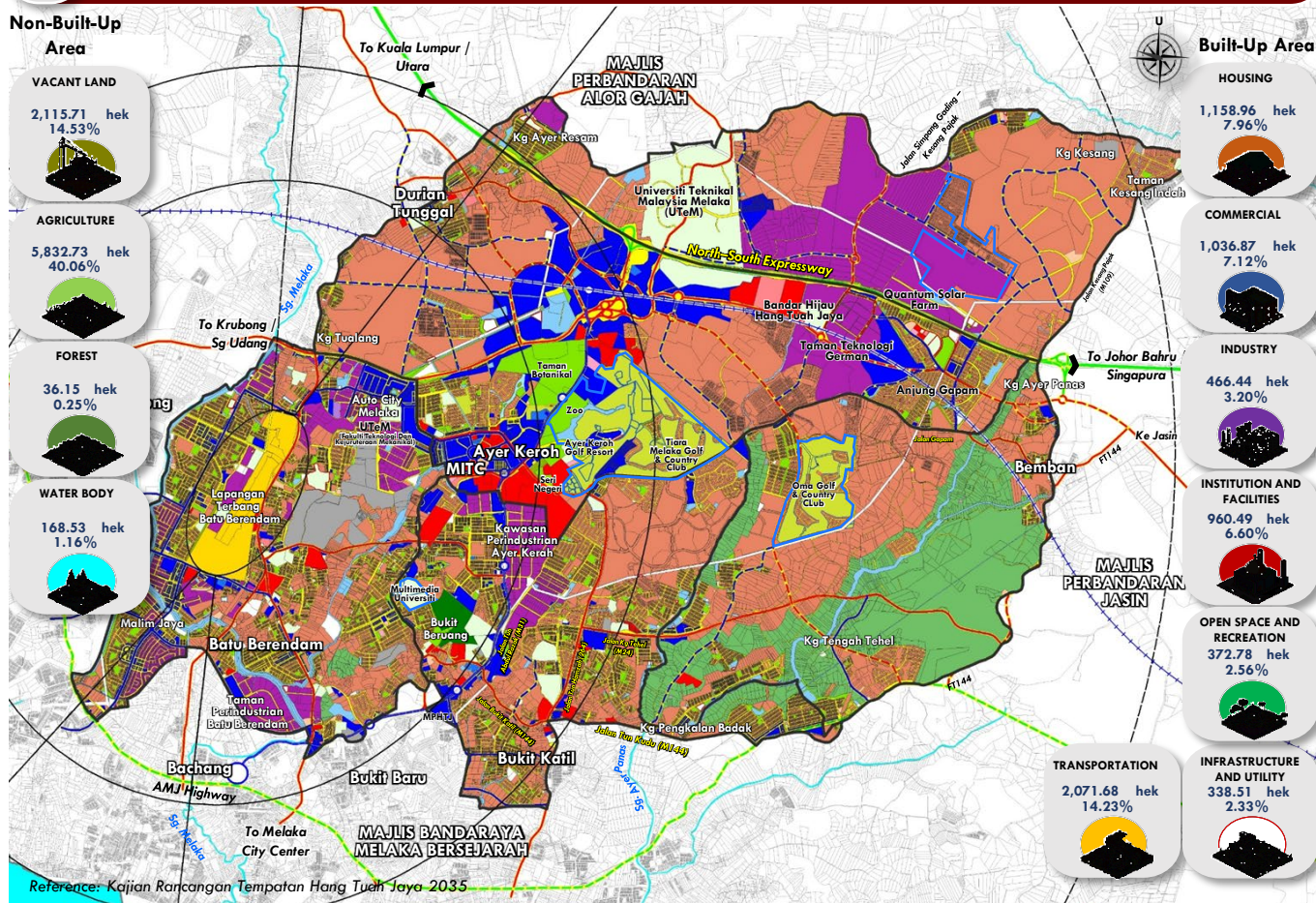
Population in 2024
198,124 PEOPLE

Estimated Increase in Households
77,556 FAMILIES

B SETTLEMENT HIERARCHY AND FOCAL CENTRES 2025 & 2035



03 EXISTING LAND USE OF THE HANG TUAH JAYA LOCAL PLAN AREA 2024



LOCATION PLAN




LEGEND

HOUSING <ul style="list-style-type: none"> Strata Non-Strata Planned Village Unplanned Village 	INDUSTRY <ul style="list-style-type: none"> Non-Industrial Park Industrial Park Employee Quarters 	INSTITUTION AND FACILITIES <ul style="list-style-type: none"> Education Health Religious Cemetery Safety Welfare Home Government / Statutory Body Facilities Public Facilities Association / Organization Building 	INFRASTRUCTURE AND UTILITY <ul style="list-style-type: none"> Electricity Supply Dam / Reservoir Water Supply Irrigation and Drainage Telecommunication Solid Waste Management Sewerage 	AGRICULTURE <ul style="list-style-type: none"> Crop Farming Livestock Farming Aquaculture 	OTHERS <ul style="list-style-type: none"> River Road Highway Local Plan Boundary
COMMERCIAL <ul style="list-style-type: none"> Terrace House Detached House Mixed Development Special Use (Private) Sports and Recreation Facilities Special Use (Private) Education Facilities Workers Housing 	OPEN SPACE & RECREATION <ul style="list-style-type: none"> Open Space Sports & Recreation Facilities Green Space 	TRANSPORTATION <ul style="list-style-type: none"> Land Transportation Air Transportation Road 	VACANT LAND <ul style="list-style-type: none"> Idle Land / Unutilized Land Development Plan 	FOREST <ul style="list-style-type: none"> Permanent Reserved Forest (PRF) State Land Forest Forest Area 	WATER BODY <ul style="list-style-type: none"> Natural Man-made / Artificial

04 STRATEGIC ISSUES AND POTENTIAL OF THE STUDY AREA

A STRATEGIC ISSUES OF THE STUDY AREA

1  COORDINATION OF PROPOSED REDELINEATION OF ADMINISTRATIVE BOUNDARIES

5  WORKERS HOUSING IN INDUSTRIAL AREAS IS LIMITED

2  LIMITED IMPLEMENTATION CAPACITY FOR COMMITTED DEVELOPMENT AND DEVELOPMENT PRESSURE

6  ODOUR POLLUTION FROM POULTRY FARMS

3  FLOOD DISASTERS IN URBAN AND VILLAGE AREAS

7  LIMITED PUBLIC TRANSPORTATION

4  TRAFFIC CONGESTION PROBLEMS

8  INSUFFICIENT RECREATIONAL FACILITIES

B POTENTIAL OF THE STUDY AREA



05

VISION AND DIRECTION OF HANG TUAH JAYA 2035

A

VISION AND DEVELOPMENT GOALS OF HANG TUAH JAYA 2035

VISION OF HTJ



**"EMPOWERING URBANISATION
BASED ON THE SUSTAINABLE
DEVELOPMENT GOALS 2030"**

MISSION OF HTJ



**A PIONEER IN LOW-CARBON URBAN
DEVELOPMENT, WITH QUALITY AND
INNOVATIVE GOVERNANCE FOR THE
WELL-BEING OF THE COMMUNITY**

GOALS OF HTJ 2035



**"POSITIONING HANG TUAH JAYA AS
A SMART AND LOW-CARBON CITY,
DRIVEN BY SUSTAINABLE
DEVELOPMENT AND GREEN
TECHNOLOGY IN LINE WITH STATE
AND NATIONAL DEVELOPMENT
ASPIRATIONS TOWARDS 2035"**

DEVELOPMENT OBJECTIVES OF HANG TUAH JAYA 2035

01

**TO PLAN AND MANAGE LAND USE
ZONES IN A COMPREHENSIVE AND
SUSTAINABLE MANNER**

02

**TO EMPOWER ECONOMIC
ACTIVITIES, ESPECIALLY
INDUSTRIAL RESEARCH AND
DEVELOPMENT**

03

**TO STRENGTHEN SETTLEMENT
CENTRES AND POPULATION
FOCAL POINTS**

**TO IMPROVE THE PROVISION OF
TRANSPORTATION SYSTEMS,
INFRASTRUCTURE AND UTILITIES**

04

**TO CONSERVE AND RESTORE
NATURAL RESOURCES AND
MINIMIZE DISASTER RISKS**

05

**TO STRENGTHEN AND STREAMLINE
THE LOCAL AUTHORITY
GOVERNANCE SYSTEM**

06

B HANG TUAH JAYA DEVELOPMENT DIRECTION 2035

- 01 SMART AND LOW-CARBON CITY**
Supporting smart city aspirations and achieving carbon reduction by 2035 in line with current and future development needs.
- 02 DRIVING ECONOMY AND INVESTMENT**
Strengthening the innovation sector, high-technology industries, tourism and commercial activities as catalysts for strategic investments in the Southern Gateway Economic Zone.
- 03 INTER- AND INTRA-CONNECTIVITY NETWORKS**
Positioning Hang Tuah Jaya as Melaka's primary connectivity hub through road, air and rail (HSR & Mass Transit).
- 04 DRAINAGE AND SEWERAGE SYSTEM**
Prioritise flood control by enhancing drainage infrastructure and implementing river basin management in accordance with the physical conditions of the area.
- 05 HIGH-IMPACT DEVELOPMENT**
Plan for strategic developments including the German Technology Park (GTP), the Multimedia Super Corridor and Transit-Oriented Development (TOD) areas as drivers of long-term growth.
- 06 URBAN AND RURAL INFRASTRUCTURE**
Enhance the quality of basic infrastructure and public facilities, encompassing water supply, electricity, telecommunications, education, healthcare, security and religious amenities.
- 07 CITY IMAGE AND IDENTITY**
Establish the city's identity as the State's administrative centre, characterised by smart development and low-carbon practices.
- 08 ADMINISTRATIVE BOUNDARIES**
Aligning district, *mukim* and local authority boundaries to ensure more efficient and integrated governance.

06

DEVELOPMENT CONCEPT OF HANG TUAH JAYA 2035

The development concept is formulated as the foundational framework for spatial development that will translate the development framework into physical space. For Hang Tuah Jaya, the concept will emphasize strategies.

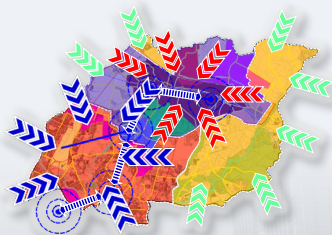
“HANG TUAH JAYA DEVELOPMENT THAT IS FOCUSED, CONNECTED AND INTEGRATED TOWARDS HANG TUAH JAYA SMART GREEN MOVE”

CENTERED ON A COMPETITIVE ECONOMY, INTEGRATED CONNECTIVITY AND EFFECTIVE GOVERNANCE BY 2035

THEME:

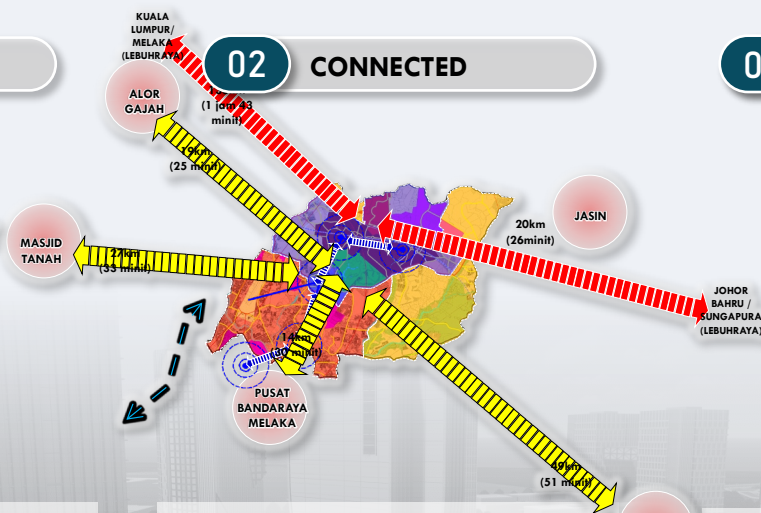
HANG TUAH JAYA, A LEADER IN SMART AND LOW-CARBON CITIES

01 FOCUSED



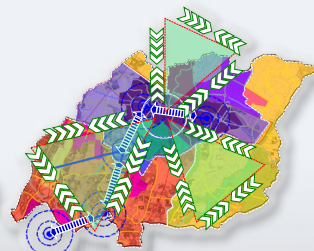
Focused refers to the economic emphasis on three main zones: the Strategic Development Zone, the Existing Urban Zone and the Potential Development Zone.

02 CONNECTED



Connected refers to linkages between settlements, districts, states, regions and international areas — whether through air, rail or land transportation.

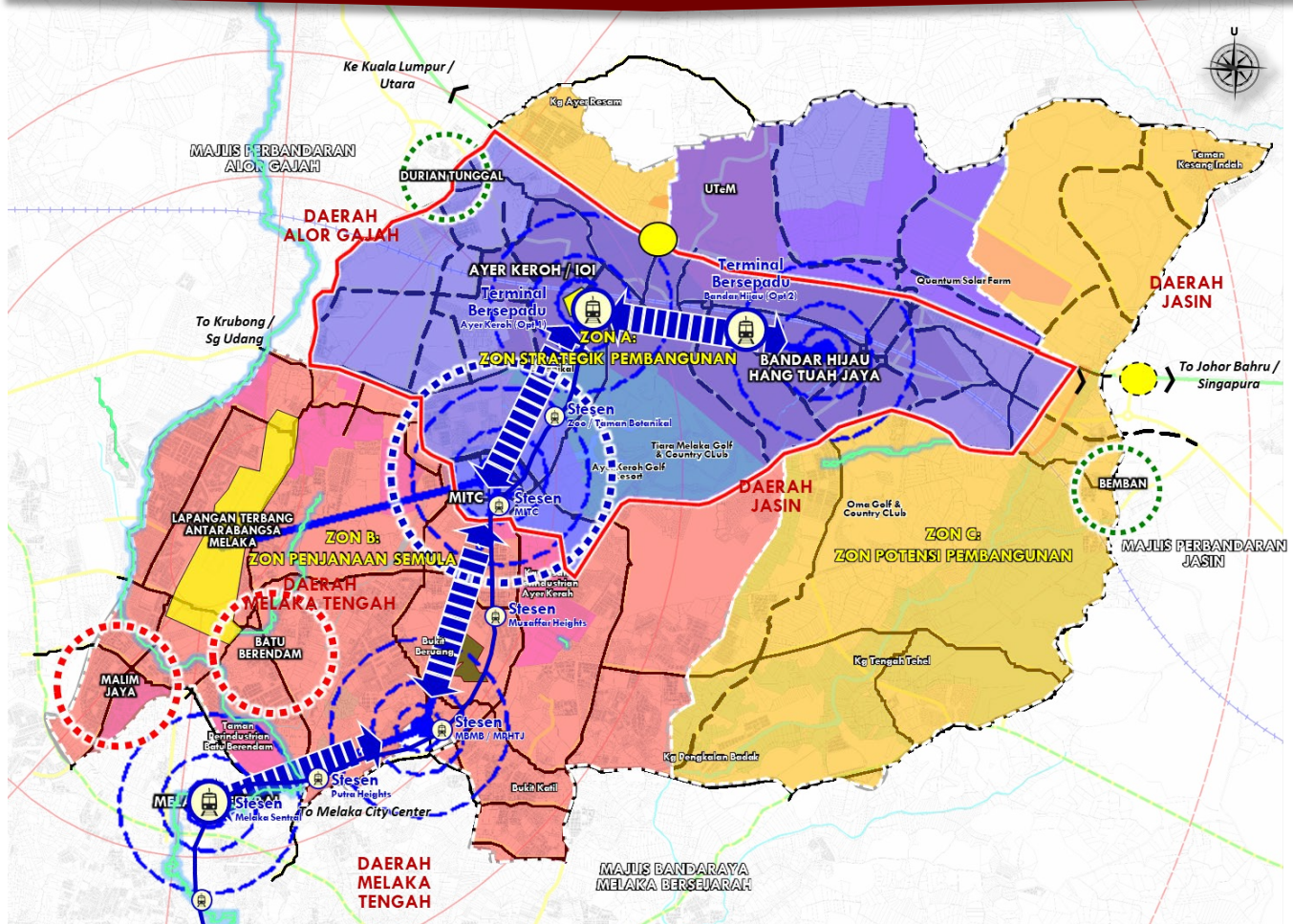
03 INTEGRATED



Integrated refers to governance that meets the needs at various levels and aligns with current urban development agendas.

DEVELOPMENT CONCEPT AND STRATEGY

HANG TUAH JAYA SMART GREEN MOVE



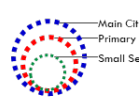
LOCATION PLAN



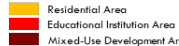
LEGEND

COMPONENTS OF DEVELOPMENT CONCEPT

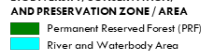
SETTLEMENT HIERARCHY



DEVELOPMENT PRIORITY ZONE / AREA



BIODIVERSITY, CONSERVATION, AND PRESERVATION ZONE / AREA



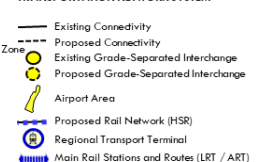
RESTRICTED / CONTROLLED DEVELOPMENT ZONE / AREA



ECONOMIC AND INVESTMENT ZONE / AREA

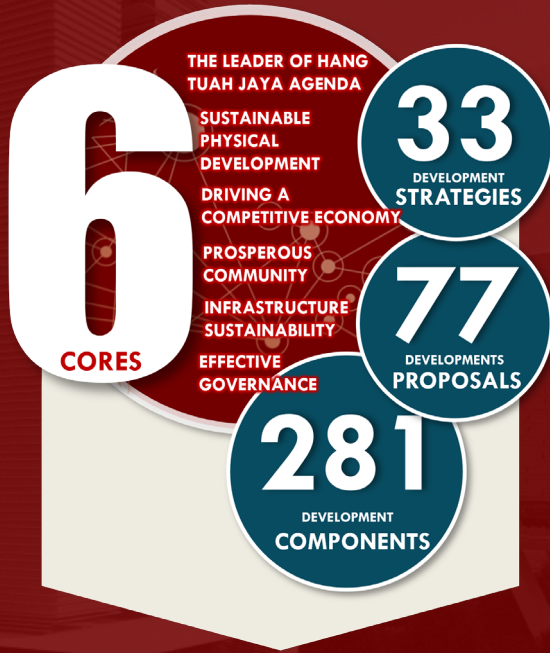


TRANSPORTATION NETWORK SYSTEM



07

DEVELOPMENT STRATEGIES AND PROPOSALS



43

QUICK WIN

QW

The implementation of the project is expected to generate immediate impacts on the economy and address current needs.

38

STRATEGIC

ST

The implementation of the project is expected to generate long-term impacts on the economy and support future development needs.

116

MAIN

MN

The implementation of the project contributes positively to economic growth and addresses current development needs.

84

SUPPORT

SU

The implementation of the project contributes positively to the economy, current development needs, the environment, and social well-being through a focused approach.

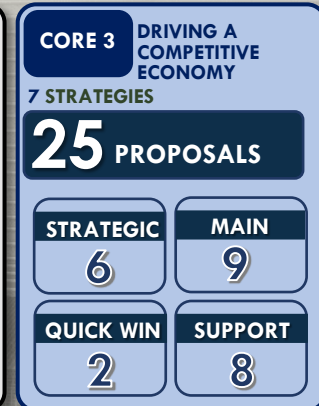
VISION OF HANG TUAH JAYA 2035

EMPOWERING URBANISATION BASED ON THE SUSTAINABLE DEVELOPMENT GOALS 2030

RESEARCH AIM

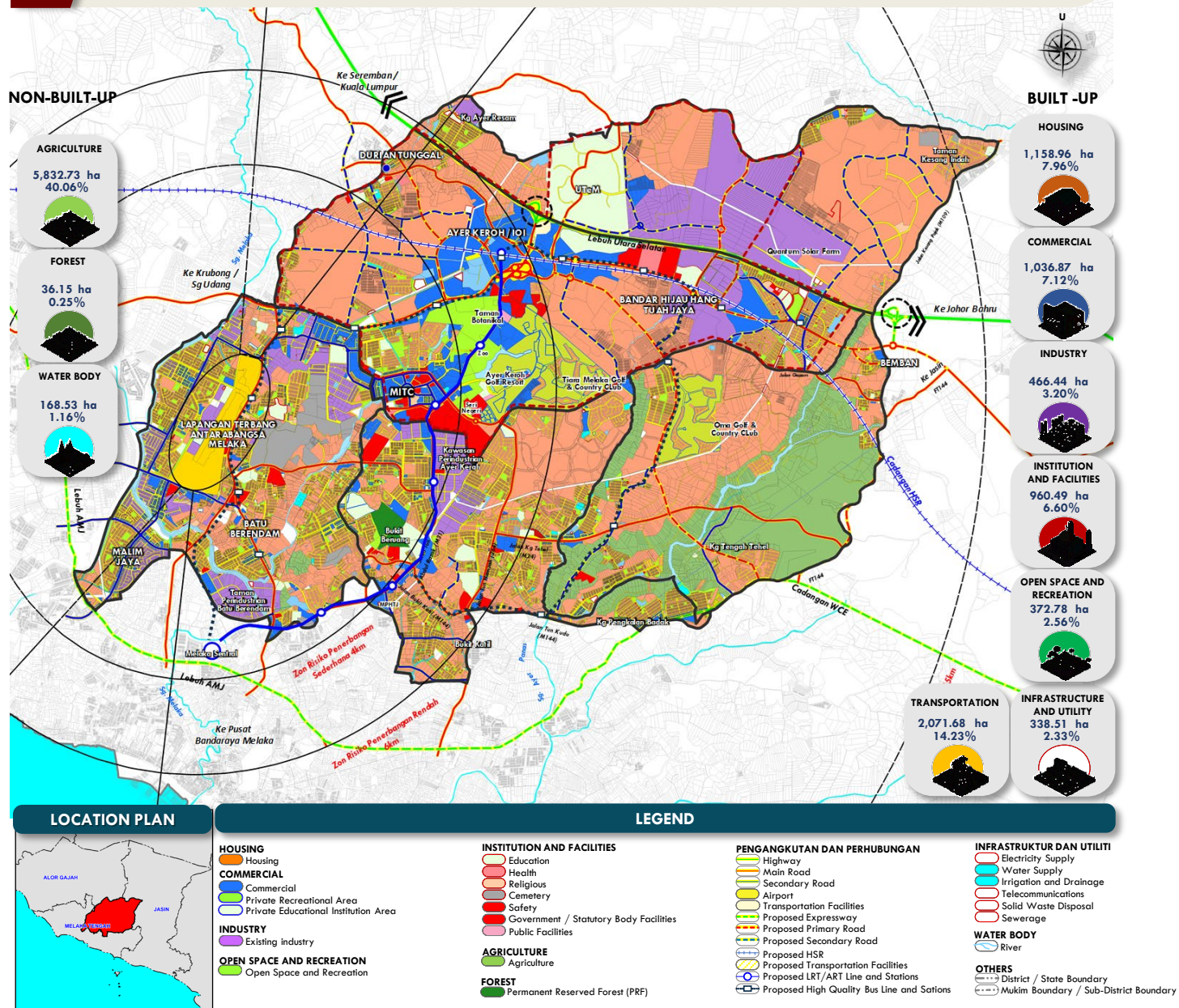
POSITIONING HANG TUAH JAYA AS A SMART AND LOW-CARBON CITY, DRIVEN BY SUSTAINABLE DEVELOPMENT AND GREEN TECHNOLOGY, IN LINE WITH STATE AND NATIONAL DEVELOPMENT ASPIRATIONS TOWARDS 2035

DEVELOPMENT STRATEGIES AND PROPOSALS



08 PRIORITY PROPOSALS OF THE HANG TUAH JAYA LOCAL PLAN 2035

- 01 Proposed Land Use Zoning Plan for RT Hang Tuah Jaya 2035
- 02 Proposed Melaka Digital Command Center (MDCC)
- 03 Proposed Development of the Melaka Multimedia Super Corridor
- 04 Implementation of Proposed Components for the Low Carbon Pilot Zone in Hang Tuah Jaya
- 05 Proposed Redevelopment of the Hang Tuah Jaya Town Center Area
- 06 Proposed Redevelopment of Brownfield and Abandoned Areas
- 07 Developing the Main Commercial Zone
- 08 Proposed Melaka Auto Business Park "All-In-One"
- 09 Proposed Managed Industrial Park
- 10 Proposed Upgrading of Ayer Keroh Family Tourism Destination through Diversification and Innovation of Tourism Products
- 11 Proposed Agri-Food Hub @ Agropolis Hang Tuah Jaya
- 12 Proposal to Strengthen Digital TVET Education
- 13 Proposed Healthcare Facilities
- 14 Proposed Upgrading and Improvement of Existing Open Spaces and Recreational Areas
- 15 Proposal to Strengthen the Road Hierarchy System in Hang Tuah Jaya
- 16 Strengthening the Continuity of Public Transportation Networks in Hang Tuah Jaya
- 17 Proposal to Address Flood Hotspot Issues
- 18 Proposal to Incorporate the Sponge City Concept into Development Planning



02 PROPOSED MELAKA DIGITAL COMMAND CENTER (MDCC)

DEVELOPMENT COMPONENTS

- A** Proposed Melaka Digital Command Center (MDCC)
- B** Proposed Establishment of an Official Management Organisation for MDCC
- C** Proposed Engagement Through Various Agencies and Neighbouring Local Authorities
- D** Proposed Expansion of MDCC Functions Involving Multiple Sectors
- E** Proposed Development of the Melaka Urban Observatory (MUO) Platform

IMPLEMENTATION PHASE



SCAN HERE

PROPOSAL
TYPE



NEW PROJECT

2025/ 2026

2026 - 2030

2031 - 2035

AFTER 2035

MELAKA DIGITAL COMMAND CENTER (MDCC)



OUTSIDE

INSIDE



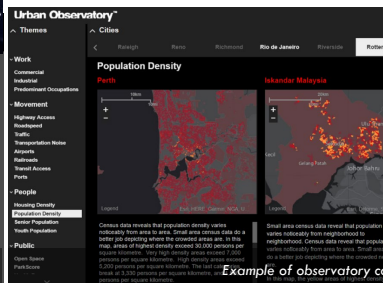
Illustration of the Melaka Digital Command Centre (MDCC)

ADDITIONAL FUNCTION OF MDCC

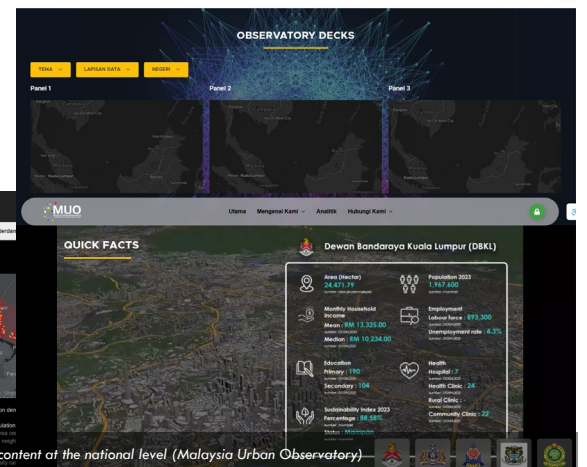


Example display for monitoring and management purposes

PLATFORM MELAKA URBAN OBSERVATORY



Example of observatory content at the national level (Malaysia Urban Observatory)



03 PROPOSED DEVELOPMENT OF THE MELAKA MULTIMEDIA SUPER CORRIDOR

DEVELOPMENT COMPONENTS

- A** Proposed Formation of a Smart City Pioneer Zone Cluster within the Strategic Development Zone
- B** Proposed Comprehensive Digitalisation and Smart Elements Programme in the Melaka State Administrative Centre Area
- C** Proposed Empowerment of ICT Programmes and Strengthening of the Research and Development (R&D) Cluster



IMPLEMENTATION PHASE



SCAN HERE

TYPE OF PROPOSAL



NEW PROJECTS

2025/ 2026

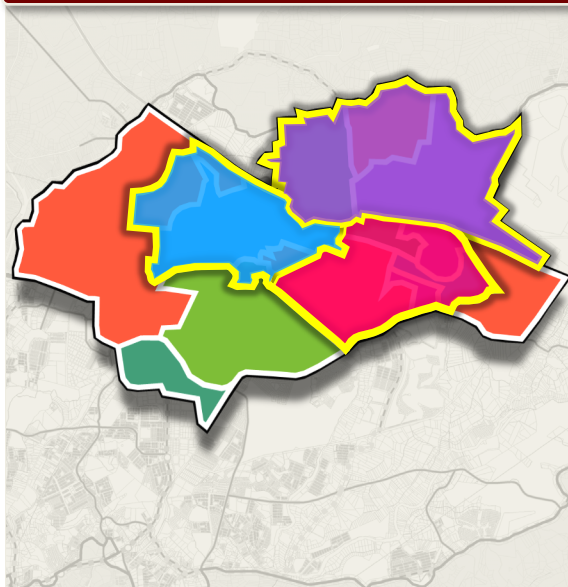
2026 - 2030

2031 - 2035

AFTER 2035



HANG TUAH JAYA SMART CITY PIONEER ZONE PLAN

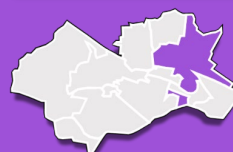


BUSINESS CLUSTER



- Mixed Development
- Multinational Corporation
- Automotive Centre

INDUSTRIAL CLUSTER



- "Plug and Play" Industrial Area
- Integrated Industrial Area

INSTITUTION & COMMUNITY FACILITIES CLUSTER



- Innovation and Digital Centre
- Product Commercialisation Centre
- Implementation of Smart Initiatives

HOUSING CLUSTER



- Mixed Housing Development
- Smart Housing
- Green Parks and Cycling Paths

TOURISM CLUSTER



- Ayer Keroh Tourism Corridor
- Smart Tourism Centre
- Park N Ride

04 IMPLEMENTATION OF PROPOSED COMPONENTS FOR THE LOW CARBON PILOT ZONE IN HANG TUAH JAYA

KOMPONEN PEMBANGUNAN

- A** Requiring Green Building Certification Rating for Existing and Future Buildings
- B** Enforcing Efficient and Environmentally Friendly Solid Waste Management
- C** Organizing Tree Planting Programs to Increase Green Coverage
- D** Provision of Conventional and Solar-Powered EV Charging Stations
- E** Improving Public Transportation and Active Mobility

IMPLEMENTATION PHASE



2025/ 2026
2026 - 2030
2031 - 2035
AFTER 2035



Pay As You Throw (PAYT)



The PAYT principles are based on three main factors:



PAPER/CARDBOARD
ACCESS CONTROL
Save as you Throw

GLASS
RECYSMART
Save as you Throw

LIGHT PACKAGING
RECYSMART
Save as you Throw

BIOWASTE
ACCESS CONTROL
Pay/save as you Throw

GENERAL WASTE
ACCESS CONTROL
Pay as you Throw

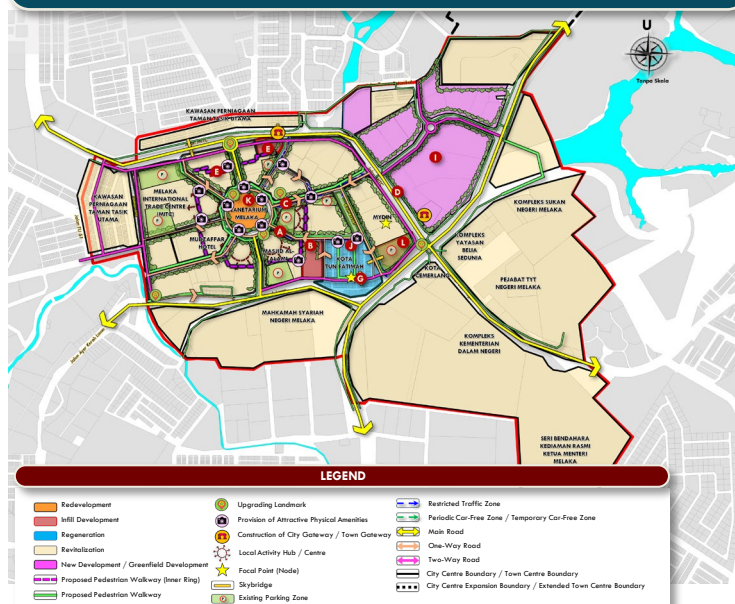


05 PROPOSED REDEVELOPMENT OF THE HANG TUAH JAYA TOWN CENTER AREA

DEVELOPMENT COMPONENTS

- A** Proposed Establishment of a Vehicle-Free Zone
- B** Proposed Development of Rider Hub
- C** Town Centre Traffic Management System
- D** Proposed Integrated Pedestrian Walkway in the Town Centre Area
- E** Proposed Infill Redevelopment Area
- F** Proposed Integration of Smart City and Safe City Elements
- G** Proposed Regeneration of the Kota Tun Fatimah Area
- H** Proposed Revitalization of Hang Tuah Jaya Town Centre
- I** Proposed New Commercial Area
- J** Proposed Development of Hang Tuah Jaya Food Valet
- K** Proposed Redevelopment of the Planetarium Building
- L** Proposed Development of Multi-Storey Parking at MITC

MASTER PLAN FOR THE REDEVELOPMENT OF THE HTJ TOWN CENTRE AREA



IMPLEMENTATION PHASE



TYPE OF PROPOSAL



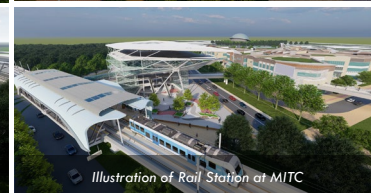
NEW PROJECT

2025/ 2026

2026 - 2030

2031 - 2035

AFTER 2035



06 PROPOSED REDEVELOPMENT OF BROWNFIELD AND ABANDONED AREAS

DEVELOPMENT COMPONENTS

- A** Redevelopment of the PRIMA housing area
- B** Redevelopment of Tilted Housing in Taman Malim Permai
- C** Regeneration of the Malim Permai Commercial Area
- D** Redevelopment of the Paradise Malacca Village Resort Area
 - D1** : Youth Centre
 - D2** : Senior Citizen Centre
- E** Redevelopment of the Baba Nyonya Resort Homes Area

IMPLEMENTATION PHASE



SCAN HERE

PROPOSAL
TYPE



NEW PROJECT

2025/ 2026

2026 - 2030

2031 - 2035

AFTER 2035

REDEVELOPMENT OF THE PRIMA HOUSING AREA



REDEVELOPMENT OF TILTED HOUSING IN TAMAN MALIM PERMAI



REGENERATION OF THE MALIM PERMAI COMMERCIAL AREA



REDEVELOPMENT OF THE PARADISE MALACCA VILLAGE RESORT AREA



REDEVELOPMENT OF THE BABA NYONYA RESORT HOMES AREA



07 DEVELOPING THE MAIN COMMERCIAL ZONE

DEVELOPMENT COMPONENTS

- A** Establishing a Global Business Services (GBS) Centre
- B** Mixed-Use Business Development
- C** Encouraging Investment/Development of Private Institutions
- D** Highlighting New and Attractive Business Concepts

IMPLEMENTATION PHASE



SCAN HERE

TYPE OF
PROPOSAL



NEW PROJECT

2025/ 2026

2026 - 2030

2031 - 2035

AFTER 2035

HIGHLIGHTING NEW AND ATTRACTIVE BUSINESS CONCEPTS



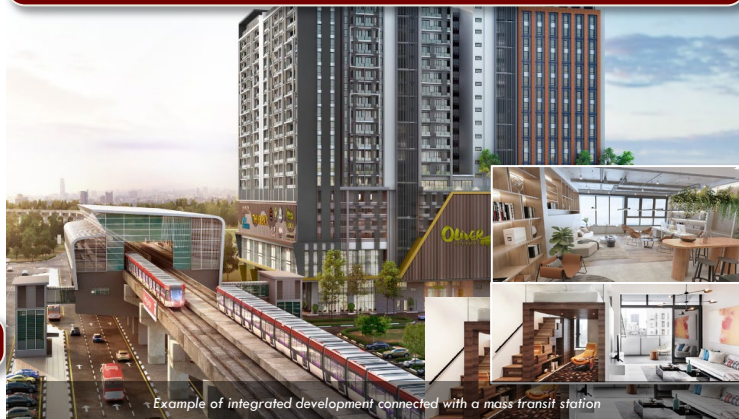
Example illustration of a Managed Commercial Park and Themed Business Centre

GLOBAL BUSINESS SERVICES (GBS) CENTRE



Example of Office Space for GBS Companies in Medini and Penang

MIXED-USE BUSINESS DEVELOPMENT



Example of integrated development connected with a mass transit station

ENCOURAGING INVESTMENT/DEVELOPMENT OF PRIVATE INSTITUTIONS



Example of Private Healthcare Institution Offerings

08 PROPOSED MELAKA AUTO BUSINESS PARK “ALL IN ONE”

DEVELOPMENT COMPONENTS

- A** Vehicle Sales Centre and 4S Service Centre
- B** Vehicle Accessories and Spare Parts Sales Centre
- C** Event and Exhibition Hall and Site
- D** Hawker Site – Auto Food Valet
- E** Commercial Area for Shopping, Retail, and Services
- F** Auto Theme Park
- G** Development of Melaka Autocity SME Centre – Centralised Workshop Services

IMPLEMENTATION PHASE



SCAN HERE

TYPE OF
PROPOSAL



NEW PROJECT

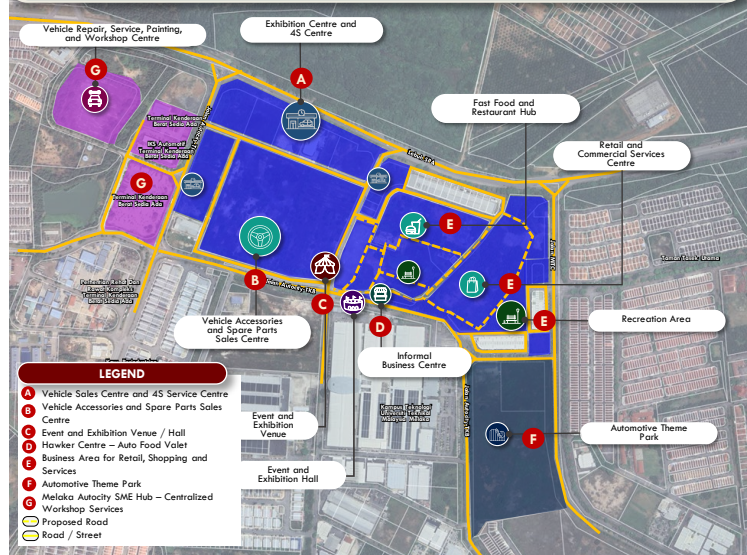
2025/ 2026

2026 - 2030

2031 - 2035

AFTER 2035

PROPOSED PLAN FOR MELAKA AUTO BUSINESS PARK



Example of 4S Centre and Accessories Shops in Juru Auto City, Penang



Attractive shop design



Twin Small and Medium Industry (SME) Industrial Building



Examples of Events and Exhibitions That Can Be Held



09 PROPOSED MANAGED INDUSTRIAL PARK

DEVELOPMENT COMPONENTS

- A** Manage Industrial Park (MIP)
Proposed of a Car-Free Zone

IMPLEMENTATION PHASE



SCAN HERE

TYPE OF
PROPOSAL



NEW PROJECT

2025/ 2026

2026 - 2030

2031 - 2035

AFTER 2035



LEGEND :

Industrial Area	Commercial Area	Infrastructure & Utility Facilities	Facility Amenities	Sports Facilities & Open Spaces
1. Industry Lot 2. Industry Lot 3. Industry Lot 4. Industry Lot	5. Commercial Hub 6. Food Court	7. Water Tank Tower 8. Water Retention Pond 9. Sewage Treatment Plant 10. Centralized Industrial Wastewater Treatment Plant 11. Telecommunication Transmission Tower 12. Electrical Substation 13. Gas Supply	14. IPM Operations Centre 15. Community Centre 16. Guard Post 17. Gate Pillar 18. Employee Transport Service 19. Centralized Workers' Dormitory 20. Heavy Vehicle Parking Area 21. Multi-Level Car Park 22. Perimeter Fence	23. Recreational Park 24. Sport Facilities

Example of a Proposed Master Plan for a Managed Industrial Park in the State of Selangor



Example of I-Park Industrial Park @ Senai Airport City in the State of Johor

FEATURES

DETAILS

TYPE OF BUILDING

Landed industrial development such as:

- Detached
- Terraced
- Semi-Detached
- Multi-Storey

SECURITY

- Development enclosed by fences or walls serving as boundaries from adjacent developments
- A gated and controlled area with limited entry and exit access
- Equipped with restricted entry and exit points, 24-hour security control system either through security personnel or the use of security devices such as CCTV, drones, or others

FACILITIES

Shared facility components such as:

- Digital Technology and Infrastructure Facilities
- Recreational Area
- Centralised Workers' Dormitory
- Open Space
- Commercial Centre and Food Court
- Other Facilities

INFRASTRUCTURE AND UTILITIES

- Sewerage
- Water Tank
- Retention Pond
- Electric Transmission Tower
- Other Infrastructure and Utilities

MANAGEMENT BODY

- A management body, known as the IPM, is established by the developer or through a joint venture with another company to manage and maintain the industrial park.
- The IPM is fully responsible for maintaining the industrial park (MIP) in accordance with the scope and agreement mutually agreed upon with the relevant stakeholders.

Source: Development Guidelines for Managed Industrial Park Concept in the State of Selangor

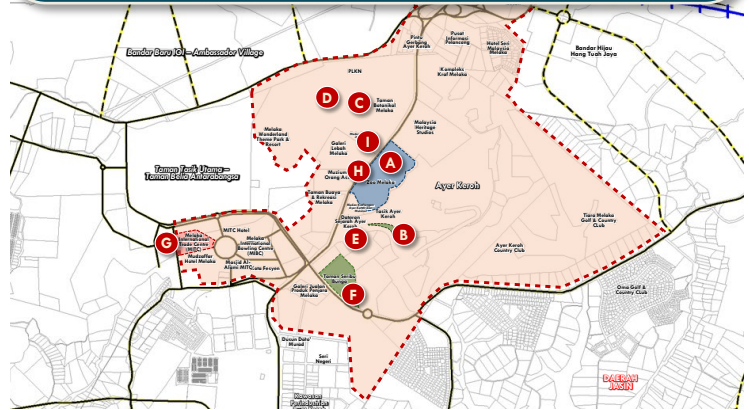
10

PROPOSED UPGRADING OF AYER KEROH FAMILY TOURISM DESTINATION THROUGH DIVERSIFICATION AND INNOVATION OF TOURISM PRODUCTS

DEVELOPMENT COMPONENTS

- A** Ayer Keroh RV Park
- B** Trail Route in the Ayer Keroh Tourism Zone Using the Park and Ride Concept
- C** Offering Various Events and Activities at Dataran Sejarah, Ayer Keroh
- D** Upgrading through Diversified Elements and New Activities as Attractions to Encourage Public Visits to Zoo Melaka and the Night Safari
- E** Garden Dreamland at the Botanical Garden with an Imagination and Fantasy Concept to Attract Visitors at Night
- F** Upgrading MITC with a Modern and International-Standard Design
- G** Developing an Ethnobotany Centre at Taman Seri Bunga as an Agri-Tourism Education Hub
- H** Iconic HTJ Green Bridge (Eco Bridge)
- I** Upgrading the Ayer Keroh Handicraft Centre into the Ole-ole Garden
- J** Ayer Keroh Botanical Garden as a 'Forest Eco-Therapy' and Wellness Area

PROPOSED PLAN FOR THE UPGRADING OF AYER KEROH FAMILY TOURISM DESTINATION THROUGH DIVERSIFICATION AND INNOVATION OF TOURISM PRODUCTS



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TYPE OF
PROPOSAL



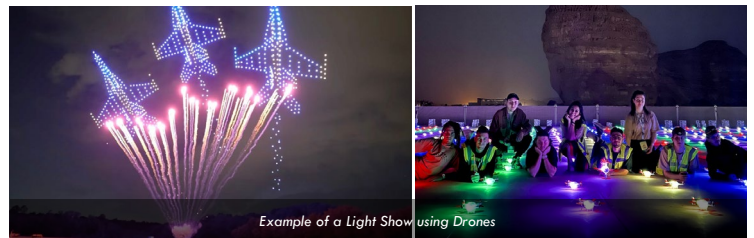
NEW PROJECT

2025/ 2026

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11

PROPOSED AGRI-FOOD HUB @ AGROPOLIS HANG TUAH JAYA

DEVELOPMENT COMPONENTS

- A** Proposed Agro-Food Plant Factory
- B** Proposed Agricultural and Livestock Input Factory
- C** Proposed Integrated Agro-Food Collection and Processing Centre
- D** Proposed Agro-Food Product Marketing Hub

IMPLEMENTATION PHASE



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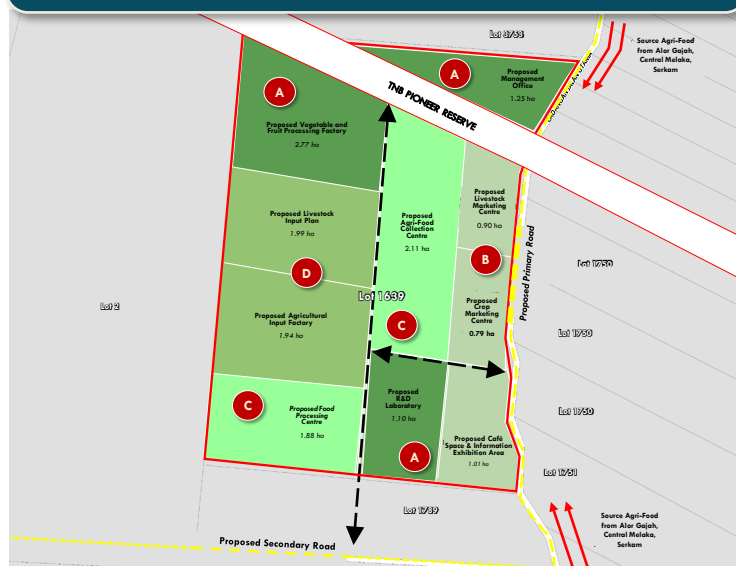
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AFTER 2035

PROPOSED PLAN FOR AGROPOLIS HANG TUAH JAYA



AGRO-FOOD PLANT FACTORY



Plant Factory Illustration

INTEGRATED AGRO-FOOD COLLECTION AND PROCESSING CENTRE



Illustration of Agro-Food Processing Centre

AGRICULTURAL AND LIVESTOCK INPUT FACTORY



Illustration of Agricultural and Livestock Input Factory

AGRO-FOOD PRODUCT MARKETING HUB



Illustration of Agro-Food Product Marketing Hub

12

PROPOSAL TO STRENGTHEN DIGITAL TVET EDUCATION

DEVELOPMENT COMPONENTS

- A** Proposed German – Malaysian Institute (GMI) at MPHTJ
- B** Proposed Promotion of STEM and TVET Fields Among Youth

IMPLEMENTATION PHASE



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LIST OF OFFERED PROGRAMS

DIPLOMA PROGRAMME

(For SPM, SVM, STPM/STAM, Pre-Diploma, O-Level Graduates and International Students)

- 1 Diploma in Electrical Engineering
- 2 Diploma in Mechanical Engineering
- 3 Diploma in Computer Science and Information Technology

GERMAN VOCATIONAL TRAINING PROGRAM

(For SPM, SVM, STPM/STAM, Pre-Diploma, O-Level Graduates and International Students)

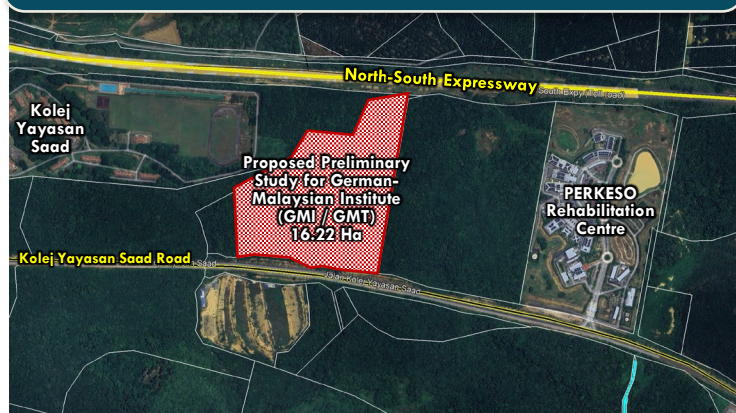
- 1 Mechatronics Training
- 2 Logistics Operations Management Training
- 3 Industrial Management Training

GMI Industry 4.0 Initiative

- 1 Smart Manufacturing with GMI mini-Factory
- 2 Smart Manufacturing For Injection Moulding Machine

Source : German – Malaysian Institute (GMI)

PROPOSED SITE FOR GERMAN – MALAYSIAN INSTITUTE (GMI) AT MPHTJ



GERMAN – MALAYSIAN INSTITUTE (GMI) AT MPHTJ



PROMOTING STEM AND TVET FIELDS AMONG YOUTH



13 PROPOSED HEALTHCARE FACILITIES

DEVELOPMENT COMPONENTS

- A** Proposal for Minor Specialist Hospital MPHTJ
- B** Proposal for Upgrading and Development of Health Clinic
- C** Virtual Health Facilities

IMPLEMENTATION PHASE



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TYPE OF PROJECT



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PROPOSAL FOR MINOR SPECIALIST HOSPITAL MPHTJ



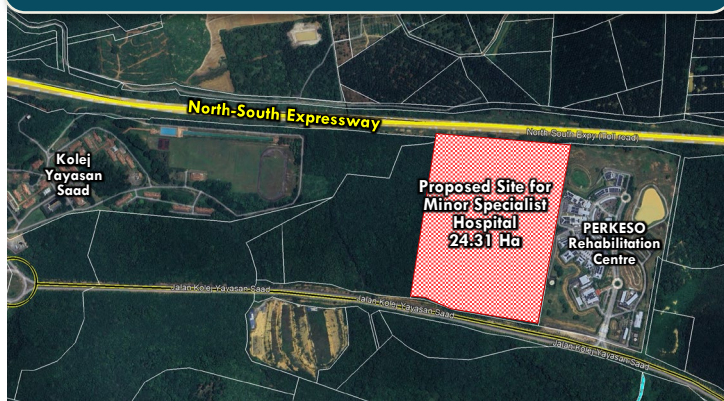
Example Illustration of Minor Specialist Hospital

VIRTUAL HEALTH FACILITIES



Example of Online Consultation

PROPOSED SITE FOR MINOR SPECIALIST HOSPITAL



CRITERIA	DETAILS OF THE MINOR SPECIALIST HOSPITAL
TYPE OF SERVICES	Basic Specialist Services
SERVICE AREA AND POPULATION COVERAGE	Main City (>100,000 Residents)
NUMBER OF BEDS	150 – 300 Bed
SITE AREA	4 hectare (10 acre) – 12 hectare (30 acre)
CLINICAL COMPONENTS	<ol style="list-style-type: none"> 1. Emergency Medicine 2. General Medicine 3. General Surgery 4. Obstetrics & Gynaecology 5. Pediatrics 6. Radiology 7. Pathology 8. Psychiatry 9. Orthopedics 10. Anesthesiology

14

PROPOSED UPGRADING AND IMPROVEMENT OF EXISTING OPEN SPACES AND RECREATIONAL AREAS

DEVELOPMENT COMPONENTS

- A** Proposal for Urban Reforestation Beautification @ Sungai Putat
- B** Proposal for Revitalization of Existing Open and Recreational Areas
- C** Proposal for Continuation of the Green Network by Enhancing Pedestrian and Bicycle Paths to Recreational Areas
- D** Proposal for the Development of Durian Tunggal Riverside Park
- E** Proposal to Upgrade Maksak Complex to E-Sports Centre

IMPLEMENTATION PHASE



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TYPE OF PROPOSAL



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Illustration of E-Sports Centre



URBAN REFORESTATION BEAUTIFICATION @ SUNGAI PUTAT



DEVELOPMENT OF DURIAN TUNGGAL RIVERSIDE PARK



15 PROPOSAL TO STRENGTHEN THE ROAD HIERARCHY SYSTEM IN HANG TUAH JAYA

DEVELOPMENT COMPONENTS

Regional-Level Road and Intersection Projects

- Aa** Sambungan Lebuhraya Pantai Barat Kuala Lumpur – Johor Bahru (WCE) – Alternatif 1
- Ab** Sambungan Lebuhraya Pantai Barat Kuala Lumpur – Johor Bahru (WCE) – Alternatif 2
- A1** Persimpangan Bertingkat WCE/Lebu FT143
- A2** Persimpangan Bertingkat WCE/Teheh
- B** Pintu Masuk Baru Lebuhraya PLUS (E2) dan Naik Taraf kepada 6 Lorong 2 Hala
- Ba** Jalan Penghubung Tol Bandar Hijau – Gapam
- Bb** Jalan Penghubung Tol Parit Melana – Bandar IOI
- B1** Persimpangan Bertingkat Jalan Penghubung Tol Bandar Hijau/Jalan Lingkaran Hang Tuah Jaya
- B2** Persimpangan Bertingkat Jalan Penghubung Tol Parit Melana/Jalan Lingkaran Hang Tuah Jaya

District-Level Road and Intersection Projects

- C** Jalan Lingkaran Dalam Hang Tuah Jaya
- D** Jalan Lingkaran Tengah Hang Tuah Jaya
- E** Lebuhraya Bertingkat (MITC- Hospital Besar Melaka)
- F** Naik Taraf Jalan Gapam – Bemban (M12) Kepada 4 Lorong 2 Hala
- G** Naik Taraf Jalan Tun Hamzah (FT264) Kepada 4 Lorong 2 Hala
- G1** Persimpangan Bertingkat Jalan Tun Hamzah/Jalan Gapam (M12)
- G2** Persimpangan Bertingkat Jalan Tun Hamzah/Jalan Tun Kudu (M144)

Local-Level Road and Intersection Projects

- H** Jalan Penghubung Kolej Yayasan Saad
- Ha** Jajaran Jalan Kolej Yayasan Saad – Gapam
- Hb** Jajaran Jalan Botani Parkland (Daerah Jasin) – Kolej Yayasan Saad
- I** Persiaran Bandar IOI
- J** Jalan Penghubung Bandar IOI – Taman ST Permai
- K** Jalan dari Persimpangan Masjid Saidina Ali ke Taman Puncak, Bukit Katil
- L** Penghubung Jalan Mutiara – Jalan Intan – Jalan Sungai Putat (M126)
- M** Jalan Bandar IOI – Pekan Durian Tunggal
- N** Jalan Autocity – Bukit Balai
- O** Jalan Penghubung Golden Valley – Bandar Hijau Hang Tuah Jaya
- Oa** Jalan Penghubung Golden Valley – Bandar Hijau
- Ob** Jalan UTEM – Golden Valley
- P** Persiaran HTJ Eco Park
- Q** Jalan Penghubung Bandar Hijau – Tun Kudu

IMPLEMENTATION PHASE



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TYPE OF PROPOSAL



NEW PROJECTS

2025/ 2026

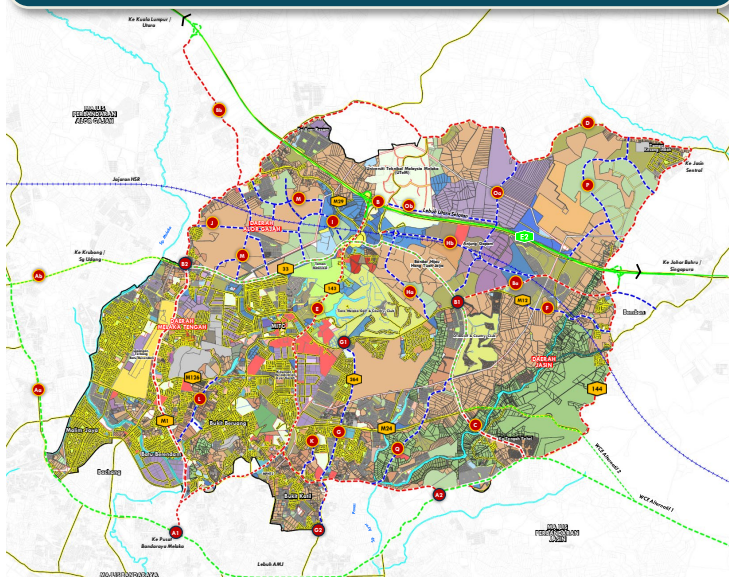
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AFTER 2035



MASTER PLAN FOR THE PROPOSED ROAD HIERARCHY SYSTEM



LEGEND

Proposed Strengthening of Road Hierarchy in Hang Tuah Jaya

- Proposed Development Components
- Proposed Road / Grade-Separated Interchange Components

Road Hierarchy

- Existing Highway
- Proposed Highway
- Existing Primary Distributor Road
- Proposed Primary Distributor Road
- Existing Secondary Distributor Road
- Proposed Secondary Distributor Road

Others

- Local Authority / Municipal Boundary
- River / Sea

16

STRENGTHENING THE CONTINUITY OF THE PUBLIC TRANSPORT NETWORK IN HANG TUAH JAYA

DEVELOPMENT COMPONENTS

- A** Tram Route in the Ayer Keroh Tourism Zone
- B** High Quality Bus Routes and Stations
- C** Classification of Transit-Oriented Development (TOD) Terminal Levels
 - C1** Proposed Location for TOD 1
 - C2** Proposed Location for TOD 2
 - C3** Proposed Location for TOD 3
 - C4** Proposed Location for TOD 4
- D** Mass Transit Routes and Stations
- E** High Speed Rail (HSR) Route
- F** Express Rail Link (ERL) Route

IMPLEMENTATION PHASE



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TYPE OF PROPOSAL



NEW PROJECT

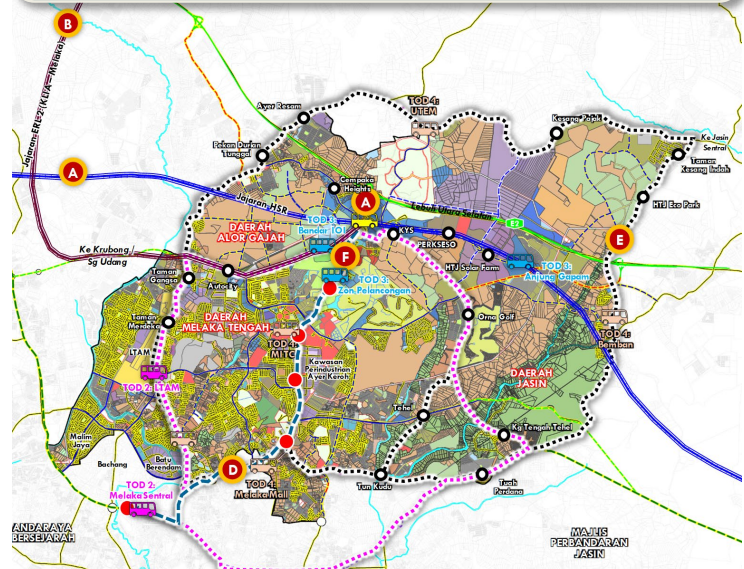
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AFTER 2035

MASTER PLAN FOR THE PROPOSED ROAD HIERARCHY SYSTEM



LEGEND

Proposed Public Transport for HTJ 2035

- A** High-Speed Rail (HSR) Route
- B** Express Rail Link (ERL) KILIA - Melaka
- C** Transit-Oriented Development (TOD) Station Location
- D** Mass Transit Routes and Stations
- E** Feeder Bus Routes and Stations (High Quality Bus)
- F** Train Route in Ayer Keroh Tourism Zone

Cadangan Lokasi TOD Tahap 1-4

- TOD 1** 1. Ayer Keroh Integrated Transport Terminal / Ayer Keroh Sentral
- TOD 2** 1. Melaka Sentral
- 2. Terminal LTAM

- TOD 3** 1. Bandar IOI
- 2. Zon Pelancungan Ayer Keroh
- 3. Anjung Gapam
- TOD 4** 1. UTEM
- 2. Bemban
- 3. Melaka Mall
- 4. MITC
- 5. Batu Berendam



Illustration of High Speed Rail (HSR) and TOD in the surrounding area



Elevated Station

High Quality Bus (HQB) Station

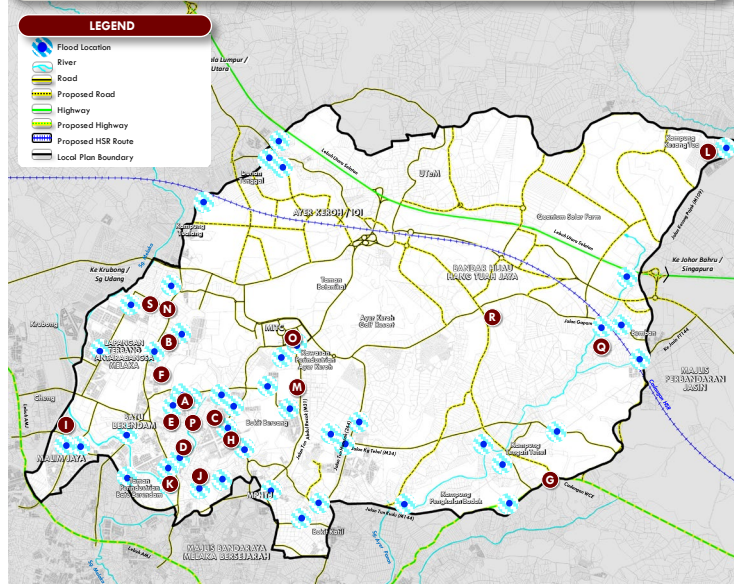
Express Rail Link (ERL) Track

17 PROPOSAL TO ADDRESS FLOOD HOTSPOT ISSUES

DEVELOPMENT COMPONENTS

- A** Proposal to Upgrade the Drainage System of Kg Sungai Putat
- B** Proposal to Upgrade the Drainage System of Kg Sungai Putat
- C** Proposal to Increase the Number of Water Pumps for Pumping Water in the Taman Bukit Beruang/Taman Melawi Area
- D** Proposal to Upgrade Earthen Drains to Concrete Drains
- E** Proposal to Upgrade the Broken Drain at Lorong Bukit Saga
- F** Proposal to Increase the Number of Water Pumps for Pumping Water in the Low-Lying Areas of Taman Malim Jaya
- G** Proposal to Upgrade Earthen Drains to Concrete Drains at Lorong Solok Kolam 1/1
- H** Proposal to Add Water Pump Houses for Pumping Water in the Low-Lying Areas of Melaka Baru
- I** Proposal for the Provision of a Water Retention Pond
- J** Proposal to Repair Existing Monsoon Drains and Install a Pumping System
- K** Proposal for Concrete Drains at Jalan Batu Berendam
- L** Proposal for Upgrading the Sewer Drain at Jalan Tun Abdul Razak (Short Term) and Raising the Level of Jalan Tun Abdul Razak (Long Term)
- M** Proposal to Upgrade the Monsoon Drain at Jalan PAK 2/1
- N** Proposal for Maintenance of Sewage and Drains in Kg Solok Hilir
- O** Proposed construction of flood bunds at Lubok Kasau and other related works at Sungai Bemban
- P** Proposed upgrading of the culvert drain at Jalan Taman Merdeka (Jalan Seri Bayan Business Centre)

PROPOSED PLAN TO ADDRESS FLOOD HOTSPOT ISSUES IN MPHTJ



4

FLOOD FACTOR

The causes of the flooding situation are due to

1. Inefficient drainage system
2. Low-lying locations
3. Narrow river reserves
4. Maintenance issues

3

TYPE OF FLOOD

The flood hotspot areas consist of three types of floods, namely:

1. Flash floods
2. River floods
3. Monsoon floods

IMPLEMENTATION PHASE



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TYPE OF PROPOSAL



NEW PROJECT

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- Q** Proposed maintenance of drains at Kg Kesang Tua
- R** Proposed upgrading of the drain at Jalan Datuk Low Kiook Boo / Jalan Angkasa Nuri (Taman Angkasa Nuri)
- S** Sungai Putat Flood Mitigation Plan, Melaka (RTB)

18

PROPOSAL FOR THE IMPLEMENTATION OF THE SPONGE CITY CONCEPT IN DEVELOPMENT PLANNING

DEVELOPMENT COMPONENTS

- A** Proposal for the Implementation of the Sponge City Concept in MPHTJ Development Planning
- B** Proposal to Upgrade the Water Retention Pond System with Artificial Intelligence (AI) Monitoring Capability to Control Water Levels for Release.

IMPLEMENTATION PHASE



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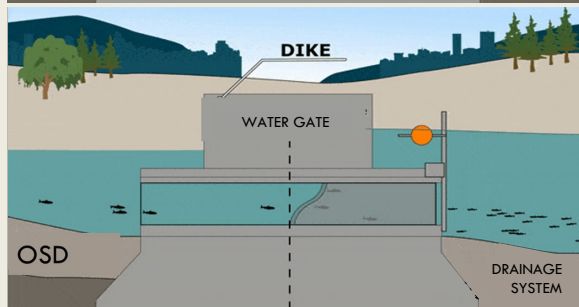
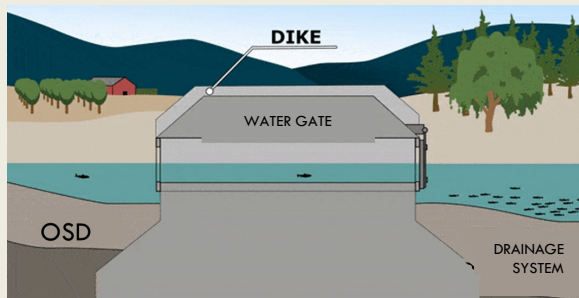
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WATER PUMP PIPE SYSTEM THAT CONTROLS WATER LEVELS



PROPOSAL FOR A PILOT PROJECT OF A DUAL-FUNCTION WATER STORAGE TANK



NAME/LOCATION OF POND	AREA (m ²)
Kolam Takungan Banjir Sungai Putat	94,000
Taman Desa Idaman, Kolam 1	3,200
Taman Desa Idaman, Kolam 2	4,800
Taman Desa Idaman, Kolam 3	5,050
Taman Ayer Keroh Height, Kolam 2	2,350
Taman Muzaffar Height, Kolam 1	4,900
Taman Muzaffar Height, Kolam 2	900
Taman Bukit Katil Damai 2, Kolam 1	2,000
Taman Bukit Katil Damai 2, Kolam 2	2,600
Taman Perindustrian Tasek Utama 1	3,200
Taman Perindustrian Tasek Utama 2	3,400
Vista Kirana	5,000
Taman Bemban Height	2,700
Taman Tehel Impian	6,800



Executive Summary



DRAFT
LOCAL PLAN
HANG TUAH JAYA **2035**

