



RINGKASAN EKSEKUTIF

EXECUTIVE SUMMARY

DRAF RANCANGAN KAWASAN KHAS PEMBAHARUAN SEMULA BANDAR SEGAMAT, JOHOR

*DRAFT SPECIAL AREA PLAN FOR THE URBAN
REJUVENATION OF BANDAR SEGAMAT, JOHOR*

*Segamat
Riverine*





Ilustrasi cadangan pembinaan Jambatan Pejalan Kaki Ikonik (Pedestrian Bridge)
Illustration of propose Iconic Pedestrian Bridge



KANDUNGAN

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01 ASAS PENYEDIAAN RKK

The need for a Special Area Plan (SAP)

KEPERLUAN PERUNDANGAN

Statutory Needs

Keperluan penyediaan RKK telah dinyatakan di bawah peruntukan perundangan mengikut subseksyen 16B(1), 16B(2) dan 16B(3) Akta Perancangan Bandar dan Desa 1976, (Akta 172).

The requirements for the preparation of an SAP have been stated under the legal provisions of subsections 16B(1), 16B(2) and 16B(3) of the Town and Country Planning Act 1976, (Act 172).

HIERARKI RANCANGAN PEMAJUAN

Development Plan Hierarchy

PERINGKAT 1

LEVEL 1

RANCANGAN FIZIKAL NEGARA 4

National Physical Plan 4

Perancangan di peringkat negara di mana perundingan adalah di antara Pihak Berkuasa Negeri dan kelulusan Majlis Perancangan Fizikal Negara

Planning at the national level where consultation is between State Authorities and the approval of the National Physical Planning Council

PERINGKAT 2

LEVEL 2

RANCANGAN STRUKTUR NEGERI JOHOR 2030

Johor State Structure Plan 2030

Perancangan di peringkat negeri diberi tanggungjawab kepada Pengarah Perancang Bandar dan Desa Negeri

The planning at the state level is given responsibility to the State Town and Country Planning Director

PERINGKAT 3

LEVEL 3

RANCANGAN TEMPATAN DAERAH SEGAMAT 2030 (PENGANTIAN)

Segamat District Local Plan 2030 (Replacement)

Perancangan disediakan di peringkat Pihak Berkuasa Tempatan (PBT) dengan persetujuan Jawatankuasa Perancang Negeri (JPN)

Planning at the Local Authority level is prepared by the Local Planning Authority (LPA) with the approval of the State Planning Committee (SPC)

PERINGKAT 4

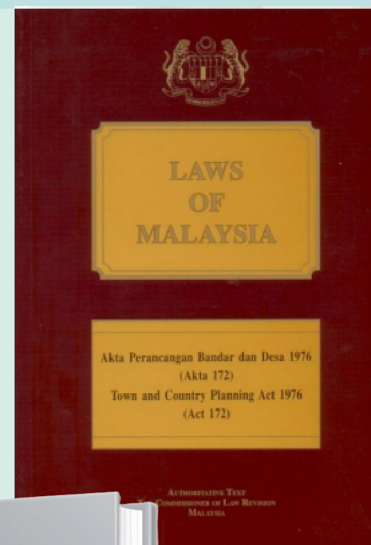
LEVEL 4

RANCANGAN KAWASAN KHAS PEMBAHARUAN SEMULA BANDAR SEGAMAT (RKK PSBS)

Special Area Plan for the Urban Rejuvenation of Bandar Segamat, Johor (SAP URBS)

Perancangan kawasan khas di mana ia memperincikan Cadangan-Cadangan dan tindakan khusus untuk satu kawasan yang telah dikenal pasti oleh PBT dan Pihak Berkuasa Negeri (PBN)

Special area plan in which it details out the recommendations and specific actions for an area that has been identified by LPA and State Authority



SUBSEKSYEN 16B

(1) AKTA 172

Subsection 16B (1)

Act 172

SUBSEKSYEN 16B

(2) AKTA 172

Subsection 16B (2) Act

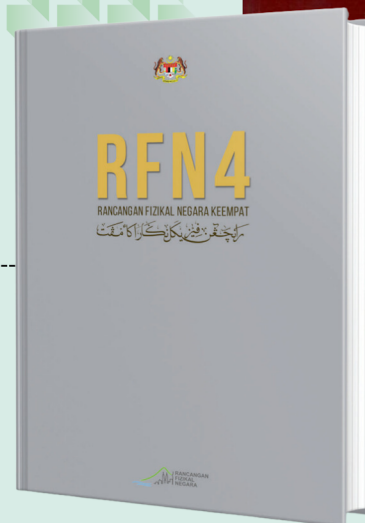
172

SUBSEKSYEN 16B

(3) AKTA 172

Subsection 16B (3) Act

172

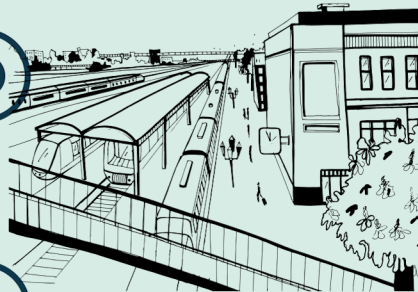


KEPERLUAN PERANCANGAN

Planning Needs



RKK PSBS Segamat dapat menyediakan infrastruktur perbandaran yang lebih sistematik, terkawal dan teratur
SAP URBS to provide orderly and systematic urban infrastructure



RKK PSBS dapat menambahbaik promosi produk pelancongan Bandar Segamat
SAP URBS to improve the promotion of Bandar Segamat tourism products

SAP URBS to improve the promotion of Bandar Segamat tourism products



RKK PSBS dapat mengekalkan ekosistem Sungai Segamat dan Sungai Genuang sebagai 'Blue Corridor'
SAP URBS to help maintain the ecosystem of Segamat River and Genuang River as 'Blue Corridor'

SAP URBS to help maintain the ecosystem of Segamat River and Genuang River as 'Blue Corridor'



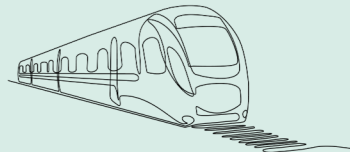
RKK PSBS Segamat dapat meningkatkan aktiviti perbandaran dan ekonomi Bandar Segamat
SAP URBS to increase the municipal and economic activities of Bandar Segamat



RKK PSBS dapat mengukuhkan imej Bandar Segamat
SAP URBS to strengthen the image of Bandar Segamat



RKKPSBSs Segamat dapat memulihara bangunan warisan
SAP URBS to conserve heritage buildings



RKK PSBS Segamat dapat menyediakan kemudahan pengangkutan awam bersepadu
SAP URBS to provide integrated public transportation facilities

SAP URBS to provide integrated public transportation facilities

PROSES PENYEDIAAN RKK

SAP preparation process



02 PROFIL KAWASAN KAJIAN RKK

Profile of Special Area Plan

KAWASAN KAJIAN DALAM KONTEKS NEGERI JOHOR

The study area in Johor context



Penduduk (Orang)

Population

152,458



Lelaki man

79,046



569.12

HEKTAR

Hectare



Perempuan

73,412

BERSEMPADANAN

District Boundaries



KLUANG
MUAR
TANGKAK
BATU PAHAT



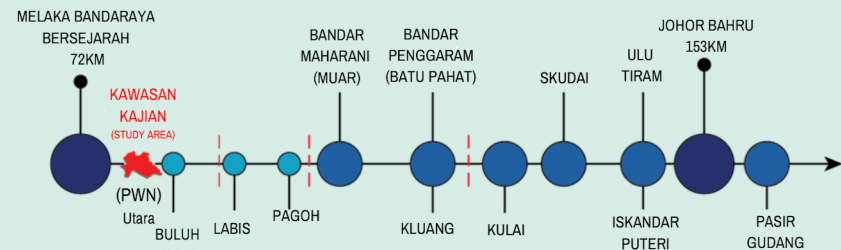
ROMPIN



GEMAS
JEMPOL

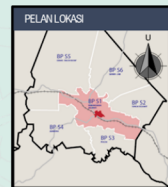
HIERARKI BANDAR

URBAN HIERARCHY



Pelan Gunatanah Semasa Kawasan Kajian 2023

Land Use Plan 2023



PERUMAHAN

Housing



23%

PENGANGKUTAN

Transportation



19%

PERTANIAN

Agriculture



18%

TANAH KOSONG

Vacant Land



18%

TANAH LAPANG DAN REKREASI

Open spaces and recreation



10%

PETUNJUK

- Kesihatan Health facilities
- Rumah Kebajikan Welfare homes
- Perkuburan Graveyard
- Keselamatan Safety facilities
- Rumah Persatuan/Pertubuhan Organizations

- Komersial Commercial
- Perindustrian Industry
- Badan Air Water bodies
- Pengangkutan Transportation
- Perumahan Housing
- Kegunaan Kerajaan/ Badan berkanun Government use

- Tanah Kosong Vacant land
- Tanah Lapang dan Rekreasi Open spaces and recreation
- Pendidikan Education
- Pertanian Agriculture
- Keagamaan Religious use
- Kemudahan Awam Public facilities

- Sempadan Kawasan Kajian Study area boundary
- Laluan Kereta Api Railway track



04 MATLAMAT DAN OBJEKTIF PEMBANGUNAN

Development aim and objectives

MATLAMAT

Aim

Menyediakan Kajian Rancangan Kawasan Khas Pembaharuan Semula Bandar Segamat Ke Arah Memperkukuhkan Fungsi Bandar Segamat Sebagai Pusat Katalis Berdaya Huni Dan Pintar

To prepare a special area plan for the rejuvenation of Bandar Segamat by strengthening the function of the Bandar Segamat as a smart, habitable urban catalyst.



OBJEKTIF KAJIAN

Objectives

01 JENIS DAN MEKANISMA PEMBANGUNAN

Types and mechanisms of development

Mengenal pasti mekanisme pelaksanaan dan struktur urus tadbir projek pembangunan seperti pemuliharaan dan pemeliharaan bandar warisan, pemulihan bandar dan penyegaran semula bandar

Identify the implementation mechanism and governance structure through development projects such as conservation and preservation of heritage buildings, urban regeneration and urban revitalisation

02 IMEJ DAN IDENTITI BANDAR

City image and identity

Memperkukuhkan identiti dan imej Bandar Segamat melalui pembangunan dan pemeliharaan kawasan warisan di Bandar Lama Segamat

Strengthen the identity and image of Bandar Segamat through the development and preservation of heritage areas in Bandar Lama Segamat

03 BANDAR PINTAR

Smart city

Menerapkan elemen pintar di dalam pengurusan Bandar Segamat

Applying smart elements in city management for Bandar Segamat

04 BERDAYA HUNI DAN VIBRAN

Liveable and vibrant

Menjadikan persekitaran Bandar Segamat lebih berdaya huni, *Liveable* dan vibran

Making the environment of Bandar Segamat more liveable and vibrant

STRATEGI PEMBANGUNAN

Development strategies

STRATEGI 1

Penggunaan Tanah berdasarkan Bandar Berdayahuni
Land use based on habitable cities concept



STRATEGI 2

Penguatan Imej dan pemuliharaan Identiti Warisan Bandar
Strengthening the image and conservation of Urban Heritage Identity



STRATEGI 3

Pertingkatkan infrastruktur bandar yang efisien
Improvement of efficient urban infrastructure



STRATEGI 4

Penyegaran Semula (Revitalization) Sungai dan landskap bandar secara bersepadu
Revitalization of the river and urban landscape in an integrated manner



STRATEGI 5

Pertingkatkan Keselamatan dan Keselesaan Bandar
Improve Security and Urban Comfort



STRATEGI 6

Pemeriksaan Struktur Pelaksanaan dan Urus Tadbir Bandar
Empowering Bandar Segamat's city management and administration



05 PELAN KONSEP RKK PEMBAHARUAN SEMULA BANDAR SEGAMAT, JOHOR

Bandar Segamat Renewal SAP concept plan

ZON 1 SUNGAI DAN BADAN AIR *River and Water Bodies*



Zon ini dirancang sebagai kawasan rekreasi utama bandar Segamat yang akan dihubungkan ke Zon Pemeliharaan Warisan Pusat Bandar Atas melalui jambatan pejalan kaki yang baru dan laluan berbasikal di pinggir sungai ke kawasan Taman Rekreasi Sungai Kapeh.

This zone is planned as the main recreation area of Bandar Segamat which will be connected to the Upper Town centre Heritage Conservation Zone through a new pedestrian bridge and cycle path on the banks of the river to the Sungai Kapeh Recreation Park area.

ZON 2 PEMELIHARAAN WARISAN PUSAT BANDAR ATAS *Upper City centre Heritage Preservation*



Zon ini dibentuk bagi meningkatkan potensi sosio-ekonomi melalui perancangan pembangunan berasaskan sumber sedia ada dan pembahagian kawasan berdasarkan kriteria tersendiri merujuk kepada kepentingan kawasan.

This zone will be formed to increase socio-economic potential through development planning based on existing resources and the division of areas referring to specific criterias and the importance of an area.

ZON 3 PUSAT KOMERSIAL *Commercial centre*



Zon Pusat Komersial ini merangkumi kawasan komersial bandar bawah dan taman utama yang memfokuskan kepada aktiviti perniagaan setempat seperti, kedai, pasaraya, hotel, pejabat dan bazaar.

The Commercial centre zone includes the commercial area of the lower city and the main park that focuses on local business activities such shops, supermarkets, hotels, offices and bazaars.

ZON 4 PEMBANGUNAN BERCAMPUR *TOD* *Transit Oriented Development*



Zon ini dirancang bagi meningkatkan potensi ekonomi melalui perancangan pembangunan berasaskan transit dengan adanya hab pengangkutan darat dan pengangkutan rel yang menghubungkan Bandar Segamat dengan Selatan Negeri Johor, Lembah Klang dan Pantai Timur.

This zone is designed to increase economic potential through transit-based development planning with land and rail transport hub that connects Bandar Segamat with the South of Johor, the Klang Valley and the East Coast.

ZON 5 INSTITUSI DAN BUDAYA *Culture and Institutions*



Zon ini merangkumi sebahagian kawasan Bandar Atas iaitu meliputi kawasan Istana Hinggap, institusi, bangunan kerajaan dan kuarters kediaman lama serta taman rekreasi awam.

This zone covers part of the upper town area which covers the palace, institutions, government buildings and old residential quarters as well as public recreation parks.

ZON 6 PEMBAHARUAN SEMULA BANDAR *Urban Renewal Zone*



Zon Pembaharuan Semula Bandar melibatkan tiga kawasan utama iaitu kawasan sekitar Jalan Hassan di Bandar Atas, kawasan tasik Sungai Segamat di Bandar Bawah dan kawasan Kampung Abdullah.

The Urban Renewal Zone involves three main areas, namely the area around Hassan Street in the upper town, the Segamat Lake area in the lower town as well as Kampung Abdullah.

ZON 7 PERUMAHAN *Housing*



Zon Perumahan merupakan zon terbesar dalam kawasan RKK PSBS iaitu merangkumi kawasan taman perumahan, kawasan perkampungan dan tanah pertanian.

The Housing Zone is the largest zone in the SAP URBS area which includes housing estates, village areas and agricultural land.



PETUNJUK

- Laluan Kereta Api
- Jalan Utama
- Badan air

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DRAFT SPECIAL AREA PLAN FOR THE URBAN REJUVENATION OF BANDAR SEGAMAT, JOHOR

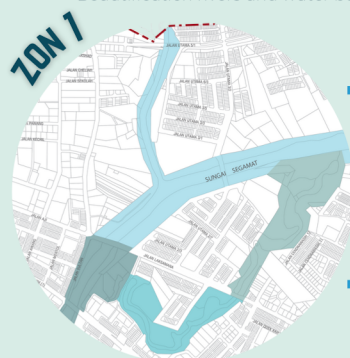


06 RINGKASAN CADANGAN KESELURUHAN RKK

Summary of Overall Project

PENGINDAHAN SUNGAI DAN BADAN AIR

Beautification rivers and water bodies



QUICK WIN 9

JANGKA PENDEK 11
Short-term

JANGKA PANJANG 4
Long-term

INSTITUSI DAN BUDAYA

Culture and Institutions



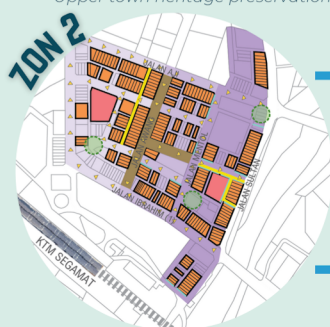
QUICK WIN 2

JANGKA PENDEK 3
Short-term

JANGKA PANJANG 5
Long-term

PEMELIHARAAN WARISAN PUSAT BANDAR ATAS

Upper town heritage preservation



QUICK WIN 17

JANGKA PENDEK 4
Short-term

JANGKA PANJANG 0
Long-term

PEMBAHARUAN SEMULA

Urban Renewal



QUICK WIN 5

JANGKA PENDEK 2
Short-term

JANGKA PANJANG 0
Long-term

PUSAT KOMERSIAL

Commercial centre



QUICK WIN 2

JANGKA PENDEK 5
Short-term

JANGKA PANJANG 0
Long-term

PERUMAHAN

Housing



QUICK WIN 2

JANGKA PENDEK 3
Short-term

JANGKA PANJANG 0
Long-term

PEMBANGUNAN BERCAMPUR/TOD

Mix development/ TOD



QUICK WIN 2

JANGKA PENDEK 11
Short-term

JANGKA PANJANG 3
Long-term

INFRASTRUKTUR DAN UTILITI SERTA

BANDAR PINTAR

Infrastructure and utilities and Smart City



QUICK WIN 10

JANGKA PENDEK 10
Short-term

JANGKA PANJANG 4
Long-term

QUICK WIN 1-2 TAHUN
49



JANGKA PENDEK 3-5 TAHUN
49



JANGKA PANJANG 5-10 TAHUN
16



Ringkasan Eksekutif
Executive Summary

DRAF RANCANGAN KAWASAN KHAS PEMBAHARUAN SEMULA BANDAR SEGAMAT,
JOHOR
DRAFT SPECIAL AREA PLAN FOR THE URBAN REJUVENATION OF BANDAR SEGAMAT, JOHOR





Ilustrasi cadangan penaiktarafan jejantas Pasar Awam dan sambungan jejantas ke KTM Segamat

Illustration of propose upgrading overhead bridge connection from Pasar Awam to Segamat KTM station

07 CADANGAN KEUTAMAAN PEMBANGUNAN RKK

MSAP Priority Development Proposals

PS: Zon Pengindahan Sungai dan Badan Air

PS: Beautification of Rivers and Water Bodies



PS1-1

Cadangan Pembinaan Promenade Linear Park dan Jogging Track (Segamat Riverfront)

Proposed Construction of Promenade Linear Park and Jogging Track (Segamat Riverfront)

Cadangan mewujudkan promenade linear park di tepian sungai sepanjang Jalan Sultan.

Proposal to create a promenade linear park on the banks of Segamat river along Jalan Sultan.



PS1-3

Cadangan Pembinaan Dataran @Segamat

Proposal for the Construction of the Dataran @Segamat

Cadangan Pembinaan Dataran @Segamat adalah bertujuan untuk mewujudkan satu ruang baharu bagi kegunaan aktif penduduk Segamat.

The proposed construction of Dataran @Segamat aims to create a new space for the active use of Segamat residents



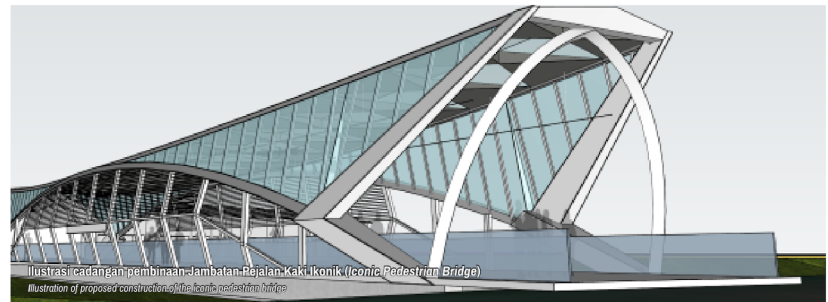
PS1-4

Cadangan Menaik Taraf Tapak Warisan Jambatan Keretapi Lama Segamat

Proposal for Upgrading Segamat Old Railway Bridge Heritage Site

Lokasi bagi tapak cadangan pembinaan dataran adalah sangat strategik kerana ia terletak di tepi jalan masuk utama ke Bandar Segamat.

The location of the proposed site is very strategic because it is located by the main entrance to Bandar Segamat.



PS1-5

Cadangan pembinaan jambatan pejalan kaki ikonik (iconic pedestrian bridge)

Proposed construction of an iconic pedestrian bridge

Cadangan membina jambatan ikonik menyeberangi Sungai Segamat yang menghubungkan dua era berbeza iaitu Bandar Atas Segamat dan Bandar Bawah.

The proposal to build an iconic bridge across the Segamat River that connects two different eras, the Upper Town of Segamat and the Lower Town.



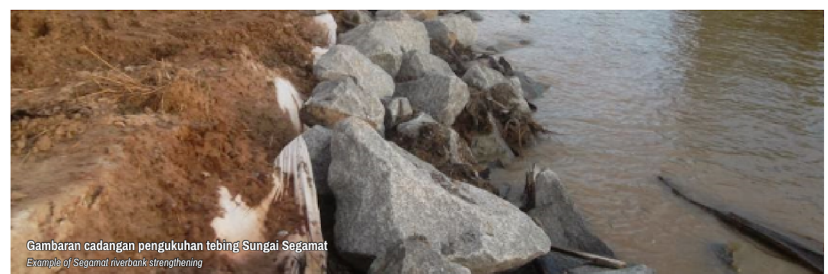
PS1-11

Cadangan Pembinaan Barrage

Barrage Construction Proposal

Cadangan Pembinaan Barrage adalah bagi memastikan paras air Sungai Segamat sentiasa berada pada aras yang bersesuaian untuk aktiviti rekreasi sungai yang berasaskan air serta mengekalkan elemen estetika badan air di persekitaran Sungai Segamat.

The proposed construction of the barrage is to ensure that the water level of the Segamat River is always at a suitable level for water-based river recreation activities as well as maintaining the aesthetic elements of the water body in the Segamat River environment.



PS1-12

Cadangan Pengukuhan Tebing Sungai Segamat

Proposal for Strengthening the Segamat Riverbank

Tebing Sungai Segamat perlu diperkukuhkan dan distabilkan di kedua-dua bahagian (kiri dan kanan) sungai bagi memelihara kualiti alam sekitar dan mengelakkan daripada berlakunya hakisan di tebing sungai.

The banks of the Segamat River need to be strengthened and stabilized on both sides (left and right) to preserve the quality of the environment and prevent erosion the riverbanks.



PW: Pemeliharaan Warisan Pusat Bandar Atas

PW: Upper Town centre Heritage Preservation



Illustrasi pengindahan jalan dengan gerbang penanda di sepanjang sebagai identiti pengenalan kepada Jalan Awang, Jalan Ismail dan Jalan Leong Yeong



PW2-1

Cadangan Pengindahan Jalan dan Lorong

Melibatkan penambahbaikan dari aspek landskap, perabot jalan dan juga jenis turapan jalan. Bagi pengindahan Jalan Awang, Jalan Ismail dan Jalan Leong Yeong, dicadangkan turapan ditukar kepada jenis interlocking pavement

Involving improvements of landscaping, street furniture and also the type of pavement. For the beautification of Jalan Awang, Jalan Ismail and Jalan Leong Yeong, it is suggested that the pavement be changed to an interlocking pavement type



Illustrasi Cadangan Penyesuaigunaan Semula Bangunan Lama



PW1-3

Cadangan Penyesuaigunaan Semula Bangunan Lama

Bangunan-bangunan lama yang terletak di dalam Jalan Awang, Jalan Mentol dan Jalan Leong Yeong yang strategik dan mempunyai reka bentuk dengan sense of welcoming yang sangat baik. Bangunan-bangunan ini dilihat sangat berpotensi untuk dibangunkan sebagai Galeri Sejarah Bandar, Galeri Seni dan Medan Pelancong.

The buildings along Jalan Awang, Jalan Mentol and Jalan Leong Yeong is located in a strategic area with unique design and very good sense of welcoming. The buildings have the potential to be used as the town's historical or art gallery or a tourist attraction.



Illustrasi Cadangan Elemen dan Lorong Seni (Mural)



PW2-2

Cadangan Elemen Dan Lorong Seni (Mural)

Cadangan penambahbaikan karya seni mural di dinding bangunan di Jalan Mentol dan Jalan Ismail. Terdapat 5 lokasi yang dikenalpasti berpotensi untuk dijadikan mural sepanjang jalan-jalan ini.

Suggested improvement of mural artwork on the walls of buildings along Jalan Mentol and Jalan Ismail. There are 5 locations that have the potential to be designed with murals.



Illustrasi Rooftop Cafe Bangunan Derang Emas yang menghadap ke arah pemandangan Gunung Ledang



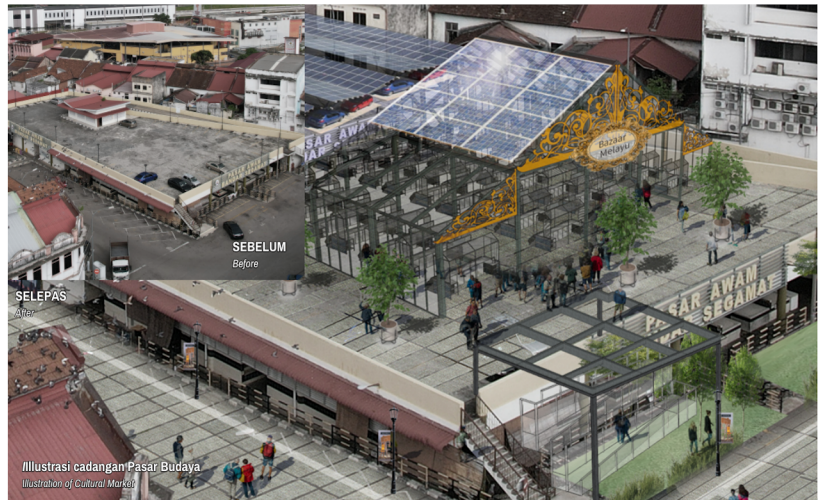
PW2-4

Cadangan Penyesuaigunaan Semula Bangunan Lama

Proposal for the Reuse of Old Buildings

Cadangan mengaktifkan semula bangunan 20 tingkat Derang Emas di Jalan Leong Yeong sebagai UTC manakala Menara Derang Emas dicadangkan untuk dibangunkan semula sebagai pangsupuri perkhidmatan bermula dari tingkat 7 dan ke atas.

The 20-storey Derang Emas building is suggested to be reused as a UTC while Menara Derang Emas with a proposed redesign from the 7th floor to the top as service apartments.



Illustrasi cadangan Pasar Budaya



PW3-3

Cadangan Penyesuaigunaan Semula Bangunan Lama

Proposal for the Reuse of Old Buildings

Cadangan penyesuaigunaan semula bangunan Pasar Segamat sebagai Pasar Budaya. Pasar Awam sedia ada masih berfungsi dan digunakan oleh masyarakat setempat.

Proposal for the reuse of the Segamat Market building as a Cultural Market. The existing Public Market will still function for the local community.



PP: Zon Pusat Komersial

PP: Commercial centre Zone

PROJEK-PROJEK UTAMA ZON 3



Gambaran Cadangan Penambahbaikan Landskap Hijau dan Elemen Teduhan
Example of proposed enhancement of landscape and shade elements



PP1-1

Cadangan Penambahbaikan Landskap Hijau dan Elemen Teduhan

Proposal for the Enhancement of Landscape and Shade Elements

Kelebihan landskap dan elemen teduh dalam bandar adalah penting dalam membina persekitaran bandar yang lebih nyaman, mesra alam, dan menjadikan bandar sebagai tempat yang menarik untuk didiami.
The benefits of green spaces and shaded areas in the cities are important as they help create eco-friendly, comfortable urban environment to live.



Ilustrasi Cadangan Penambahbaikan Elemen Streetscape, Perabot Jalan
Illustration of street furniture and streetscape features



PP1-2

Cadangan Penambahbaikan Elemen Streetscape, Perabot Jalan

Proposed for Enhancement of Street Furniture and Streetscape Features

Kelebihan landskap dan elemen teduh dalam bandar adalah penting dalam membina persekitaran bandar yang lebih nyaman, mesra alam, dan menjadikan bandar sebagai tempat yang menarik untuk didiami.
The advantages of landscape and shade elements in the city are important in creating a more comfortable, environmentally friendly atmosphere, and making the town an attractive places to live.



Ilustrasi Cadangan Lukisan Mural Di Dinding Bangunan
Illustration of mural paintings on building walls

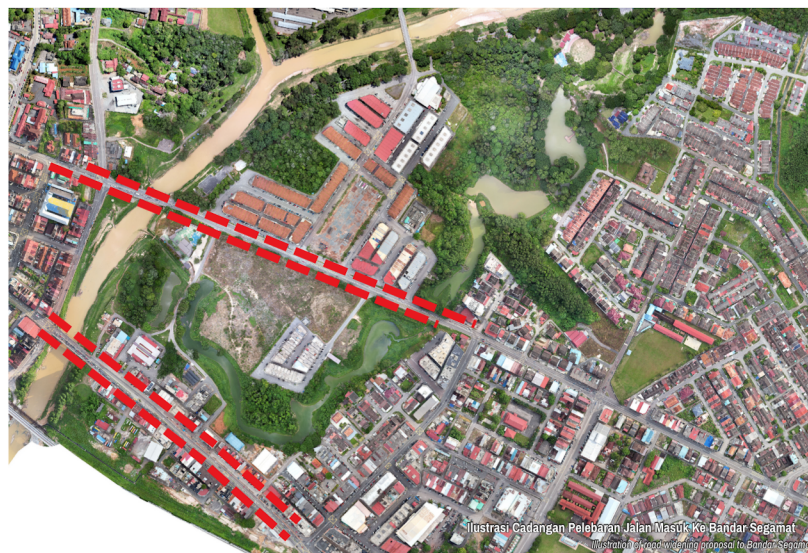


PP1-7

Lukisan Mural Di Dinding Bangunan

Mural Painting On Building Walls

Berbeza dengan cadangan mural di bandar atas yang bertemakan kisah rakyat bandar Segamat, mural di bandar bawah dicadangkan berkonsepkan makanan popular di Segamat.
The idea for the proposed mural in the lower town is popular food in Segamat, in contrast to the upper town's mural, which is themed around the folktales of the town.



Ilustrasi Cadangan Pelebaran Jalan Masuk Ke Bandar Segamat
Illustration of proposed widening proposal to Bandar Segamat



PP1-4

Pelebaran Jalan Masuk Ke Bandar Segamat

Widening of the Bandar Segamat entrance roads

Pelebaran jalan masuk melibatkan beberapa jalan di Bandar Segamat iaitu di Jalan Laksamana dan Jalan Genuang

The widening of the access road involves several roads in Bandar Segamat namely Jalan Laksamana and Jalan Genuang



Ilustrasi Cadangan Penambahbaikan Pencahayaan Sekitar Bandar
Illustration of the proposed lighting enhancement around town



PP1-3

Cadangan Penambahbaikan Pencahayaan Sekitar Bandar

Proposal for Enhancing Lighting Throughout the City

Cadangan penambahan pencahayaan sekitar Bandar Segamat adalah penting untuk meningkatkan keselamatan, keindahan dan keselesaan bandar.

The proposed enhancement of lighting around Bandar Segamat is important for the town's safety and comfort.



Ringkasan Eksekutif
Executive Summary

DRAF RANCANGAN KAWASAN KHAS PEMBAHARUAN SEMULA BANDAR SEGAMAT,
JOHOR
DRAFT SPECIAL AREA PLAN FOR THE URBAN REJUVENATION OF BANDAR SEGAMAT, JOHOR

TOD: Zon Pembangunan Bercampur/TOD
Mixed Development Zone/Transit-Oriented Development (TOD)



Ilustrasi Cadangan Pembangunan Semula IPD Segamat
Illustration of the redevelopment of Segamat Police Department



Cadangan Pembangunan Semula IPD Segamat
Segamat Police Department (IPD) Redevelopment Proposal

Mencadangkan pembangunan semula IPD Segamat kepada pembangunan yang lebih ekonomikal seperti pusat konvesyen, pejabat dan ruang perniagaan.
The proposed redevelopment of IPD Segamat to a more economical development with facilities such as a convention centre, office or business space.



TOD1-3



TERMINAL BAS SEGAMAT

Ilustrasi Cadangan Penaiktarafan Terminal Bas Segamat
Illustration for the upgrading of Segamat Bus Terminal



Cadangan Penaiktarafan Terminal Bas Segamat
Proposed Segamat Bus Terminal Upgrade

Cadangan menaiktaraf Terminal Bas Segamat adalah penting bagi meningkatkan kualiti perkhidmatan pengangkutan awam dan keselesaan penumpang
The proposal to upgrade the Segamat Bus Terminal is important to improve the quality of public transport services and passenger comfort



TOD2-7



Ilustrasi Cadangan Pembangunan Semula Kampung Seberang Stesen
Illustration of the redevelopment of Kampung Seberang Stesen



Cadangan Pembangunan Semula Kampung Seberang Stesen
Proposed Redevelopment of Kampung Seberang Stesen

Pembangunan semula Kampung Seberang Stesen Segamat ke dalam kawasan Transit-Oriented Development (TOD) berkonsep pangsapuri adalah langkah yang strategik untuk memodenkan kawasan tersebut dan meningkatkan penggunaan pengangkutan awam.
The redevelopment of Kampung Seberang Stesen into a Transit-Oriented Development (TOD) area with an apartment concept is a strategic move to modernize the area and encourage the use of public transport.



TOD3-3



Ilustrasi Cadangan Pembangunan Komersial dan Pangsapuri Perkhidmatan
Illustration of proposed development for a commercial centre and service apartments in the TOD



Cadangan Pembangunan Komersial dan Pangsapuri Perkhidmatan
Proposed Commercial Development and Service Apartments

Pembangunan pusat perniagaan yang bersepadu dengan menggabungkan perumahan dan perniagaan dalam satu kawasan.
The development of an commercial centre combining housing as well as business in one area.



TOD2-6

TOD: Zon Pembangunan Bercampur/TOD

Mixed Development Zone/Transit-Oriented Development (TOD)



Ilustrasi Cadangan Penaiktaraf Jejantas Pasar Awam dan Sambungan Jejantas Ke KTM Segamat

Illustration for the upgrading of elevated pedestrian crossing from Segamat Wet Market to Segamat KTM Station



Cadangan Penaiktaraf Jejantas Pasar Awam dan Sambungan Jejantas Ke KTM Segamat

Public Market Overpass Upgrade Proposal and Overpass Connection to KTM Segamat



TOD2-3

Cadangan menaiktaraf jejantas dari Terminal Pengangkutan ke Pasar Awam Segamat, Johor adalah langkah yang baik dalam meningkatkan keselesaan dan aksesibiliti pengguna kawasan tersebut

The proposal to upgrade the elevated pedestrian crossing from the Segamat Wet Market to Segamat KTM Station is to improve the comfort and accessibility of the users



Ilustrasi Cadangan Pembangunan Semula Tapak Letak kereta Berpusat MPS dan Pangsapuri berservis

Illustration for redeveloped MPS centralized parking lot and service apartments



Cadangan Pembangunan Semula Tapak Letak kereta Berpusat MPS dan Pangsapuri Perkhidmatan

Proposed Redevelopment of MPS Centralized Car Park and Service Apartments



TOD2-8

Cadangan pangsapuri servis di atas tapak tempat letak kereta terbuka dan sebahagian tanah milik MPS berpotensi untuk dimajukan sebagai pangsapuri perkhidmatan.

The site of open parking and part of land owned by MPS has the potential to be developed as serviced apartments.



Ilustrasi Cadangan Pembinaan Pusat Pemindahan Kekal (PPK) Bencana dan Banjir

Illustration for the building of a permanent evacuation centre (PPK) as means of shelter from natural disasters and floods



Pembinaan Pusat Pemindahan Kekal (PPK) Bencana dan Banjir

Construction of Disaster and Flood Permanent Evacuation centre (PPK).

Cadangan Pembinaan Pusat Pemindahan Kekal (PPK) bencana dan banjir yang dilengkapi dengan kuarters dan kemudahan awam untuk keselesaan mangsa yang ditimpa bencana alam.

The proposed construction of a permanent evacuation centre (PPK) for disasters and floods equipped with quarters and public facilities for the convenience and comfort for victims.



TOD3-5



PROJEK-PROJEK UTAMA ZON 4

IB: Zon Institusi dan Budaya

IB: Institutional and Culture Zone



Ilustrasi Cadangan Menaiktaraf Gerbang Masuk ke Bandar Segamat Melalui Jalan Muar Dari Arah Pekan Tangkak/ Muar

Illustration for the upgrading of Welcome Entrance signage to Segamat from Tangkak/Muar



Cadangan Menaiktaraf Gerbang Masuk ke Bandar Segamat Melalui Jalan Muar Dari Arah Pekan Tangkak/ Muar

Proposal to Upgrade the Welcome Entrance signage to Segamat from Tangkak/Muar



IB1-6

Penambahbaikan dan pengindahan gerbang masuk ke Segamat dari arah Pekan Tangkak Muar dicadangkan kerana ia merupakan salah satu daripada jalan masuk ke Bandar Segamat dan mempunyai elemen mengalu alukan kedatangan pengunjung



The proposal for the upgrading of the Welcome Entrance signage to Segamat from Tangkak/Muar will be designed to catch the attention and invite visitors to Bandar Segamat.



Ilustrasi Cadangan Muzium Sejarah Segamat di Jalan Pawang

Illustration for the Segamat Historical Museum in Jalan Pawang



Cadangan Muzium Sejarah Segamat di Jalan Pawang

Proposal of Segamat Historical Museum in Jalan Pawang



IB1-10

Cadangan penyesuaian semula (adaptive reuse) bangunan rumah kedai lama di Jalan Pawang seperti galeri persendirian dan mini muzium bagi tarikan pelancongan warisan. Galeri yang dihasilkan daripada bangunan kuarters kerajaan diubahsuai sebagai bangunan berkonsepkan sejarah dan warisan Segamat.



Proposals for the adaptive reuse of historic shophouse and buildings in Jalan Pawang into small museums and private galleries to be an attraction for tourists. The government quarters building can be transformed into galleries that reflect Segamat's legacy and history.



Ilustrasi Cadangan Pemuliharaan Makam Bendahara Tepok

Illustration for the conservation of Bendahara Tepok's burial ground



Cadangan Pemuliharaan Makam Bendahara Tepok

Proposal for Conservation of Bendahara Tepok's Burial Ground



Selari dengan matlamat untuk memelihara warisan Bandar Segamat dan pelancongan warisan, cadangan menambahbaik persekitaran Makam Bendahara Tepok perlu dilakukan bagi menaiktaraf kawasan tapak bersejarah dan memelihara kawasan bersejarah ini.

Proposals to enhance Bendahara Tepok's Burial Ground in order to protect and preserve Bandar Segamat's and Johor's historical legacy.

IB1-5



Ilustrasi Cadangan Menaiktaraf Taman Bunga Batu Hampar

Illustration for the enhancement of Taman Bunga Batu Hampar



Cadangan Menaiktaraf Taman Bunga Batu Hampar

Proposal for Enhancement of Taman Bunga Batu Hampar



Dijadikan sebagai kawasan dataran terbuka sesuai untuk mengadakan acara-acara bulanan atau tahunan. Antara acara-acara yang sesuai dicadangkan adalah seperti Carboot Sale, Pasar Tani atau Tapak Pesta Buah-Buahan.

Designed to be an open event space that can host yearly or monthly events such as fruit festivals, farmer's markets, and carboot sales.

IB1-8



PL: Zon Pembaharuan Semula

PL: Regeneration Zone



PL1-4

Cadangan Membina Penanda dan Gerbang Masuk Bandar

Proposed welcome entrance signage from Bandar Segamat's main entrances

Penanda atau gerbang masuk yang disediakan memberi gambaran dan imej bandar Segamat yang mempunyai kelainan dari bandar lain. Papan tanda mempunyai tema dan konsep yang sama di setiap pintu masuk ke Segamat.

The markers or entrance gates provide an overview and image of Bandar Segamat and to be designed with unique designs, similar theme and concept at every entrance to Segamat.



PL1-3

Cadangan Menambahbaik Pencahayaan Sekitar Kawasan Bandar

Proposal for enhancing the lighting in Bandar Segamat

Cadangan penggunaan lampu jalan memberi nilai tambah dari segi keselamatan kawasan dan menggalakkan aktiviti pada waktu malam serta memberi karakter bandar dan kawasan tersebut.

The proposed use of street lights gives added value in terms of area safety and encourages night town activities as well as adds value to the character of the town.



PL1-5

PL1-5 Cadangan Laluan Basikal dan Mikromobiliti

Proposed Cycling and Micromobility Routes

Cadangan laluan basikal dan mikrobiliti sepanjang 1000m dapat mengoptimalkan penggunaan ruang di mana ia diintegrasikan bersama elemen landskap dan perabot bandar yang bersesuaian

The suggested 1000m long bicycle lane and micromobility lanes can maximize space use which also combines landscape elements and appropriate street furniture.

PL1-6 Cadangan Gelanggang Bola Keranjang Half-court dan Outdoor Gym

Proposal to Build half basketball court and outdoor gym

Cadangan gelanggang bola keranjang half-court dan outdoor gym untuk kegunaan penduduk dan orang ramai ke arah kesihatan fizikal dan mental.

Proposed half basketball court and outdoor gym for local and public use to help improve people's physical and mental health.

PL1-7 Cadangan Membina Kontena Pit-Stop Café dan Bengkel Basikal

Proposal to Build Pit Stop Café Container and Bicycle Workshop

Cadangan membina Kontena Pit Stop Café dan bengkel basikal merupakan konsep perniagaan yang menarik dan boleh memberi pelbagai manfaat kepada masyarakat dan pelanggan yang menggunakan perkhidmatan ini.

The proposal to build a Pit-Stop Café container and bicycle workshop is an interesting business concept and provide various benefits to the community and customers who use this service.



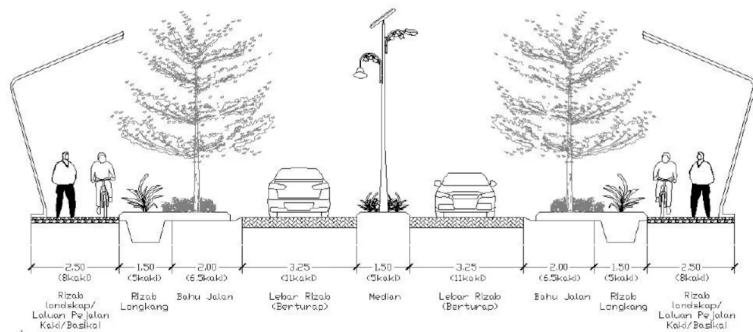
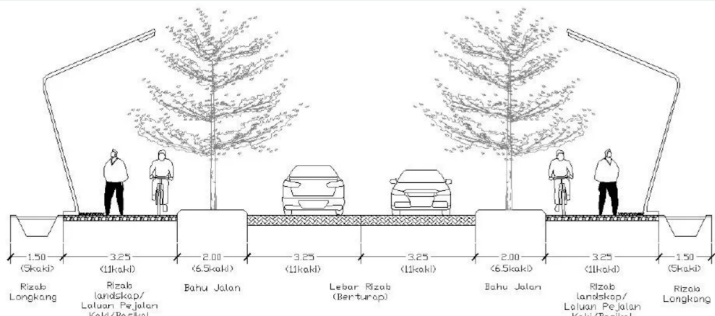
PL1-7



PROJEK-PROJEK UTAMA ZON 6

PR: Zon Perumahan

PR: Housing Zone



Cadangan Penyambungan Jalan Yang Terputus

Proposal for upgrading roads (connectivity)



Cadangan menaiktaraf jalan-jalan utama di zon 7 dengan kerja-kerja penyambungan jalan yang terputus supaya dapat diakses dan digunakan dengan baik kepada umum

Upgrading the main road in zone 7 for the connection of disconnected roads to be easily accessed by the public



PRI-1



Ilustrasi cadangan menambahkan pencahayaan
Illustration on the proposal for enhancing the urban lighting



Cadangan Menambahbaik pencahayaan

Proposal for enhancing the urban lighting



Cadangan menambahbaik pencahayaan supaya dapat meningkatkan keselamatan kepada pengguna jalan raya, menyerlahkan imej Bandar Segamat.

Proposals to improve urban and street lighting in order to increase safety for road users as well as enhance the night time image of Bandar Segamat and indirectly improve the local economy



PRI-3



Cadangan Menambahbaik Persimpangan Masuk Utama Kg Jawa

Proposal to Improve the Main Intersection into Kg Jawa



Cadangan menambahbaik persimpangan masuk utama Kg Jawa adalah bagi melancarkan aliran trafik jalan di kawasan tersebut selain meningkatkan imej Kg Jawa sebagai salah satu tarikan pelancongan yang di Segamat dengan keunikan dan kepelbagaian budaya dan tarikan makanan tradisional.

The proposal to improve the main intersection into Kg Jawa to facilitate the flow of road traffic in the area in addition to improving the image of Kg Jawa with the uniqueness of local traditions.



PRI-4



Penanda atau gerbang masuk yang disediakan memberi gambaran selamat datang ke kawasan perkampungan lama ini.
Markers or welcome entrance signage is planned to give a sense of welcoming into the old rural settlement



Cadangan Membina Penanda Kawasan Dalam Bandar

Proposed Construction of Urban Area Markers

Cadangan membina penanda kawasan dalam bandar adalah penting bagi meningkatkan imej Bandar Segamat

The proposal to build markers in Bandar Segamat is important to improve the image of the town



PRI-5



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Ilustrasi Cadangan Mereka bentuk, menyediakan dan menyelenggara SMART COMMAND CENTRE MPS

Illustration to design, build and maintain MPS Smart Command Centre



Cambaran Cadangan Smart Living: Sistem Perkhidmatan Permohonan Kemudahan Aset MPS Secara Atas Talian

Example of Smart Living proposal: MPS Asset Facility Application Service System



SC-1

Cadangan Mereka bentuk, menyediakan dan menyelenggara 'SMART COMMAND CENTRE MPS'

Proposal to design, build and maintain a 'SMART COMMAND centre MPS'

Memastikan command centre ini sentiasa bersedia merangkumi sistem software, mesra pengguna dan dapat menjalankan fungsinya di dalam keadaan yang terbaik

Ensuring that the command centre is always ready to include user-friendly software system and able to perform its functions in the best conditions



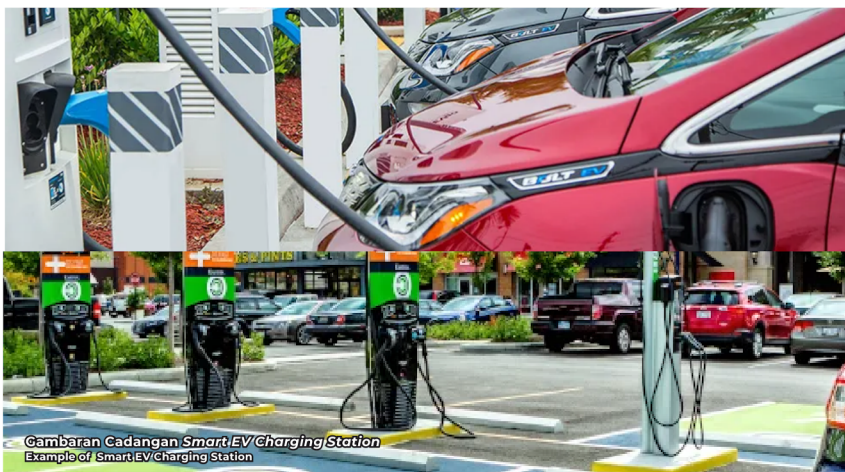
SC-7

Cadangan Smart Living: Sistem Perkhidmatan Permohonan Kemudahan Aset PBT Secara Atas Talian

Smart Living Proposal: MPS Asset Facility Application Service System

Memudahkan urusan tempahan kemudahan dan aset MPS secara atas talian tanpa perlu berurusan di kaunter MPS.

Facilitating the affairs of municipal asset bookings without the hassle of going to the MPS's service counter.



Cambaran Cadangan Smart EV Charging Station

Example of Smart EV Charging Station



SC-9

Cadangan Pengecasan EV Pintar

Suggested Smart EV Charging Station

Stesen Pengecasan EV (Electric Vehicle) adalah fasiliti yang membolehkan pemilik kereta elektrik mengisi bateri kereta mereka.

An EV (Electric Vehicle) Charging Station is a facility that allows electric car owners to charge their car batteries.



Ilustrasi Cadangan Real-time Environmental Water Quality Monitoring

Example of real-time environmental water quality system



SC-10

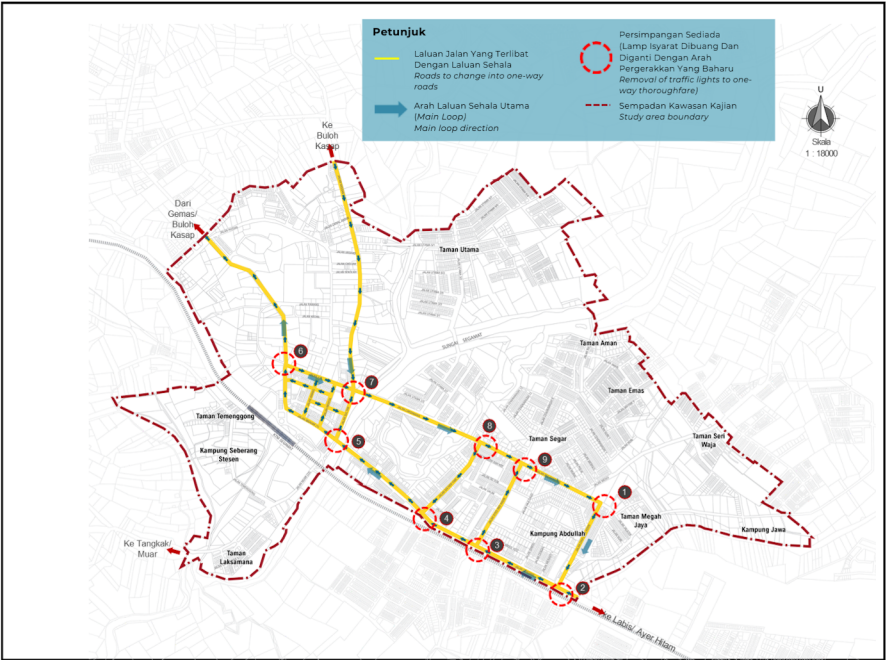
Sistem Pemantauan Kualiti Air secara Real-Time

Real-time Environmental Water Quality Monitoring

Cadangan Pemakaian Sistem Pemantauan Kualiti Air secara real-time bertujuan memastikan sebarang perubahan merbahaya pada kualiti air dapat dikenal pasti dan kerja pemulihan dapat dilaksanakan dengan segera.

The proposed use of a real-time Water Quality Monitoring System aims to ensure that any hazardous changes in water quality can be identified and remedial work can be carried out immediately.





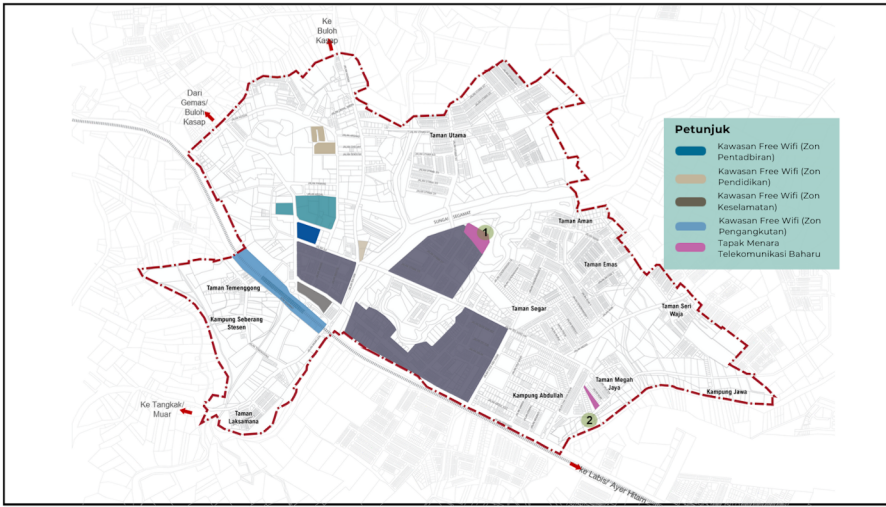
IU2-1

Cadangan Sirkulasi Baharu Bandar Segamat

Proposal of Bandar Segamat new traffic circulation

Cadangan sirkulasi baharu Bandar Segamat bertujuan melancarkan aliran trafik di Bandar Segamat dengan mengubah haluan daripada dua hala kepada sehalah di jalan-jalan utama yang terlibat

By converting the main road from two-way to one-way traffic, the proposed new circulation in Bandar Segamat seeks to enhance traffic flow in the area.



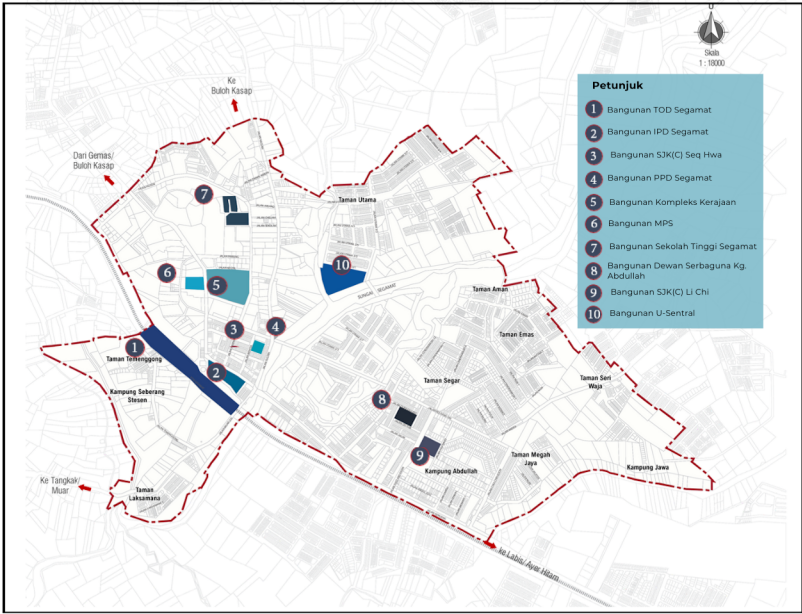
IU1-8

Cadangan Pembinaan Menara Pemancar Telekomunikasi

Proposal of Telecommunications Tower Construction

Cadangan pembinaan menara pemancar telekomunikasi untuk memastikan Bandar Segamat mempunyai liputan, kapasiti dan capaian internet yang berkeupayaan tinggi dan keboleharapan yang maksima.

The proposed telecommunications tower construction ensures that bandar Segamat has high coverage, capacity and internet access at maximum availability.



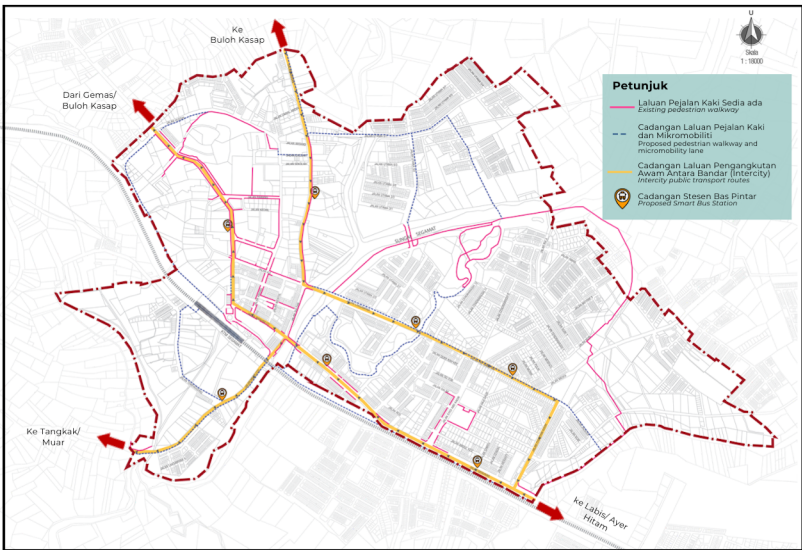
IU1-9

Cadangan Penambahbaikan Kecekapan Infrastruktur

Proposal for the Improvement Infrastructure Efficiency

Pemasangan panel solar photovoltaic (BIPV) di bangunan-bangunan terpilih (melibatkan 30% daripada keluasan keseluruhan bumbung).

30% of the roof area is to be installed with solar photovoltaic panels (BIPV) for selected buildings.



IU2-4

Cadangan Pengangkutan Awam Pintar Dan Mikro Mobiliti

Proposal of Smart Public Transport And Micromobility

Cadangan ini bertujuan untuk mencapai sistem pengangkutan yang lebih efisien, berkesan, dan lestari serta dapat mengurangkan kesesakan jalan raya dan pencemaran alam sekitar

This proposal aims to achieve a more efficient, effective, and sustainable transport system and reduce road congestion and environmental pollution.



08 SENARAI PROGRAM PELANCONGAN

List of tourism program

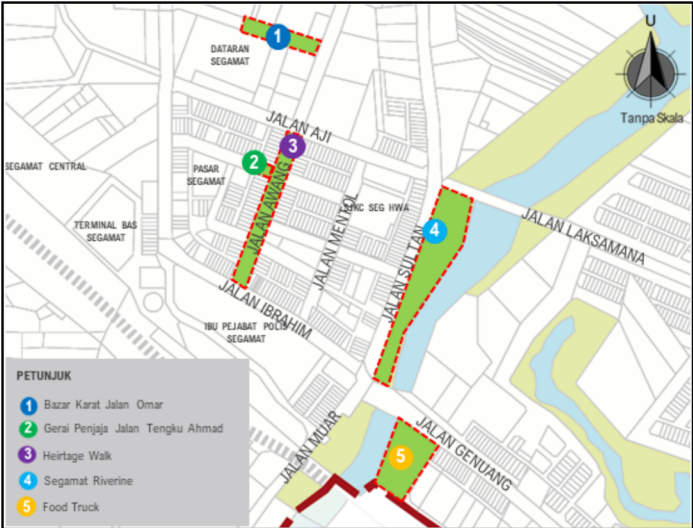
P1

Tindakan Meningkatkan Fasilitas Perniagaan Tidak Formal

Actions to Improve Informal Business Facilities



Lokasi Location	- Jalan Sultan - Jalan Omar - Jalan Ismail - Jalan Tengku Ahmad - Jalan Genuang - Jalan Awang
Status Pemilikan Tanah Land Ownership Status	Persendirian/MPS Private/MPS
Guna tanah semasa Current land use	Perniagaan Commercial
Kategori Tindakan Action Category	Projek Baharu New project
Jangka Masa Tindakan Duration of Action	Jangka Pendek 3-5 tahun Short-term 3-5 years
Agensi Terlibat Agencies Involved	MPS BPEN JKR



Lokasi Tindakan Meningkatkan Aktiviti Perniagaan Tidak Formal di Bandar Segamat

Location of Actions to Increase Informal Business Activities in Segamat City

P2

Meningkatkan Aktiviti Perniagaan Kecil dan Sederhana (SME)

Increasing Small and Medium Business (SME) Activities



Lokasi Location	- Jalan Aji - Jalan Leong Yong - Jalan Tengku Ahmad - Jalan Genuang - Jalan Muar
Status Pemilikan Tanah Land Ownership Status	Persendirian/MPS Private/MPS
Guna tanah semasa Current land use	Perniagaan Commercial
Kategori Tindakan Action Category	Projek Baharu New project
Jangka Masa Tindakan Duration of Action	Jangka Pendek 3-5 tahun Short-term 3-5 years
Agensi Terlibat Agencies Involved	MPS MARA BPEN ECERDC



Lokasi Tindakan Meningkatkan Aktiviti Kecil dan Sederhana (SME) di Bandar Segamat

Location of Actions to Increase Small and Medium Activities (SME) in Segamat Town

Meningkatkan Sektor Penginapan

Improving the Accommodation Sector



Lokasi <i>Location</i>	- Bandar Atas - Bandar Bawah
Status Pemilikan Tanah <i>Land Ownership Status</i>	Persendirian/MPS <i>Private/MPS</i>
Guna tanah semasa <i>Current land use</i>	Perniagaan/Rekreasi/ Kawasan Lapang <i>Commercial/recreation/open space</i>
Kategori Tindakan <i>Action Category</i>	Projek Baharu <i>New project</i>
Jangka Masa Tindakan <i>Duration of Action</i>	Jangka Pendek 3-5 tahun <i>Short-term 3-5 years</i>
Agensi Terlibat <i>Agencies Involved</i>	MPS MOTAC ECERDC



Contoh konsep hotel butik di Georgetown, Pulau Pinang

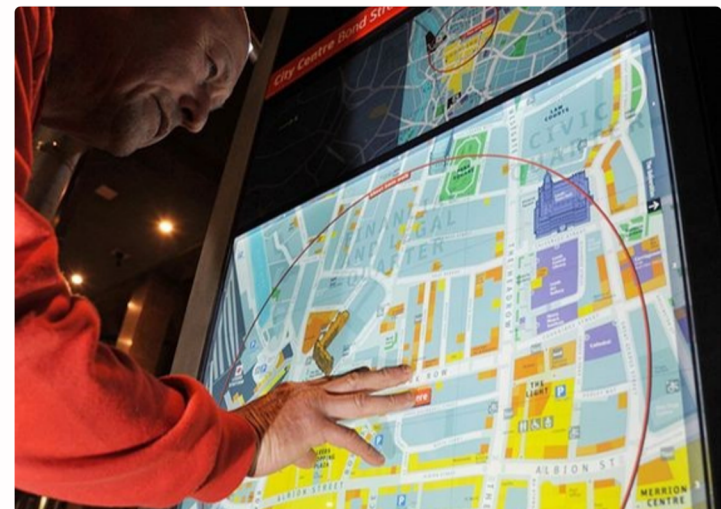
An example of a boutique hotel concept in Georgetown, Penang

Mewujudkan Zon Pelancongan

Creating a Tourism Zone



Lokasi <i>Location</i>	Bangunan Kedai Lama (Bandar Atas)
Status Pemilikan Tanah <i>Land Ownership Status</i>	Persendirian/MPS <i>Private/MPS</i>
Guna tanah semasa <i>Current land use</i>	Perniagaan <i>Commercial</i>
Kategori Tindakan <i>Action Category</i>	Projek Menaik Taraf <i>Upgrade</i>
Jangka Masa Tindakan <i>Duration of Action</i>	Jangka Panjang 5-10 tahun <i>Long-term 5-10 years</i>
Agensi Terlibat <i>Agencies Involved</i>	MPS MOTAC Swasta



Gambaran kiosk aplikasi Wayfinding Digital untuk rujukan pelancong

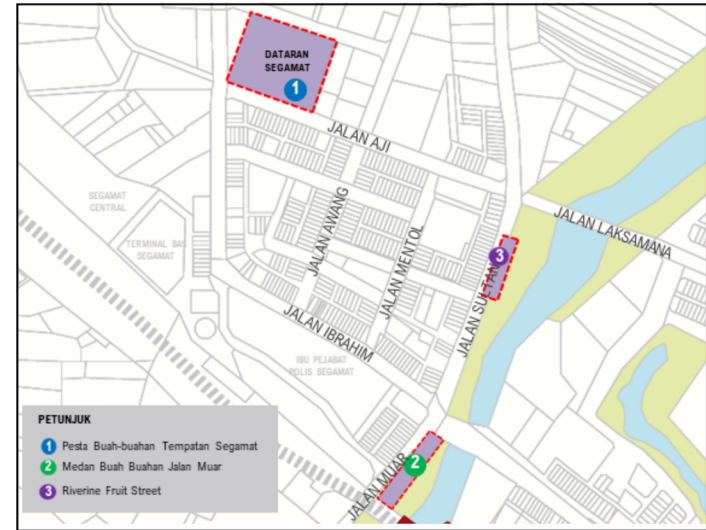
Image of the Digital Wayfinding application kiosk for tourist reference

Mewujudkan Zon Buah-Buahan

Creating a Fruit Zone



Lokasi <i>Location</i>	- Jalan Muar - Jalan Sultan - Dataran Segamat - Segamat Riverine
Status Pemilikan Tanah <i>Land Ownership Status</i>	Persendirian/MPS <i>Private/MPS</i>
Guna tanah semasa <i>Current land use</i>	Perniagaan/Dataran/ Kawasan Lapang <i>Commercial/Square/ Open Space</i>
Kategori Tindakan <i>Action Category</i>	Projek Menaik Taraf <i>Upgrade</i>
Jangka Masa Tindakan <i>Duration of Action</i>	Jangka Pendek 3-5 tahun <i>Short-term 3-5 years</i>
Agensi Terlibat <i>Agencies Involved</i>	MPS BPEN DOA



Cadangan Lokasi bagi Zon Buah-Buahan di Bandar Segamat

Proposed Location for the Fruit Zone in Segamat Town

Meningkatkan Ekonomi Pelancongan Bumiputera

Improve the Economy Bumiputera tourism.



Lokasi <i>Location</i>	- Segamat Riverine - Medan Makan D'Esah - Art Lane Jalan Ismail - Pasar Segamat - Jalan Medoi
Status Pemilikan Tanah <i>Land Ownership Status</i>	Persendirian/MPS <i>Private/MPS</i>
Guna tanah semasa <i>Current land use</i>	Perniagaan/Rekreasi <i>Commercial/Recreation</i>
Kategori Tindakan <i>Action Category</i>	Program <i>Programme</i>
Jangka Masa Tindakan <i>Duration of Action</i>	Jangka Pendek 3-5 tahun <i>Short-term 3-5 years</i>
Agensi Terlibat <i>Agencies Involved</i>	MPS MOTAC KBS ECERDC



Galakan peniaga Bumiputera sebagai pemacu ekonomi Bandar Segamat

Encourage Bumiputera traders as economic drivers of Bandar Segamat



Pengukuhan Jejak Pelancongan Bandar Segamat

Strengthening the Segamat City Tourism Trail



Lokasi <i>Location</i>	- Bandar Atas - Bandar Bawah
Status Pemilikan Tanah <i>Land Ownership Status</i>	Persendirian/MPS/ MARA <i>Private/MPS/MARA</i>
Guna tanah semasa <i>Current land use</i>	Perniagaan/Rekreasi <i>Commercial/Recreation</i>
Kategori Tindakan <i>Action Category</i>	Program <i>Programme</i>
Jangka Masa Tindakan <i>Duration of Action</i>	Quick Win 1-2 tahun <i>1-2 years</i>
Agensi Terlibat <i>Agencies Involved</i>	MPS MOTAC Tourism Johor ECERDC JKR



Gambaran nightlife di Heritage Walk Jalan Awang

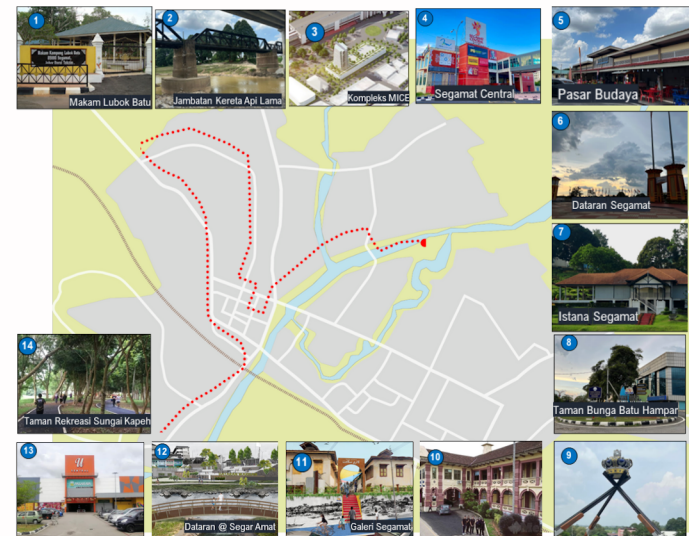
Overview of nightlife at Heritage Walk Jalan Awang

Tindakan Pengaktifan Semula Nightlife Bandar Segamat

Segamat City Nightlife Reactivation Action



Lokasi <i>Location</i>	- Segamat Riverine - Bandar Utama - Art Lane Jalan Ismail - Jalan Sultan - Jalan Awang
Status Pemilikan Tanah <i>Land Ownership Status</i>	Persendirian/MPS <i>Private/MPS</i>
Guna tanah semasa <i>Current land use</i>	Perniagaan <i>Commercial</i>
Kategori Tindakan <i>Action Category</i>	Projek Menaik Taraf <i>Upgrade</i>
Jangka Masa Tindakan <i>Duration of Action</i>	Jangka Pendek 3-5 tahun <i>Short-term 3-5 years</i>
Agensi Terlibat <i>Agencies Involved</i>	MPS BPEN JKR



Cadangan Jejak Pelancongan Bandar Segamat

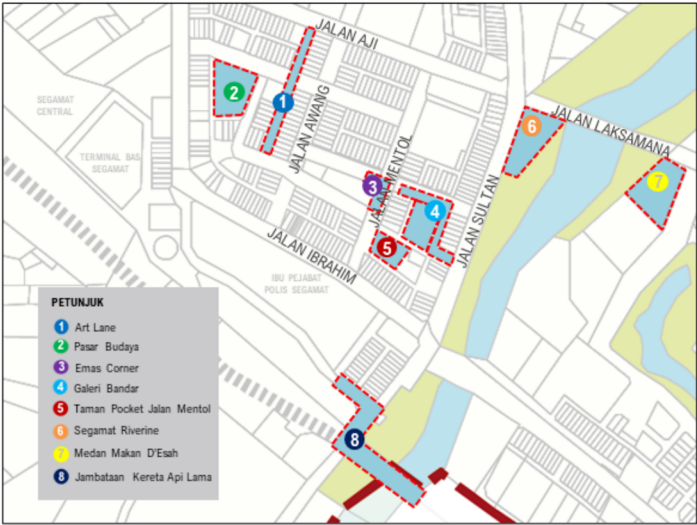
Suggested Segamat City Tourism Trail

Penjenamaan Semula Pelancongan Kreatif

Creative Tourism Rebranding



Lokasi Location	- Segamat Riverine - Jalan Mentol - Jalan Ismail - Jalan Sultan - Jalan Tengku Ahmad - Jalan Leong Yong - Jalan Muar - Medan D'Esah
Status Pemilikan Tanah Land Ownership Status	JPS/MPS
Guna tanah semasa Current land use	Perniagaan/Rekreasi/Kawasan Lapang Commercial/Recreation/Open space
Kategori Tindakan Action Category	Program Programme
Jangka Masa Tindakan Duration of Action	Jangka Pendek 3-5 tahun 3-5 years
Agensi Terlibat Agencies Involved	MPS MOTAC MARA ECERDC JKR



Cadangan Lokasi Penjenamaan Semula Pelancongan Kreatif di Bandar Segamat
Proposed Creative Tourism Rebranding Location in Segamat City

Penjenamaan Semula 'Water Based Tourism'

Rebranding 'Water Based Tourism'



Lokasi Location	- Segamat Riverine - Sungai Kapeh
Status Pemilikan Tanah Land Ownership Status	JPS/MPS
Guna tanah semasa Current land use	Perniagaan/Rekreasi/Kawasan Lapang Commercial/Recreation/Open space
Kategori Tindakan Action Category	Program Programme
Jangka Masa Tindakan Duration of Action	Jangka Pendek 3-5 tahun 3-5 years
Agensi Terlibat Agencies Involved	MPS JPS MOTAC ECERDC JKR



Gambaran Aktiviti Rekreasi Outdoor di Kawasan Tepi Sungai
Overview of Outdoor Recreational Activities in the Riverside Area



P11

Kolaborasi Promosi Pelancongan

Tourism Promotion Collaboration



Lokasi

Location

- Bandar Atas
- Bandar Bawah

Status Pemilikan Tanah

Land Ownership Status

JPS/MPS/Swasta

Guna tanah semasa

Current land use

Perniagaan/Rekreasi/
Kawasan Lapang
Commercial/Recreation/Open
space

Kategori Tindakan

Action Category

Program
Programme

Jangka Masa Tindakan

Duration of Action

Jangka Pendek
3-5 tahun
3-5 years

Agensi Terlibat

Agencies Involved

MPS ECERDC
MOTAC JKR
JPS Tourism Johor

P12

Pakej Pelancongan

Travel Packages



Lokasi

Location

- Bandar Segamat

Status Pemilikan Tanah

Land Ownership Status

JPS/MPS/Swasta

Guna tanah semasa

Current land use

Perniagaan/Rekreasi/
Kawasan Lapang
Commercial/Recreation/Open
space

Kategori Tindakan

Action Category

Program
Programme

Jangka Masa Tindakan

Duration of Action

Jangka Pendek
3-5 tahun
3-5 years

Agensi Terlibat

Agencies Involved

MPS ECERDC
JPS JKR
MOTAC JBSN
Tourism Johor

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Kalendar Pelancongan Bandar Segamat

Segamat City Tourism Calendar



Lokasi

Location

- Bandar Atas
- Bandar Bawah

Status Pemilikan Tanah

Land Ownership Status

JPS/MPS/Swasta
JPS/MPS/Private

Guna tanah semasa

Current land use

Perniagaan/Rekreasi/Kawasan
Warisan
Commercial/Recreation/Heritage Area

Kategori Tindakan

Action Category

Program
Programme

Jangka Masa Tindakan

Duration of Action

Jangka Pendek
3-5 tahun
3-5 years

Agensi Terlibat

Agencies Involved

MPS ECERDC
MOTAC MARA
JBSN Tourism Johor



Contoh Cadangan Pakej Pelancongan Bandar Segamat

Example of Segamat Tourism Package Proposal

Ringkasan Eksekutif
Executive Summary

DRAFT RANCANGAN KAWASAN KHAS PEMBAHARUAN SEMULA BANDAR SEGAMAT, JOHOR
DRAFT SPECIAL AREA PLAN FOR THE URBAN REJUVENATION OF BANDAR SEGAMAT, JOHOR



KESIMPULAN

Summary

01

Sebanyak **114** projek dengan kos keseluruhan sebanyak **RM731,408,110.00**

A total of 114 projects with the total cost of RM731,408,110.00

02

Meningkatkan dan memberi peluang penggunaan tanah yang lebih optimum dengan projek yang berimpak tinggi

Increase and provide more optimal land use opportunities with high impact projects

03

Memberi nafas baharu kepada Sungai Segamat

Giving new life to Segamat River

04

Mengukuhkan imej dan memulihara identiti bangunan warisan

Strengthen the image and preserve the identity of heritage buildings



PENGHARGAAN

Majlis Perbandaran Segamat dengan ini mengucapkan setinggi-tinggi penghargaan dan terima kasih kepada Kerajaan Persekutuan, Kerajaan Negeri Johor Darul Ta'zim, Jabatan Perancangan Bandar dan Desa (PLANMalaysia), jabatan-jabatan kerajaan, agensi-agensi swasta, FOCUS Architects & Urban Planners Sdn Bhd, perunding sokongan dan semua yang turut terlibat secara langsung atau tidak langsung dalam menjayakan Draf Rancangan Kawasan Khas (RKK) Pembaharuan Semula Bandar Segamat, Johor

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Heritage Walk

