Ringkasan Eksekutif

EXECUTIVE SUMMARY

RANCANGAN KAWASAN KHAS (RKK) PERSISIRAN SUNGAI BATU PAHAT, JOHOR

SPECIAL AREA PLAN (SAP) OF BATU PAHAT RIVERSIDE

NOVEMBER 2023

Isi Kandungan

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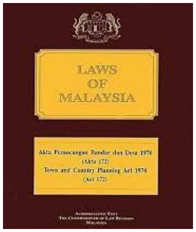
01
ASAS PENYEDIAAN RKK
THE FUNDAMENTAL OF PREPARING SPECIAL AREA PLAN

KEPERLUAN PERUNDANGAN
LEGAL REQUIREMENTS

Akta Perancangan Bandar dan Desa, 1976 [Akta 172] menyatakan kepentingan penyediaan Rancangan Kawasan Khas di bawah Seksyen 16B

The Town and Country Planning Act, 1976 [Act 172] state the importance of preparing a Special Area Plan under Section 16B

SUBSEKSYEN 16B (1) AKTA 172



A Pengarah Negeri atau Pihak Berkuasa Perancangan Tempatan boleh menyampaikan kepada Jawatankuasa Perancang Negeri (JPN) cadangan untuk menyediakan penetapan (RKK) bagi suatu kawasan khas

The State Director or Local Planning Authority may submit to the State Planning Committee (JPN) a proposal for the designation of a special area (SAP)

B RKK perlu mengandungi cadangan – cadangan tindakan khusus yang terperinci bagi tujuan sama ada untuk memajukan, memajukan semula, memperelokkan lagi, memulihara pengurusan kawasan berkenaan

SAP needs to specify the course of actions whether by developments, redevelopment, improvement, conservation or management practice of the said area

C RKK boleh disediakan semasa penyediaan atau setelah berkuatkuasanya sesuatu Rancangan Struktur atau Rancangan Tempatan

SAP may be prepared at any time during preparation or upon the coming into effect of a structure plan or a local plan

SUBSEKSYEN 16B (2) AKTA 172

A Jawatankuasa Perancangan Negeri (JPN) akan menentukan sama ada Pengarah JPBD Negeri atau PBPT yang berkenaan diberi tanggungjawab menyediakan RKK

The committee shall determine whether it is the State Director or the local planning authority who shall have the responsibility of preparing the SAP

SUBSEKSYEN 16B (3) AKTA 172

A RKK hendaklah disediakan dengan prosedur atau cara yang sama sebagaimana Rancangan Tempatan disediakan

The SAP shall be prepared in the same manner as the preparation of a local plan

B RKK hendaklah mengandungi panduan yang terperinci berkenaan cara-cara pelaksanaan dan pengurusannya

SAP shall consist a plan detailed guidance for its implementation and management

C RKK hendaklah mempunyai kuat kuasa seperti suatu Rancangan Tempatan

SAP shall have the effect of a local plan

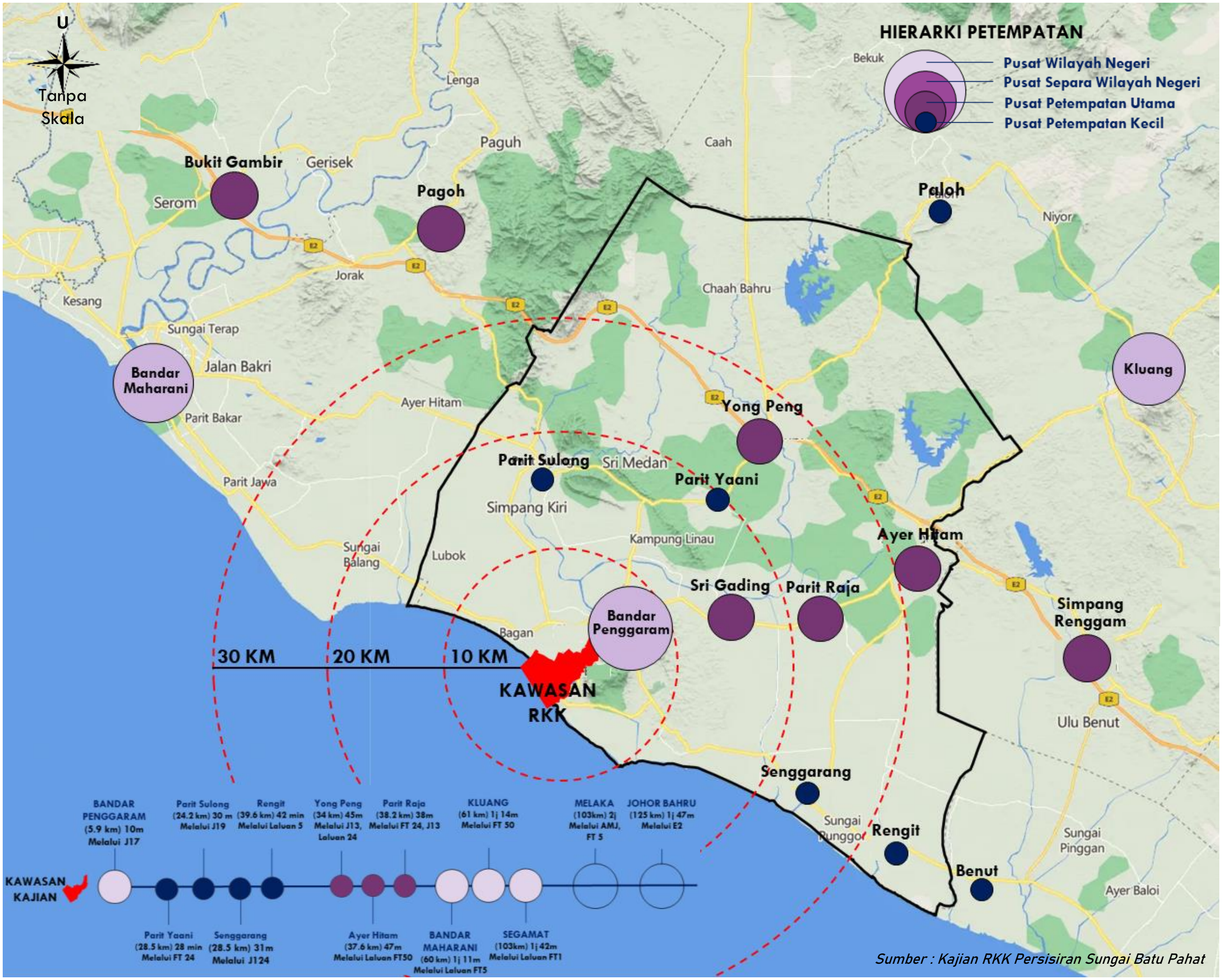
KEPERLUAN PERANCANGAN

- Menyediakan perancangan fizikal guna tanah yang kondusif
  Provide a physical land use planning that is conducive
- Meningkatkan kelestarian alam sekitar dan nilai biodiversiti
  Improve environmental sustainability and biodiversity value
- Menggalakkan pelaburan dan meningkatkan pertumbuhan ekonomi daerah dan negeri melalui penyusunan semula aktiviti penggunaan tanah, penyeliaan infrastruktur yang terancang dan mengoptimakan sumberjaya
  Encouraging investment and increasing regional and state economic growth through restructuring land use activities, overseeing planned infrastructure and optimizing resources
- Menyediakan langkah-langkah mitigasi bagi mengurus risiko bencana
  Provide mitigation measures to manage disaster risk
- Merancang pembangunan pelabuhan barter trade secara berpusat melalui pendekatan *smart economy* dan berdaya saing selaras dengan hasrat Pihak Berkuasa Negeri (PBN) dan Pihak Berkuasa Tempatan (PBT)
  Planning the development of a barter trade port centrally through a smart economy and competitive approach in line with the wishes of the State Authorities (PBN) and Local Authorities (PBT)
- Menyelaraskan pembangunan dengan dasar-dasar dan halatuju strategik peringkat Persekutuan, Negeri dan Daerah
  Coordinate development with policies and strategic directions at the Federal, State and District levels

02
PROFIL KAWASAN KAJIAN RKK
PROFILE OF SPECIAL AREA PLAN

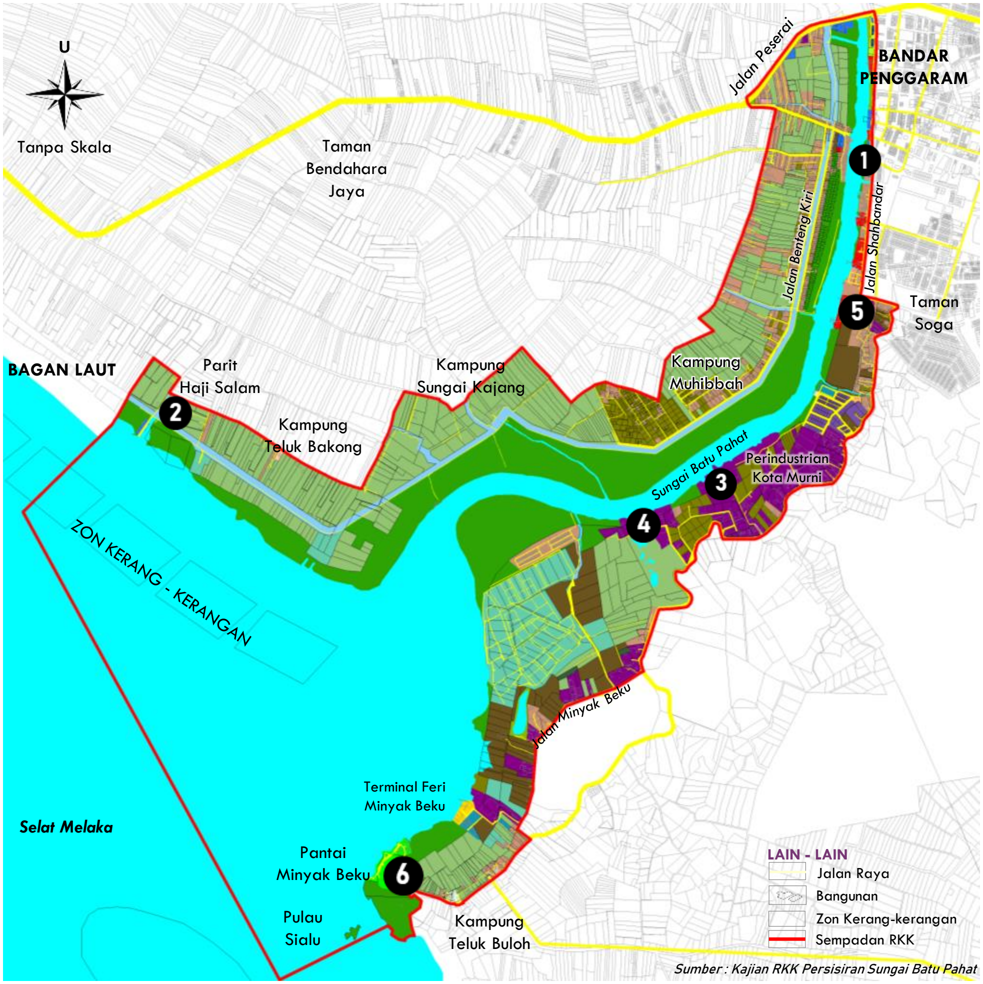
- Dalam konteks tempatan, sebahagian kawasan RKK berada di dalam Bandar Penggaram yang dikategorikan sebagai Pusat Wilayah Negeri, berfungsi sebagai pusat pentadbiran dan perniagaan peringkat daerah. Kawasan kajian mempunyai hubungan dengan beberapa bandar utama Negeri Johor dan Melaka iaitu Ayer Hitam (37.6 km), Pagoh (54.5 km), Muar (60 km), Kluang (61 km) dan mengambil masa lebih kurang 2 jam untuk ke Negeri Johor (125 km) dan Melaka (103 km).

In the local context, part of the RKK area is within Bandar Penggaram which is categorized as a State Regional Center, functioning as a district-level administrative and business center. The study area has connections with several major cities in the State of Johor and Malacca, namely Ayer Hitam (37.6 km), Pagoh (54.5 km), Muar (60 km), Kluang (61 km) and it takes approximately 2 hours to reach to State of Johor (125 km) and Malacca (103 km).



Sumber : Kajian RKK Persisiran Sungai Batu Pahat

03
GUNA TANAH SEMASA KAWASAN KAJIAN RKK
EXISTING LAND USE OF SAP



PETUNJUK:

KAWASAN PERUMAHAN
- Perumahan Strata
- Perumahan Bukan Strata/Strata
- Perumahan Kampung

KAWASAN KOMERSIAL
- Teres
- Bangunan Sesebuah
- Kegunaan Khusus

KAWASAN INDUSTRI
- Bukan Taman Perindustrian
- Taman Perindustrian

TANAH KOSONG
- Tanah Tidak Diusahakan
- Tanah Pembangunan

KAWASAN INSTITUSI DAN KEMUDAHAN MASHARAKAT
- Pendidikan
- Keagamaan
- Kegunaan Kerajaan/Badan Berkanun
- Kemudahan Awam

KAWASAN LAPANG DAN REKREASI
- Tanah Lapang
- Kawasan Hijau

PENGANGKUTAN DAN PERHUBUNGAN
- Jalan
- Pengangkutan Air
- Pengangkutan Darat

INFRASTRUKTUR DAN UTILITI
- Bekalan Elektrik
- Pengairan dan Perparitan

HUTAN
- Hutan Tanah Kerajaan

BADAN AIR
- Semula jadi

BADAN AIR
46.92%
(1,074.00 hek)

PERTANIAN
20.48%
(468.88 hek)

TANAH KOSONG
5.49%
(125.57 hek)

PERUMAHAN
4.76%
108.88 hek)

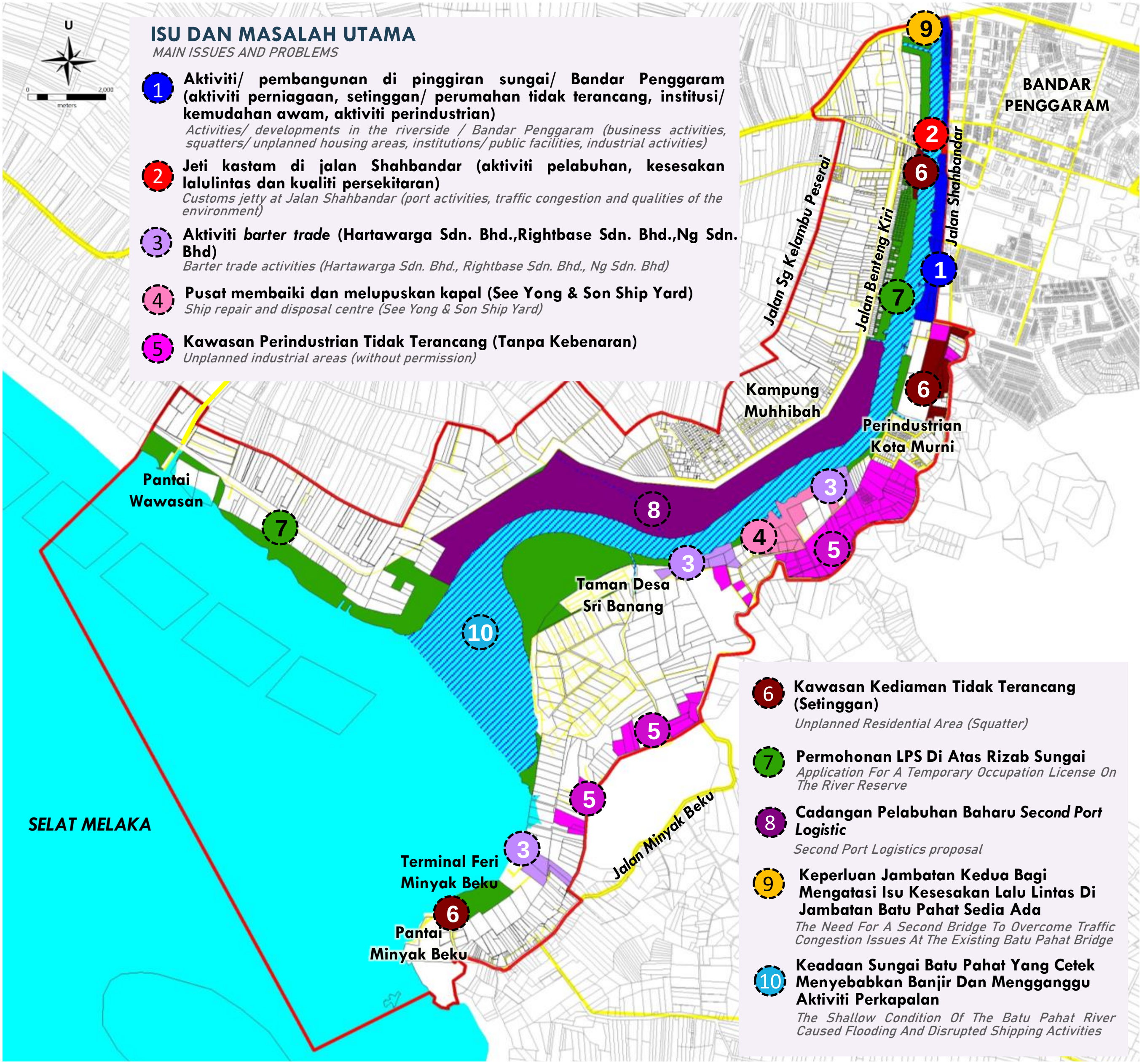
INDUSTRI
4.14%
(94.85 hek)

PENGANGKUTAN
2.36%
(54.13 hek)

KOMERSIAL
0.35%
(7.96 hek)

04
IMEJ DRONE
DRONE IMAGES

05
RUMUSAN PENEMUAN SEMASA KAWASAN RKK
SUMMARY OF FINDINGS OF SAP



06
MATLAMAT DAN OBJEKTIF KAJIAN
GOALS AND OBJECTIVES OF THE STUDY

MATLAMAT KAJIAN
AIM OF THE STUDY

MENYEDIAKAN PELAN TINDAKAN PEMBANGUNAN YANG KONDUSIF BAGI MENGGALAKKAN PELABURAN DAN MENINGKATKAN PERTUMBUHAN EKONOMI DAERAH DAN NEGERI MELALUI PENYUSUNAN AKTIVITI PENGGUNAAN TANAH, PENGUKUHAN INFRASTRUKTUR DAN MENGOPTIMAKAN SUMBERJAYA.

Providing a conductive development plan to encourage investments and increase regional and state economic growth by organizing land use activities, strengthening the infrastructure and optimizing the resources.

OBJEKTIF KAJIAN
OBJECTIVE OF THE STUDY

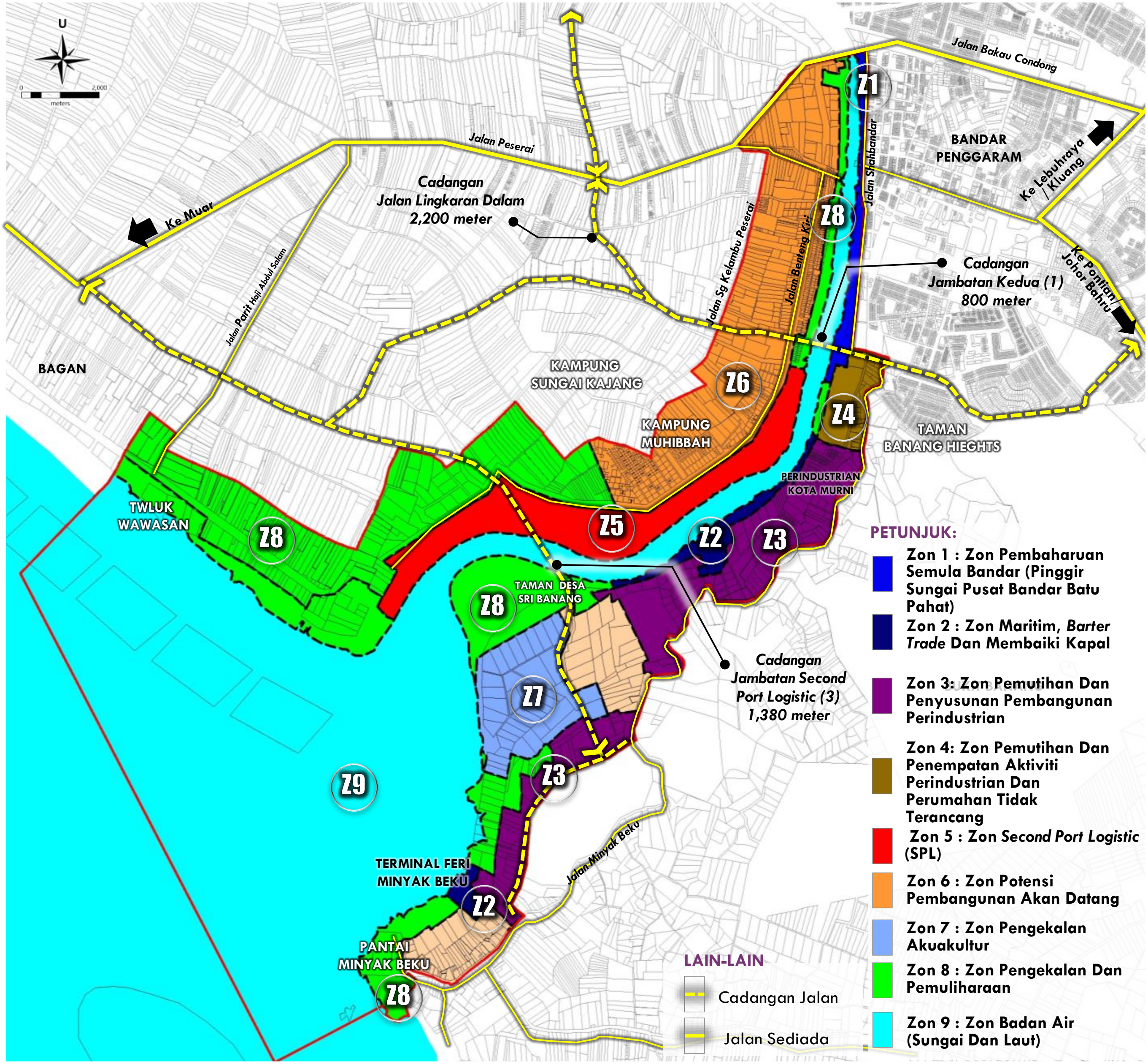
1. Menyediakan pelan tindakan pembangunan yang kondusif dengan penyusunan semula pembangunan persisiran sungai, pembangunan di atas tanah kerajaan dan pemusatan pelabuhan tukar barang (*barter trade*) agar bersesuaian dengan potensi, identiti dan matlamat pembangunan;
   Providing a conductive development plan by reorganizing the riverside developments, developing the government lands, and centralization of ports for batter trade to be in line with the potentials, identities and development goals;
2. Menyediakan pelan susun atur terperinci bagi memperkasakan ekonomi melalui perancangan perindustrian, perniagaan dan pelancongan;
   Preparing a detailed layout plan to enhance the economy through industrial planning, business and tourism planning;
3. Memperkukuhkan infrastruktur, utiliti dan pengangkutan melalui pelan tindakan pembangunan yang kondusif bagi meningkatkan kualiti perkhidmatan, keselamatan dan ekonomi;
   Strengthening the infrastructures, utilities and transportation through a conducive development plan to improve service qualities, safety and economy;
4. Menyediakan langkah-langkah mitigasi bagi menguruskan risiko bencana dan meningkatkan kelestarian alam sekitar melalui pemuliharaan dan pemeliharaan;
   Providing mitigation measures to manage disaster risks and improve environmental sustainability through conservation and preservation; and
5. Membentuk suatu sistem pengurusan dan pelaksanaan yang efisien ke arah urus tadbir yang baik mengikut keutamaan dan kepentingan
   Providing systematic management and an efficient implementation towards a better administration according to priority and importance.

07
PELAN ZON TINDAKAN RKK PERSISIRAN SUNGAI BATU PAHAT, JOHOR
ACTION ZONE PLAN FOR SAP OF BATU PAHAT RIVERSIDE

9 ZON TINDAKAN UTAMA telah dikenalpasti, iaitu melibatkan :-
9 MAIN ACTION ZONES have been identified, which involves :-

ZON TINDAKAN *Action zones*	CIRI-CIRI UTAMA KAWASAN *Main characteristics of the area*
Z1 **ZON PEMBAHARUAN SEMULA BANDAR (PINGGIR SUNGAI PUSAT BANDAR BATU PAHAT)** *Urban renewal zone (riverside of Batu Pahat City Centre)*	• Kawasan antara pusat bandar dan Sungai Batu Pahat yang akan menjadi kawasan tumpuan utama aktiviti riadah perbandaran *The area between the city center and Batu Pahat river will be the main focus area for urban leisure activities*
Z2 **ZON MARITIM, BARTER TRADE DAN MEMBAIKI KAPAL** *Maritime zone, barter trade and ship repair*	• Kawasan tumpuan utama aktiviti perkapalan dan pelabuhan *barter trade* sedia ada *The main focus area for shipping activities and the existing barter trade port*
Z3 **ZON PEMUTIHAN DAN PENYUSUNAN PEMBANGUNAN PERINDUSTRIAN** *Clearance zone and industrial development organization*	• Kawasan aktiviti perindustrian tidak terancang sedia ada dan potensi pembangunan industri akan datang *Areas of existing unplanned industrial activities and potential future industrial development*
Z4 **ZON PEMUTIHAN DAN PENEMPATAN AKTIVITI PERINDUSTRIAN DAN PERUMAHAN TIDAK TERANCANG** *Clearance zone and placement of unplanned industry and housing activities*	• Kawasan aktiviti perindustrian yang tidak terancang dan setinggan sedia ada dan potensi pembangunan bercampur akan datang (antara kawasan perbandaran dan perindustrian) *Areas of unplanned industrial activities and existing squatters and potential future mixed development (between urban and industrial Areas)*
Z5 **ZON SECOND PORT LOGISTIC (SPL)** *Second Port Logistic zone (SPL)*	• Kawasan cadangan Pelabuhan baharu *Second Port Logistic* *Second port logistics area*
Z6 **ZON POTENSI PEMBANGUNAN AKAN DATANG** *Potential future development zone*	• Kawasan potensi pembangunan akan datang di sekitar kawasan perkampungan sedia ada iaitu Kg Muhibbah dan Kg Minyak Beku *Future potential development areas surrounding the existing village areas which are Kg Muhibbah and Kg Minyak Beku*
Z7 **ZON PENGEKALAN AKUAKULTUR** *Aquaculture retention zone*	• Kawasan aktiviti akuakultur sedia ada *Existing aquaculture activities area*
Z8 **ZON PENGEKALAN DAN PEMULIHARAAN** *Aquaculture retention zone*	• Kawasan aktiviti pertanian dan kawasan hutan sedia ada *Agricultural activities areas and existing forest areas*
Z9 **ZON BADAN AIR (SUNGAI DAN LAUT)** *Water body zone (river and sea)*	• Kawasan badan air sedia ada *Existing water body areas*

07
PELAN ZON TINDAKAN RKK PERSISIRAN SUNGAI BATU PAHAT, JOHOR
ACTION ZONE PLAN FOR SAP OF BATU PAHAT RIVERSIDE



08
RINGKASAN CADANGAN KESELURUHAN RKK
SUMMARY OF OVERALL SAP PROPOSALS

35 CADANGAN UTAMA KESELURUHAN
The overall main proposals

PERINCIAN MENGIKUT KATEGORI CADANGAN
Features according to proposal category

STRATEGI 1 (*Strategy 1*)
PERANCANGAN FIZIKAL KONDUSIF DAN BERDAYA HUNI
A conducive physical and livable planning

Pengawalan dan perundangan terutama aktiviti kediaman, perdagangan, industri tidak terancang serta **Perancangan pembangunan kawasan baru / akan datang** yang bersesuaian dan mesra dengan pembangunan sungai.

Regulation and legislation, especially for unplanned residential, commercial and industrial as well as planning for the development of new/ future areas that are suitable and friendly with the development of rivers.

3 CADANGAN (*3 Proposals*)

STRATEGI 2 (*Strategy 2*)
MEMPERKASAKAN EKONOMI
Empowering the economy

Pengukuhan imej-rebranding / tarikan kawasan sumber ekonomi. **Perancangan sebagai kawasan barter trade, perkapalan dan pelabuhan** yang menarik serta bertaraf nasional dan antarabangsa

Strengthening the image-rebranding/attraction of the economic resource area. Planning as an attractive barter trade, shipping and port area with national and international standards

6 CADANGAN (*6 Proposals*)

STRATEGI 3 (*Strategy 3*)
PENGUKUHAN INFRASTRUKTUR
Strengthening the infrastructures

Infrastruktur/ rekabentuk **kejuruteraan berkesan dan komprehensif** serta keupayaan menyediakan kemudahan sokongan seperti aksesibiliti dan infrastruktur

Effective and comprehensive infrastructure/engineering design and the ability to provide support facilities such as accessibility and infrastructure

12 CADANGAN (*12 Proposals*)

STRATEGI 4 (*Strategy 4*)
KELESTARIAN ALAM SEKITAR YANG BERDAYA TAHAN
Environmental sustainability and resilience

Kawalan, penguatkuasaan dan pemantauan dalam aspek pencemaran dan sumber bagi kawasan industri dan perniagaan melalui **Penggunaan teknologi moden / terkini** yang bersesuaian

Controlling, enforcing and monitoring the pollution and resources for industrial and business areas by using the appropriate modern/ latest technology

11 CADANGAN (*11 Proposals*)

STRATEGI 5 (*Strategy 5*)
PENGURUSAN DAN PELAKSANAAN
Implementation and management

Memperkukuhkan pengurusan dan pelaksanaan melalui mekanisma pelaksanaan projek pembangunan dan pengurusan kewangan yang praktikal

Strengthening the management and enforcement through development projects and practical financial management

3 CADANGAN (*3 Proposals*)

Kategori	Strategi 1	Strategi 2	Strategi 3	Strategi 4	Strategi 5
5 QW (Quick Win)	-	-	2	2	1
6 BT (Berimpak Tinggi)	1	2	2	-	1
14 UT (Utama)	2	4	3	4	1
10 SO (Sokongan)	-	-	5	5	-

08
RINGKASAN CADANGAN KESELURUHAN RKK
SUMMARY OF OVERALL PROJECT

STRATEGI 1 : PERANCANGAN FIZIKAL KONDUSIF DAN BERDAYA HUNI
Strategy 1 : Conductive and Habitable Physical Planning

S1 C1 — **Cadangan Anjung Shahbandar** (BT – Berimpak Tinggi)
Proposal for Anjung Shahbandar

S1 C2 — **Cadangan Pengawalan Dan Pemutihan Kawasan Perumahan Tidak Terancang (Setinggan)** (UT – Utama)
Proposal for squatters control and legalization

S1 C3 — **Cadangan Pemutihan dan Pemusatan Jeti** (UT – Utama)
Proposal for legalization and centralized jetty
A. Jeti Nelayan Berpusat
B. Pemutihan Jeti Jabatan Kerajaan
A. Centralized fisherman's jetty
B. Legalization of government department jetty

STRATEGI 2 : MEMPERKASAKAN EKONOMI
Strategy 2 : Empowering the economy

S2 C1 — **Cadangan Pelabuhan *Barter Trade* Berpusat Batu Pahat** (BT – Berimpak Tinggi)
Proposal for centralized barter trade port in Batu Pahat

S2 C2 — **Cadangan Penguatkuasaan Kawasan Pembaikan Kapal** (UT – Utama)
Proposal for enforcement ship repairing area

S2 C3 — **Cadangan Mengadakan Alat Bantuan Pelayaran (Navigation Aid)** (UT – Utama)
Proposal for provide a navigation aid

S2 C4 — **Cadangan Pelabuhan Baharu *Second Port Logistic* (SPL)** (BT – Berimpak Tinggi)
Proposal for a new Second Port Logistic (SPL)

S2 C5 — **Cadangan Pengawalan Dan Pemutihan Kawasan Perindustrian Tidak Terancang (Tanpa Kebenaran)** (UT – Utama)
Proposal for controlling and legalization of unplanned industrial area (without permission)

S2 C6 — **Cadangan Pengukuhan Ekopelancongan Warisan** (UT – Utama)
Proposal for strengthening eco-heritage tourism
A. Cadangan Kawasan Perlindungan Burung (Santuari Burung Batu Pahat)
B. Cadangan Penggunaan Pengangkutan Air Awam
C. Cadangan Program *Community Based Tourism* (CBT)
A. Proposal for bird sanctuary (Batu Pahat Bird Sanctuary)
B. Proposal for using public water transport
C. Proposal for community-based tourism (CBT)

STRATEGI 3 : PENGUKUHAN INFRASTRUKTUR
Strategy 3 : Strengthening of Infrastructure

S3 C1 — **Cadangan Jalan Lingkaran Dalam Batu Pahat (Jambatan Kedua Sebagai Komponen Pembangunan)** (BT – Berimpak Tinggi)
Proposal for Jalan Lingkaran in Batu Pahat (second bridge as a development component)

08
RINGKASAN CADANGAN KESELURUHAN RKK
SUMMARY OF OVERALL PROJECT

S3 C2 — **Cadangan *Smart Truck Centre***
Proposal for smart truck center
QW (Quick Win)

S3 C3 — **Cadangan Laluan Tambahan Bas Dan Teksi Air Ke Terminal Feri Dan Pantai Minyak Beku**
Proposal for additional bus and water taxi routes to the ferry terminal and Pantai Minyak Beku
SO (Sokongan)

S3 C4 — **Cadangan Menaik Taraf Terminal Feri Minyak Beku**
Proposal to upgrade Minyak Beku ferry terminal
UT (Utama)

S3 C5 — **Cadangan Mitigasi Kejuruteraan Sungai Batu Pahat**
Proposal for mitigation of engineering of Batu Pahat river

A. **Cadangan Kerja-Kerja Pemulihan Sungai Batu Pahat : Projek Rancangan Tebatan Banjir Batu Pahat Johor**
B. **Cadangan Kerja-Kerja Pengorekan Muara Sungai Batu Pahat**
C. **Cadangan Tembok Pemecah Ombak (*Breakwater*)**

A. Proposal for restoration works of Batu Pahat river : flood barrier project for Batu Pahat, Johor
B. Proposal for dredging works of Batu Pahat river estuary
C. Proposal for wave breaker wall (Breakwater)

BT (Berimpak Tinggi)

S3 C6 — **Cadangan Pengurusan Sisa Pepejal**
Proposal for solid waste management
QW (Quick Win)

S3 C7 — **Cadangan Meningkatkan Amalan Kitar Semula**
Proposal for improving the recycling practices
SO (Sokongan)

S3 C8 — **Cadangan Penyediaan Perangkap Sampah**
Proposal for preparation of garbage traps
UT (Utama)

S3 C9 — **Cadangan Sedutan Dan Penyelenggaraan Sistem Konvensional Tangki Spetik dan Tandas Curah**
Proposal for suction and maintenance of the conventional systems of septic tanks and squatting toilets
SO (Sokongan)

S3 C10 — **Cadangan Penyediaan Liputan Telekomunikasi 5G**
Proposal to provide for 5G telecomunocaton coverage
UT (Utama)

S3 C11 — **Cadangan Penerapan Penggunaan Teknologi Hijau Dalam Perancangan Pembangunan**
Proposal for using the green technology in development planning
SO (Sokongan)

S3 C12 — **Cadangan Penyediaan Perkhidmatan Percuma Jalur Lebar Telekomunikasi**
Proposal to provide free telecommunication broadband services
SO (Sokongan)

STRATEGI 4 : KELESTARIAN ALAM SEKITAR YANG BERDAYA TAHAN
Strategy 4 : Sustainability Of The Environment

S4 C1 — **Cadangan Pemantauan dan Penguatkuasaan Berterusan Aktiviti Berpotensi Mencemar**
Proposal for a continuous monitoring and enforcement of potential polluting activities
SO (Sokongan)

08

SUMMARY OF OVERALL PROJECT

RINGKASAN CADANGAN KESELURUHAN RKK

S4 C2 — **Cadangan Pengurusan Terbaik dan Penguatkuasaan Pencemaran *Greywater***
Proposal for the best management and enforcement of Greywater pollution
SO – SOKONGAN

S4 C3 — **Cadangan Menggalakkan Amalan Pengurusan Ternakan Akuakultur Baik**
Proposal for promoting good aquaculture livestock management practices
SO – SOKONGAN

S4 C4 — **Cadangan Naik Taraf Stesen Pengawasan Kualiti Air Sungai Batu Pahat**
Proposal to upgrade the water quality monitoring station of Sungai Batu Pahat
UT – UTAMA

S4 C5 — **Cadangan Inventori Potensi / Risiko Punca Pencemaran Sungai Batu Pahat**
Proposal for inventory of potential / risk causes of pollution of Sungai Batu Pahat
UT – UTAMA

S4 C6 — **Cadangan Perlindungan Dan Pengekalan Kawasan KSAS (Tahap 1,2 & 3)**
Proposal for the protection and maintenance of KSAS Areas (Levels 1,2 & 3)
BT – BERIMPAK TINGGI

S4 C7 — **Cadangan Program Kesedaran Dan Pendidikan Komuniti**
Proposal for community awareness and education program
SO – SOKONGAN

S4 C8 — **Cadangan Penyediaan Pelan Tindakan Risiko Bencana Sungai Batu Pahat**
Proposal for the preparation of disaster risk action plan for Sungai Batu Pahat
SO – SOKONGAN

S4 C9 — **Cadangan Projek Amaran Bencana Banjir (PRABN)**
Proposal for flood disaster warning project (PRABN)
UT – UTAMA

S4 C10 — **Cadangan Pembinaan Struktur Kawalan Hakisan Pantai**
Proposal for construction of coastal erosion control structures
UT – UTAMA

S4 C11 — **Cadangan Program *Community-Based Disaster Risk Management* (CBDRM) Sungai Batu Pahat**
Proposal for Community-Based Disaster Risk Management (CBDRM) Program for Sungai Batu Pahat
QW – QUICK WIN

STRATEGI 5 : PENGURUSAN DAN PELAKSANAAN
Strategy 5 : Management and Implementation

S5 C1 — **Cadangan Penubuhan Jawatankuasa Penyelarasan Pemantau dan Bertindak Rancangan Kawasan Khas Persisiran Sungai Batu Pahat**
Proposal for establishment of monitoring and action coordination committee for Special Area Plan along the coastal of Sungai Batu Pahat
QW – QUICK WIN

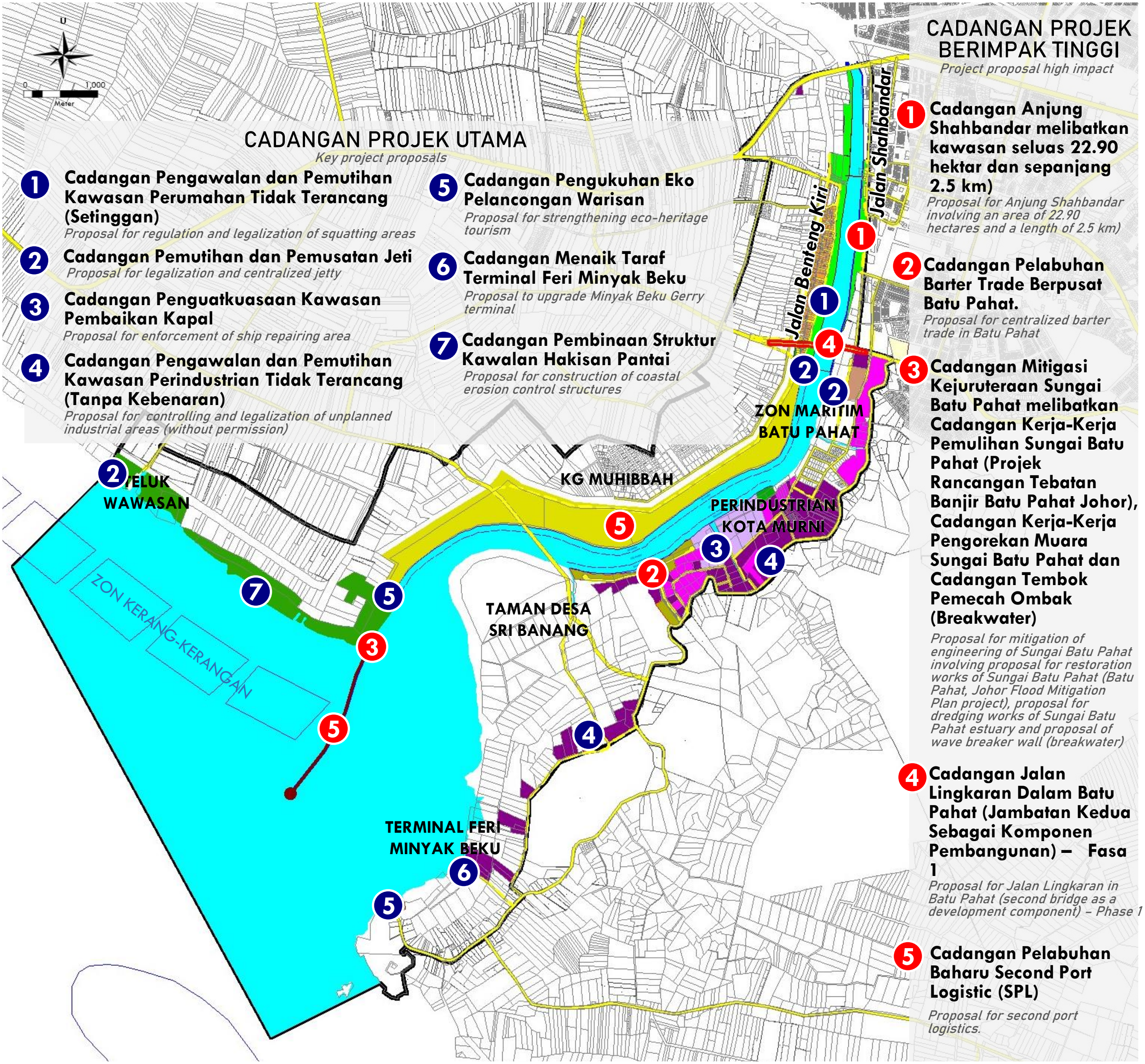
A. Jawatankuasa Penyelarasan RKK Persisiran Sungai Batu Pahat
B. Jawatankuasa Bertindak RKK Persisiran Sungai Batu Pahat

A. SAP Coordination Committee of the coastal of Sungai Batu Pahat
B. SAP Action Committee of the coastal of Sungai Batu Pahat

S5 C2 — **Cadangan Unit Urus Tadbir dan Pengurusan di Sepanjang dan Sekitar Sungai Batu Pahat**
Proposal for administration and management unit along and around of Sungai Batu Pahat
BT – BERIMPAK TINGGI

S5 C3 — **Cadangan Perluasan Kawasan Operasi Majlis Perbandaran Batu Pahat**
Proposal for the expansion of Batu Pahat Municipal Council's operational area
UT – UTAMA

08
RINGKASAN CADANGAN KESELURUHAN RKK
SUMMARY OF OVERALL PROJECT



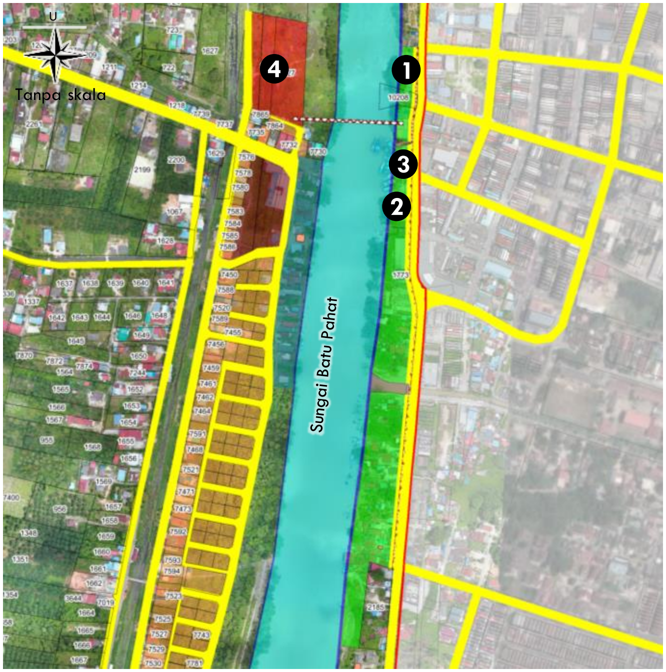
08
PELAN CADANGAN KESELURUHAN RKK
PLAN OF OVERALL PROJECT

09
CADANGAN KEUTAMAAN PEMBANGUNAN RKK-CADANGAN BERIMPAK TINGGI
PROPOSAL FOR PRIORITY DEVELOPMENT OF RKK-HIGH IMPACT PROPOSAL

01 CADANGAN ANJUNG SHAHBANDAR
ANJUNG SHAHBANDAR PROPOSAL

Jalan, Shahbandar

6 Komponen/ Aktiviti Pembangunan
6 Components/ development activities



Ilustrasi bagi Hub Kebudayaan Batu Pahat

Ilustrasi bagi Terminal River Cruise-Taxi

i. Cadangan Anjung Shahbandar sebagai salah satu mercu tanda pelancongan baharu yang mengintegrasikan zon warisan Bandar Penggaram dengan zon-zon warisan lain seperti Pantai Minyak Beku, Rumah Api Segenting melalui konsep eko-pelayaran.

Proposal for Anjung Shahbandar as one of the new tourism landmarks that integrates Bandar Penggaram's heritage zone with other heritage zones such as Minyak Beku Beach, Segenting Lighthouse through the concept of eco-sailing.

Ilustrasi bagi Menara Batu Pahat 18 Tingkat

Ilustrasi bagi Eye On Batu Pahat

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KATEGORI CADANGAN
CATEGORY OF PROPOSAL

BT BERIMPAK TINGGI

JENIS CADANGAN
TYPE OF PROPOSAL

PROJEK BARU
NEW PROJECT

FASA PELAKSANAAN
IMPLIMENTATION PHASE

FASA PHASE 1
2024-2025

FASA PHASE 2
2026-2027

FASA PHASE 3
2028-2030

FASA PHASE 4
2031-2035

09
CADANGAN KEUTAMAAN PEMBANGUNAN RKK-CADANGAN BERIMPAK TINGGI
PROPOSAL FOR PRIORITY DEVELOPMENT OF RKK-HIGH IMPACT PROPOSAL

02 CADANGAN PELABUHAN *BARTER TRADE* BERPUSAT BATU PAHAT
PROPOSAL FOR CENTRALIZED BARTER TRADE IN BATU PAHAT

Jeti Shahbandar & Jeti Rightbase

5 Komponen/ Aktiviti Pembangunan
5 Components/ development activities

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KATEGORI CADANGAN
CATEGORY OF PROPOSAL

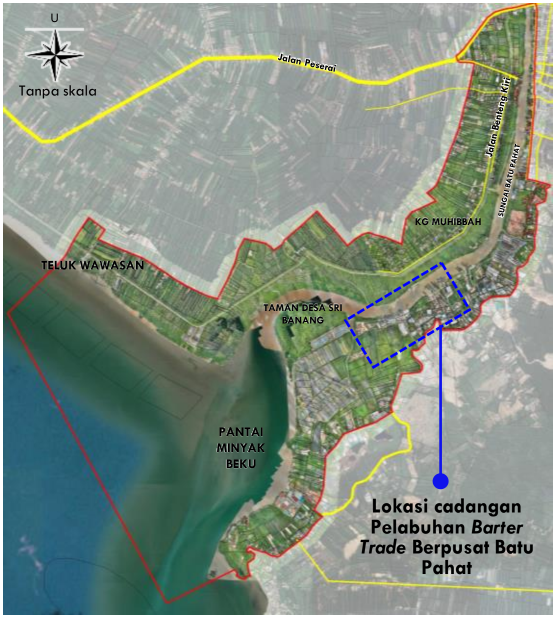
BT – BERIMPAK TINGGI

JENIS CADANGAN
TYPE OF PROPOSAL

PROJEK NAIKTARAF
UPGRADE PROJECT

FASA PELAKSANAAN
IMPLIMENTATION PHASE

FASA PHASE 1 2024-2025
FASA PHASE 2 2026-2027
FASA PHASE 3 2028-2030
FASA PHASE 4 2031-2035



i. Pemusatan pelabuhan *barter trade* baharu dengan penutupan Jeti Shahbandar.
ii. Perluasan kawasan Jeti Righbase (sedia ada) dengan pemberian hak milik sementara kepada organisasi (MPBP) atau pengusaha persendirian yang baharu untuk menjalankan urus tadbir pelabuhan *barter trade*.
iii. Meningkatkan sumber pendapatan persekutuan, Negeri dan PBT serta agensi yang berkaitan dengan prosedur dan komponen yang boleh membawa hasil ekonomi.

i. Centralization of the new barter trade port by closing Shahbandar Jetty.
ii. Expansion of the existing Righbase Jetty area by granting temporary ownership rights to new organizations (MPBP) or private entrepreneurs to carry out barter trade port governance.
iii. Improve federal, state and local authority revenue sources and agencies related through procedures and components that can bring economic results.

Pandangan atas cadangan ruang pemunggahan

Arca tulisan sebagai Instagrammable hotspot

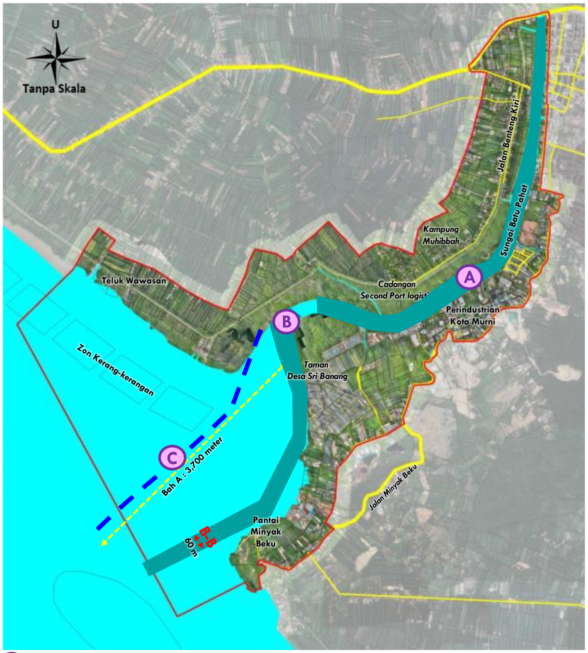
Ilustrasi laluan keluar masuk kawasan barter trade

09
CADANGAN KEUTAMAAN PEMBANGUNAN RKK-CADANGAN BERIMPAK TINGGI

Proposal for priority development of RKK-high impact proposal

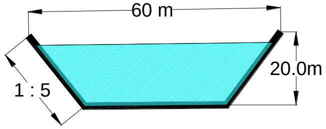
03 CADANGAN MITIGASI KEJURUTERAAN SUNGAI BATU PAHAT

PROPOSAL FOR MITIGATION OF ENGINEERING OF SUNGAI BATU PAHAT



B Cadangan Kerja-kerja Pengorekan Muara Sungai Batu Pahat

Proposed dredging works of the Batu Pahat River estuary



Keratan Rentas A - A

Pengorekan alur pelayaran Sungai Batu Pahat memerlukan nisbah **kecerunan** 1:5 dimana korekan minimum adalah 5.0 m dan kelebaran sungai 60m.

Dredging the navigational channel of Sungai Batu Pahat requires a gradient ratio of 1: 5 where the minimum dredge is 5.0 m and the width of the river is 60m.

C Cadangan tembok pemecah ombak (*breakwater*)

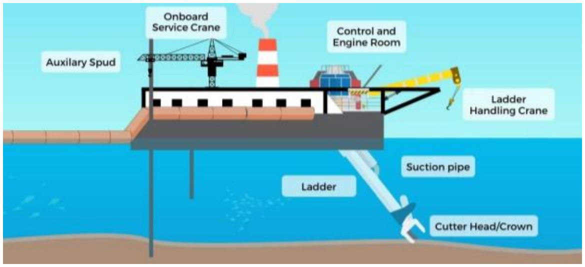
Proposal for breakwater wall (breakwater)

- Cadangan tembok pemecah ombak jenis *precast concrete tetrapods* dengan kelebaran 20m dan panjang 3,700m dan 1,900m.
- Anggaran Bah. A 407,000 m³ batu granit, 129,268 m² seabed 390g/m² *non woven geotextile*, dan 59,194 m³ *Precast concreate tetrapods.*
- Anggaran Bah. B 209,000 m³ batu granit, 66,381m² seabed 390g/m² *non woven geotextile*, dan 30,397m³

- *Proposal for breakwater wall precast concrete tetrapods type with a width of 20m and a length of 3,700 m and 1,900 m.*
- *Budget Sump. A 407, 000m³ granite rock,129, 268 m² seabed 390g/ m² non woven geotextile,and 59, 194m³ Precast concreate tetrapods.*
- *Budget Sump. B 209, 000m³ granite stone,66, 381 m² seabed 390g / m² non woven geotextile, and 30, 397m³*

A Cadangan Kerja-kerja Pemulihan Sungai Batu Pahat : Projek Tebatan Banjir Batu Pahat Johor

Proposal for restoration works of Sungai Batu Pahat: Batu Pahat Johor flood mitigation project



Projek Rancangan Tebatan Banjir Bandar Batu Pahat, Johor akan menyediakan komponen mitigasi banjir yang komprehensif bertujuan untuk mengatasi isu banjir di kawasan yang sering banjir di Bandar Batu Pahat dan kawasan sekeliling

The flood mitigation plan project of Batu Pahat, Johor will provide a comprehensive flood mitigation component aimed at addressing the issue of flooding in areas that often flood in Batu Pahat City and its surrounding areas

Ilustrasi cadangan tembok pemecah ombak

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KATEGORI CADANGAN
CATEGORY OF PROPOSAL

BT
RKK PERSISIRAN SUNGAI BATU PAHAT
BERIMPAK TINGGI

JENIS CADANGAN
TYPE OF PROPOSAL

PROJEK NAIK TARAF
UPGRADE PROJECT

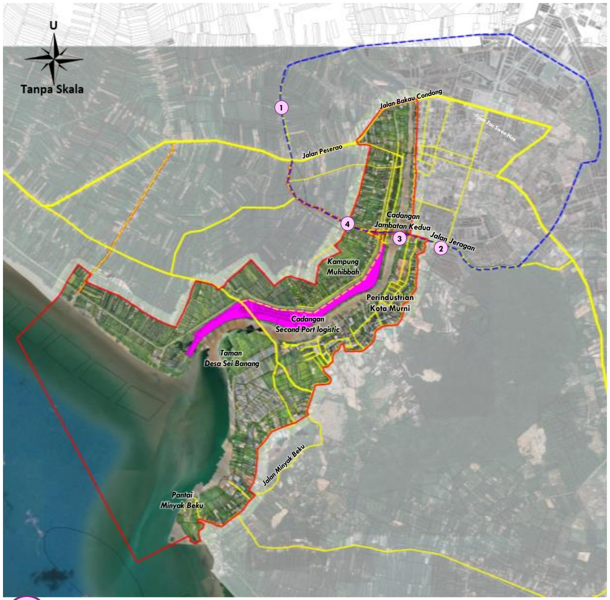
FASA PELAKSANAAN
IMPLIMENTATION PHASE

FASA PHASE 1 — 2024-2025
FASA PHASE 2 — 2026-2027
FASA PHASE 3 — 2028-2030
FASA PHASE 4 — 2031-2035

09
CADANGAN KEUTAMAAN PEMBANGUNAN RKK-CADANGAN BERIMPAK TINGGI
Proposal for priority development of RKK-high impact proposal

04 CADANGAN JALAN LINGKARAN DALAM BATU PAHAT (JAMBATAN KEDUA SEBAGAI KOMPONEN PEMBANGUNAN)
PROPOSAL FOR JALAN LINGKARAN IN BATU PAHAT (SECOND BRIDGE AS A DEVELOPMENT COMPONENT)

Jalan Kampung Muhibbah - Jalan Jeragan



1 Cadangan Jajaran Jalan Lingkaran Dalam:
Proposal of alignment of Jalan Lingkaran Dalam:
Reka bentuk jalan: 4 lorong 2 hala
Lebar jalan: Minimum 40 meter
Panjang keseluruhan: 18.30 km

2 Cadangan Naik taraf Jalan Jeragan:
Proposal for improving the road:
Reka bentuk jalan: 4 lorong 2 hala
Lebar jalan: Minimum 40 meter
Panjang: 700

3 Cadangan Naik taraf Jambatan Kedua
Proposal to upgrade the Second Bridge
Alternatif 1: Ketinggian 25 meter
Alternatif 2: Ketinggian 12 meter

4 Bulatan dan Jalan Pintasan Baru yang menghubungkan Jalan Jeragan – Jalan Peserai
New roundabout and bypass road connecting Jakan Jeragan – Jalan Peserai

Ilustrasi cadangan Jambatan kedua

Ilustrasi bagi cadangan Jambatan kedua

Ilustrasi cadangan Jambatan kedua

Ilustrasi cadangan Jambatan kedua

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KATEGORI CADANGAN
CATEGORY OF PROPOSAL

BT – BERIMPAK TINGGI

JENIS CADANGAN
TYPE OF PROPOSAL

PROJEK BARU
NEW PROJECT

FASA PELAKSANAAN
IMPLIMENTATION PHASE

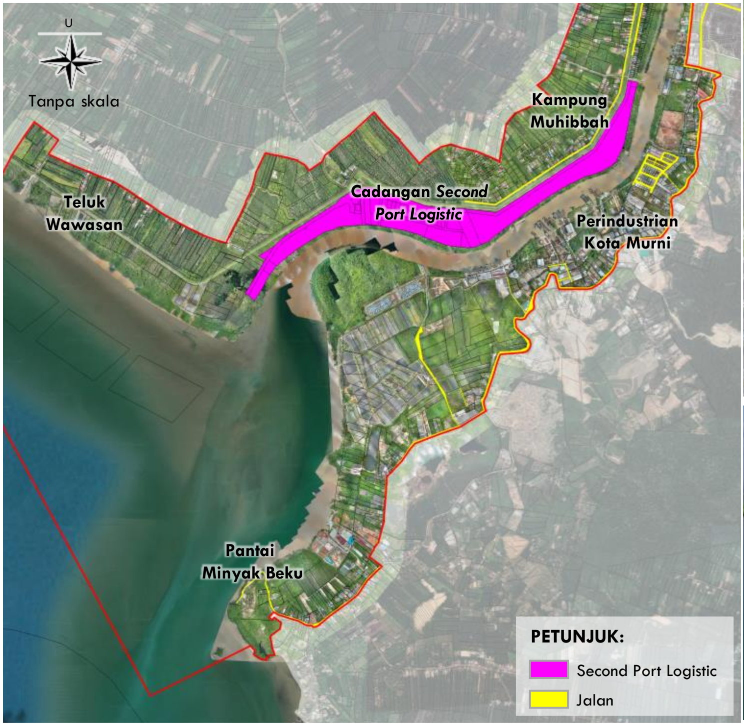
FASA 1: 2024-2025
FASA 2: 2026-2027
FASA 3: 2028-2030
FASA 4: 2031-2035

09
CADANGAN KEUTAMAAN PEMBANGUNAN RKK-CADANGAN BERIMPAK TINGGI
Proposal for priority development of RKK-high impact proposal

05 CADANGAN PELABUHAN BAHARU *SECOND PORT LOGISTIC* (SPL)
PROPOSAL FOR NEW SECOND PORT LOGISTIC (SPL)

Second Port Logistic (SPL)

6 Komponen/ Aktiviti Pembangunan
6 Components/ development activities



Ilustrasi bagi kawasan Second Port Logistic (SPL)

Ilustrasi bagi kawasan kapal berlabuh

i. Pembangunan pelabuhan kedua ini disokong oleh elemen-elemen pembangunan seperti:

The development of the second port is supported by development elements such as:

- Port Control
- Pusat CIQ, Tempat Meletak Kenderaan, Pejabat Polis dan lain – lain.
- Pusat Pemunggahan Barang Dagangan
- Marine Port
- Gudang
- Tempat Perlingdungan Burung

- *Port Control*
- *CIQ centre, parking, police station and others*
- *Merchandise Loading Center*
- *Marine Port*
- *Warehouse*
- *Bird Sanctuary*

Ilustrasi bagi kawasan Second Port Logistic (SPL)

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KATEGORI CADANGAN
CATEGORY OF PROPOSAL

BT BERIMPAK TINGGI

JENIS CADANGAN
TYPE OF PROPOSAL

PROJEK BARU
NEW PROJECT

FASA PELAKSANAAN
IMPLIMENTATION PHASE

FASA 1 (PHASE 1): 2024-2025

FASA 2 (PHASE 2): 2026-2027

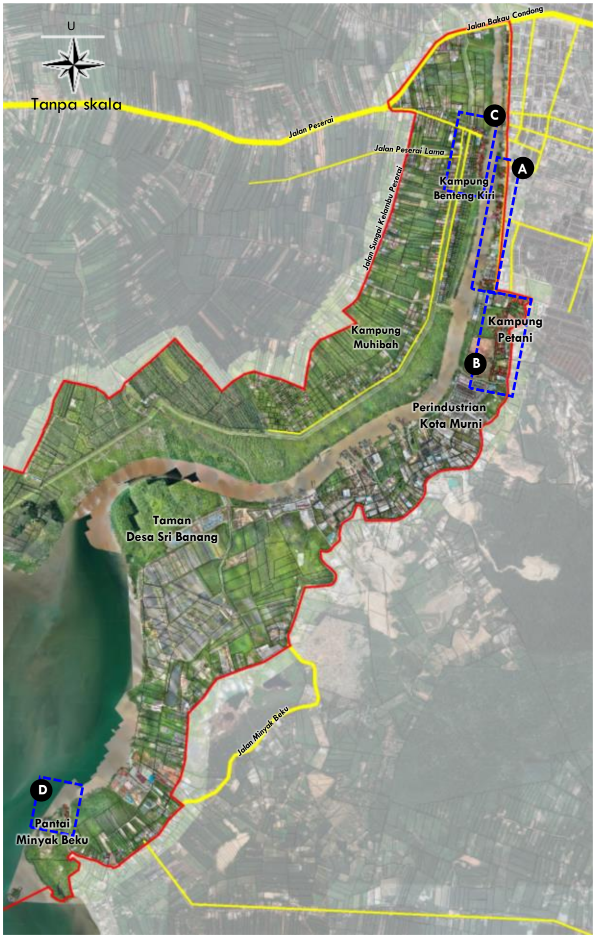
FASA 3 (PHASE 3): 2028-2030

FASA 4 (PHASE 4): 2031-2035

09
CADANGAN KEUTAMAAN PEMBANGUNAN RKK-CADANGAN UTAMA
PROPOSAL FOR PRIORITY DEVELOPMENT OF SAP-MAIN PROPOSAL

06 CADANGAN PENGAWALAN DAN PEMUTIHAN KAWASAN PERUMAHAN TIDAK TERANCANG (SETINGGAN)
PROPOSAL FOR CONTROLLING AND LEGALIZATION OF UNPLANNED RESIDENTIAL AREA (SQUATTERS)

Kampung Benteng Kiri, Kampung Petani dan Jalan Fatimah



Ilustrasi bagi petempatan semula Kampung Benteng Kiri

Perobohan sebanyak 41 unit setinggan
Demolition of 41 squatters units

CADANGAN PETEMPATAN
PROPOSED SETTLEMENTS

Kawasan Petempatan Kampung Benteng Kiri (Kekosongan 110 lot)
Kampung Benteng Kiri (vacancy of 110 lots)

Fasa 1 Perobohan 49 unit setinggan
Phase 1 Demolition of 49 squatters units

CADANGAN PETEMPATAN
PROPOSED SETTLEMENTS

Tawaran Rumah Mampu Milik Taman Puteri Indah
Affordable Housing Offers of Taman Puteri Indah

Perobohan bangunan setinggan sebanyak 102 unit
Phase 1 Demolition of 102 units of squatter buildings

CADANGAN PETEMPATAN
PROPOSED SETTLEMENTS

Kawasan Petempatan Kampung Benteng Kiri (Kekosongan 110 lot)
Kampung Benteng Kiri (vacancy of 110 lots)

Perobohan bangunan setinggan sebanyak 13 unit
Demolition of 13 units of squatter buildings

CADANGAN PETEMPATAN
PROPOSED SETTLEMENTS

Kawasan Petempatan Kampung Desa Seri Banang
Kampung Desa Seri Banang Settlement Area

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KATEGORI CADANGAN
CATEGORY OF PROPOSAL

UT
UTAMA

JENIS CADANGAN
TYPE OF PROPOSAL

PENGUATKUASAAN/ PERUNDANGAN
ENFORCEMENT/ LEGISLATION

FASA PELAKSANAAN
IMPLIMENTATION PHASE

FASA PHASE 1
2024-2025

FASA PHASE 2
2026-2027

FASA PHASE 3
2028-2030

FASA PHASE 4
2031-2035

09
CADANGAN KEUTAMAAN PEMBANGUNAN RKK-CADANGAN UTAMA
PROPOSAL FOR PRIORITY DEVELOPMENT OF SAP-MAIN PROPOSAL

07 CADANGAN PEMUTIHAN DAN PEMUSATAN JETI
PROPOSAL FOR LEGALIZATION AND CENTRALIZED JETTY

A. Jeti Nelayan Berpusat
A. Central of Fisherman's Jetty

5 jeti nelayan seliaan LKIM yang di pilih dan dinaiktaraf untuk dijadikan jeti berpusat
5 LKIM-supervised fishing piers that are selected and upgraded will be the centralized pier

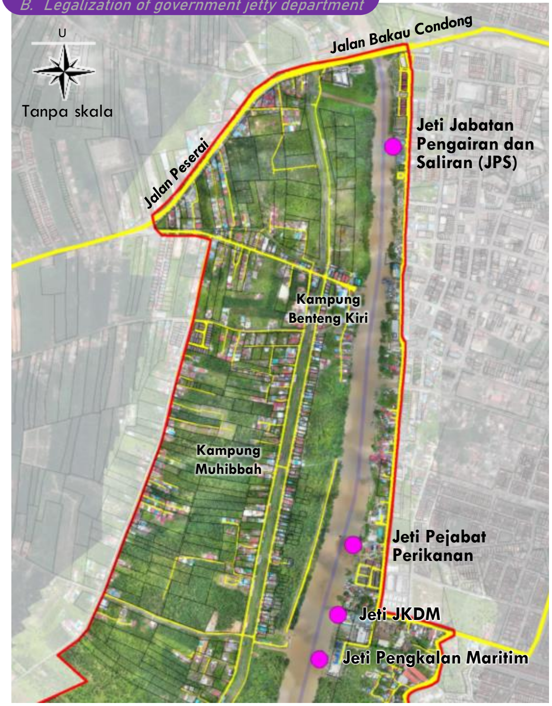
BIL. *No.*	JETI BERPUSAT *Centralized jetty*	KEPERLUAN SEMASA *Current Demand*	CADANGAN KAPASITI *Recommendations Capacity*	FASA PELAKSANAAN *Implementation phase*
1	Jeti Desa Seri Banang	29 Unit	30 Unit	2026-2027
2	Jeti Penambang	72 Unit	32 Unit 24 Unit	2028-2030
3	Jeti Kampung Muhibbah		35 Unit	2030-2035
4	Jeti Kota Murni			
5	Jeti Teluk Wawasan	30 Unit	60 unit	
	JUMLAH *Total*	**131 Unit**	**181 Unit**	**-**

Ilustrasi Cadangan Naik taraf Jeti Teluk Wawasan

Cadangan Naik taraf Jeti Penambang

Cadangan Naik taraf Jeti Kg. Muhibbah

B. Pemutihan Jeti Jabatan Kerajaan
B. Legalization of government jetty department



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KATEGORI CADANGAN
CATEGORY OF PROPOSAL
UT
UTAMA

JENIS CADANGAN
TYPE OF PROPOSAL
PROJEK NAIK TARAF
UPGRADE PROJECT

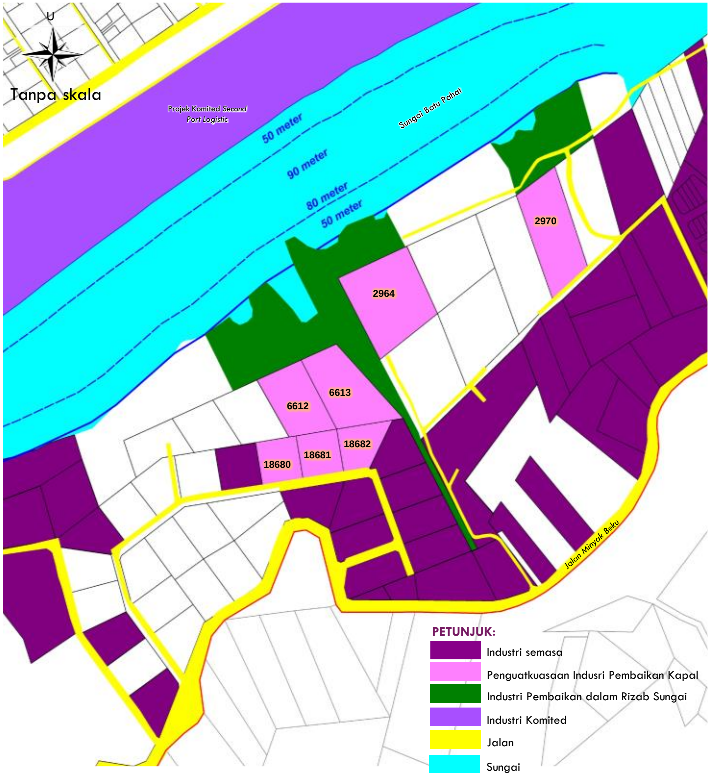
FASA PELAKSANAAN
IMPLIMENTATION PHASE
FASA PHASE 1 — 2024-2025
FASA PHASE 2 — 2026-2027
FASA PHASE 3 — 2028-2030
FASA PHASE 4 — 2031-2035

09
CADANGAN KEUTAMAAN PEMBANGUNAN RKK-CADANGAN UTAMA
PROPOSAL FOR PRIORITY DEVELOPMENT OF SAP-MAIN PROPOSAL

08 CADANGAN PENGUATKUASAAN KAWASAN PEMBAIKAN KAPAL
PROPOSAL FOR ENFORCEMENT OF SHIP REPAIRING AREA

Industri Pembaikan Kapal

3 Komponen/ Aktiviti Pembangunan
3 Components/ development activities



i. Terdapat 2 syarikat yang terlibat dengan aktiviti pembaikan kapal persendirian iaitu Syarikat See Yong & Son Construction Sdn. Bhd. (4.36 hektar) dan See Song & Sons Sdn. Bhd. (3.94 hektar).

ii. Penguatkuasaan ini akan dilaksanakan bagi tujuan memantau dan menjadikan industri pembaikan kapal lebih tersusun dan teratur. Selain itu, cadangan ini bertujuan memastikan pengusaha industri mematuhi undang-undang yang diperuntukkan di dalam Akta atau Undang-undang Kecil yang diguna pakai.

i. There are 2 companies involved in private ship repairing activities namely See Yong & Son Construction Sdn. Bhd. (4.36 hectares) and See Song & Sons Sdn. Bhd. (3.94 hectares).
ii. This enforcement will be implemented for the purpose of monitoring and making the ship repairing industry more structured and organized. In addition, this proposal aims to ensure that industrial operators comply with the laws provided in the Act or adopted by-laws

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KATEGORI CADANGAN
CATEGORY OF PROPOSAL

UT
UTAMA

JENIS CADANGAN
TYPE OF PROPOSAL

PENGUATKUASAAN/ PERUNDANGAN
ENFORCEMENT/ LEGISLATION

FASA PELAKSANAAN
IMPLIMENTATION PHASE

FASA PHASE 1
2024-2025

FASA PHASE 2
2026-2027

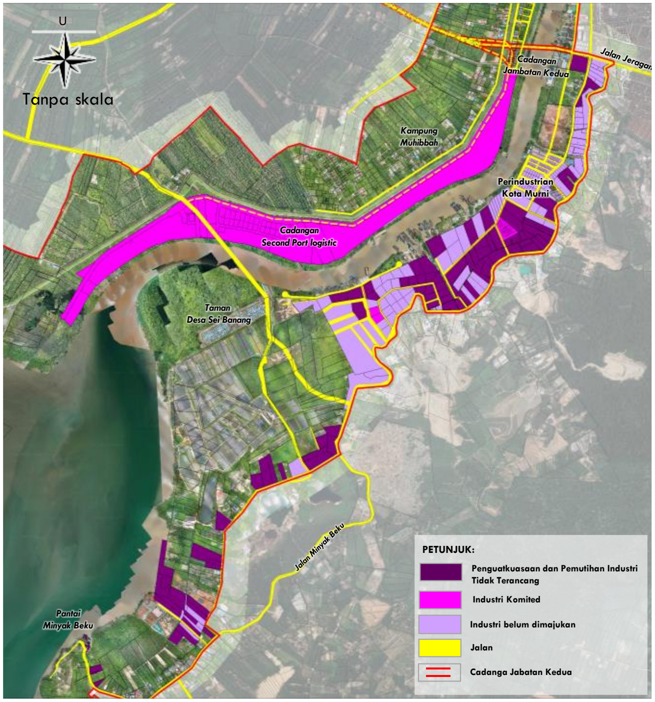
FASA PHASE 3
2028-2030

FASA PHASE 4
2031-2035

09
CADANGAN KEUTAMAAN PEMBANGUNAN RKK-CADANGAN UTAMA
PROPOSAL FOR PRIORITY DEVELOPMENT OF SAP-MAIN PROPOSAL

09 CADANGAN PENGAWALAN DAN PEMUTIHAN KAWASAN PERINDUSTRIAN TIDAK TERANCANG (TANPA KEBENARAN)
PROPOSAL FOR CONTROLLING AND LEGALIZATION OF UNPLANNED INDUSTRIAL AREA (WITHOUT PERMISSION)

Perindustrian Kota Murni, Jalan Minyak Beku, Kawasan *Barter Trade* dan Kampung Petani



i. Sejumlah **79 lot industri (44 premis) tidak terancang yang memerlukan program pemutihan dan penyusunan semula bagi memberi ruang kepada penyediaan infrastruktur yang terancang dan selamat.**

ii. Daripada jumlah 79 lot yang direkodkan, 49 unit daripadanya terlibat dalam program pemutihan industri yang dijalankan oleh PBT, dan baki 31 unit lagi merupakan tambahan lot hasil daripada kajian lapangan (termasuk industri kosong).

i. There are a total of 79 unplanned industrial lots (44 premises) in need of legalization and restructuring programs to make room for the provision of planned and safe infrastructure.

ii. From the total recorded of 79 lots and based on the joint review with the MPBP Planning Department, 49 units were involved in the industrial legalization program carried out by the local authorities, and the remaining 31 units were additional lots resulting from field studies (including vacant industries)

4 Senario Pemutihan Industri
4 Industrial Legalisation Scenarios

01 Industri Dibenarkan Untuk Diselaraskan
Industry is allowed to be adjusted

Tanah kategori industri/ bangunan berada dalam zon gunatanah industri/ komersial (Dalam Zon)

Industrial/ building category land is in the industrial/ commercial land use zone (within the zone)

02 Industri Dibenarkan Dengan Syarat
Industry is permitted with conditions

Tanah Kategori pertanian berada dalam zon gunatanah industri/ komersial (Dalam Zon)

Agricultural category land is in the industrial/ commercial land use zone (within the zone)

03 Pengubahan Zon Semasa RTD Kepada Zon Industri
Conversion of RTD current zones to industrial zones

Tanah kategori industri/ bangunan berada di luar zon gunatanah industri/ komersial (Luar Zon)

Industrial/ building category land is outside the industrial/ commercial land use zone (outside the zone)

04 Industri Boleh Dibenarkan dan Dengan Syarat Perlu Di Pindahkan (Relocate)
Industry is allowed provided it will be relocate

Tanah Kategori pertanian berada di luar zon gunatanah industri/ komersial (Luar Zon)

Agricultural category land is outside the industrial/ commercial land use zone (outside the zone)

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KATEGORI CADANGAN
CATEGORY OF PROPOSAL
UT

JENIS CADANGAN
TYPE OF PROPOSAL
PERUNDANGAN /PENGUATKUASAAN
LEGISLATION /ENFORCEMENT

FASA PELAKSANAAN
IMPLIMENTATION PHASE

FASA PHASE 1 2024-2025
FASA PHASE 2 2026-2027
FASA PHASE 3 2028-2030
FASA PHASE 4 2031-2035

09
CADANGAN KEUTAMAAN PEMBANGUNAN RKK-CADANGAN UTAMA
PROPOSAL FOR PRIORITY DEVELOPMENT OF SAP-MAIN PROPOSAL

10 CADANGAN PENGUKUHAN EKOPELANCONGAN WARISAN
PROPOSAL FOR STRENGTHENING THE ECO-TOURISM HERITAGE

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KATEGORI CADANGAN
CATEGORY OF PROPOSAL

UT UTAMA

JENIS CADANGAN
TYPE OF PROPOSAL

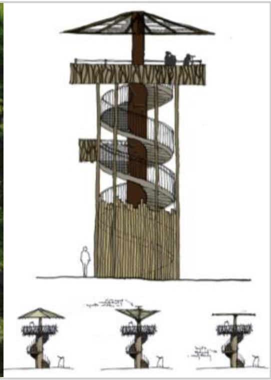
PROJEK BARU
NEW PROJECT

FASA PELAKSANAAN
IMPLIMENTATION PHASE

FASA PHASE 1 2024-2025
FASA PHASE 2 2026-2027
FASA PHASE 3 2028-2030
FASA PHASE 4 2031-2035

A. Cadangan Kawasan Perlindungan Burung (Santuari Burung Batu Pahat)
A. Proposal for bird protection area (Batu Pahat Bird Sanctuary)

Tapak Santuari Burung Kawasan Second Port Logistics



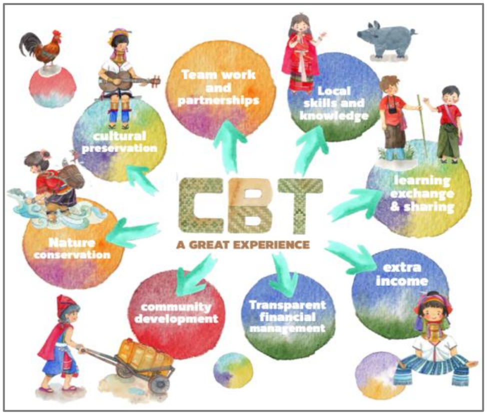
B. Cadangan Penggunaan Pengangkutan Air Awam
B. Proposal to use public water transport

Sungai Batu Pahat

Ilustrasi bagi aktiviti River Taxi

Ilustrasi di Anjung Shahbandar bagi aktiviti River Taxi

C. Cadangan Program Community Based Tourism (CBT)
C. Community-based tourism recommendation Program (CBT)



i. Program ini akan mempromosikan sektor pelancongan tempatan kepada pelancong luar dan berpotensi untuk berkembang dan meningkatkan tahap sosioekonomi komuniti tempatan melalui penglibatan komuniti setempat, persatuan-persatuan tempatan dan NGO berkaitan bagi menjayakan program ini.

The program will promotes the local tourism sector to foreign tourists and has the potential to grow and improve the socio-economic level of the local community through the involvement of the local community, local associations and related NGOs for the success of this program

09
CADANGAN KEUTAMAAN PEMBANGUNAN RKK-CADANGAN UTAMA
PROPOSAL FOR PRIORITY DEVELOPMENT OF SAP-MAIN PROPOSAL

11 CADANGAN MENAIK TARAF TERMINAL FERI MINYAK BEKU
PROPOSED UPGRADE OF MINYAK BEKU FERRY TERMINAL

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A. Menaik Taraf Jeti Terminal Feri Minyak Beku Dan Kemudahan Sokongan
A. Upgrading Minyak Beku ferry terminal piers and supporting facilities

5 Komponen Cadangan
5 Proposal Components

i. Landasan menurunkan penumpang.
ii. Cadangan jeti bagi *River Taxi*.
iii. Menyediakan papan informasi elektronik jadual pelepasan dan ketibaan feri dan *River Taxi*.
iv. Kemudahan seperti kedai makan, kedai runcit, tandas dan surau.
v. Tempat letak kenderaan persendirian dan teksi.

i. Runway to drop off passengers.
ii. Proposal for a jetty for river taxis
iii. Providing electronic information boards for departure and arrival schedules of ferries and river taxi.
iv. Facilities such as eateries, grocery stores, toilets and surau.
v. Private parking and taxis.

KATEGORI CADANGAN
CATEGORY OF PROPOSAL

UT
UTAMA

JENIS CADANGAN
TYPE OF PROPOSAL

PROJEK NAIK TARAF
UPGRADE PROJECT

B. Pembinaan Laluan Baru dan Naik Taraf Persimpangan Jalan Minyak Beku ke Akses Terminal Feri Minyak Beku
B. Construction of new route and upgrading of Minyak Beku road junction in order to access Minyak Beku ferry Terminal

i. Penyediaan rizab jalan 20 meter
ii. Naik taraf persimpangan ke Jalan Minyak Beku ke akses keluar masuk ke Terminal Feri Minyak Beku
iii. Penyediaan laluan jalan baru kepada 2 Lorong, 2 hala untuk ke Terminal Feri Minyak Beku

i. Preparation of a 20-meter road reserve
ii. Upgrading junction to Minyak Beku Road to access in and out of Minyak Beku Ferry Terminal
iii. Preparation of a new 2-lane, 2-way road to Minyak Beku Ferry Terminal

FASA PELAKSANAAN
IMPLEMENTATION PHASE

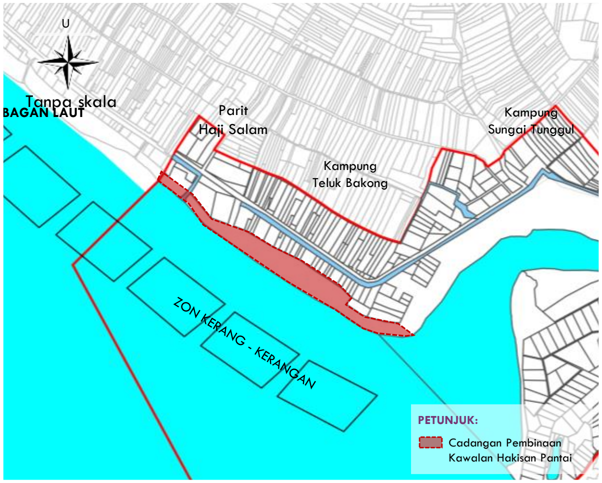
FASA 1: 2024-2025
FASA 2: 2026-2027
FASA 3: 2028-2030
FASA 4: 2031-2035

09
CADANGAN KEUTAMAAN PEMBANGUNAN RKK-CADANGAN UTAMA
PROPOSAL FOR PRIORITY DEVELOPMENT OF SAP-MAIN PROPOSAL

12 CADANGAN PEMBINAAN STRUKTUR KAWALAN HAKISAN PANTAI
PROPOSAL FOR CONSTRUCTION OF COASTAL EROSION CONTROL STRUCTURES

Pantai Teluk Wawasan

2 Komponen/ Aktiviti Pembangunan
2 Components/ development activities



Ilustrasi Penanaman Bakau Sekitar kawasan Hakisan

Ilustrasi Penanaman Bakau Sekitar kawasan Hakisan

Ilustrasi Penanaman Bakau Sekitar kawasan Hakisan

Cadangan Pemuliharaan Dan Pemeliharaan Rizab Pantai melibatkan penambakan pasir pantai yang menggunakan kaedah :

i. Struktur Kejuruteraan - Benteng Pemecah Ombak, Labuan Blocks, Revetments
ii. Cadangan struktur ini merangkumi jarak 2.5km iaitu di sepanjang Pantai Wawasan di Kawasan RKK

Proposal for conservation and preservation of coastal reserve involving reclamation of coastal sand by using methods: -
i. Engineering Structures-Breakwater Fortifications, Labuan Blocks, Revetments
ii. This proposed structure covers a distance of 2.5 km along the Wawasan Beach in the RKK area

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KATEGORI CADANGAN
CATEGORY OF PROPOSAL
UT
UTAMA

JENIS CADANGAN
TYPE OF PROPOSAL
PROJEK BARU
NEW PROJECT

FASA PELAKSANAAN
IMPLIMENTATION PHASE
FASA PHASE 1 — 2024-2025
FASA PHASE 2 — 2026-2027
FASA PHASE 3 — 2028-2030
FASA PHASE 4 — 2031-2035

09
CADANGAN KEUTAMAAN PEMBANGUNAN RKK-CADANGAN QUICK WIN
PROPOSAL FOR PRIORITY DEVELOPMENT OF SAP-QUICK WIN PROPOSAL

13 CADANGAN *SMART TRUCK CENTRE*
PROPOSAL FOR SMART TRUCK CENTER

Lot 4199 di Zon 4 & Jeti Rightbase Trading Sdn Bhd

3 Komponen Cadangan
3 Proposal Components

PELAKSANAAN FASA 1 (2025)

Pembinaan tempat letak kenderaan berat sementara (*Smart Truck Centre*) bagi mengatasi masalah trafik di Jalan Shahbandar

Construction of temporary Heavy Vehicles Parking (Smart Truck Centre) to overcome the traffic problems at Jalan Shahbandar

PELAKSANAAN FASA 2 (2030)

Petempatan semula *Smart Truck Centre* sementara ke tapak *truck centre* di Jeti Rightbase Trading Sdn Bhd

Temporary relocation of Smart Truck Centre to truck centre site at Rightbase Trading Jetty Sdn Bhd

i. Akses keluar masuk.
ii. Kemudahan asas seperti tandas awam, surau, kedai makan dan kedai serbaneka.
iii. Elemen *Smart* seperti Transaksi Tanpa Tunai, *Smart Parking, Parking Sensor*

i. Access in and out.
ii. Basic amenities such as public toilets, surau, eateries and convenience stores.
iii. Smart elements such as cashless transactions, Smart Parking, Parking Sensors

Ilustrasi bagi cadangan Fasa 1 yang bersifat sementara

Ilustrasi bagi cadangan Fasa 2 yang telah dipindahkan ke Jeti Rightbase Trading Sdn Bhd

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QW QUICK WIN

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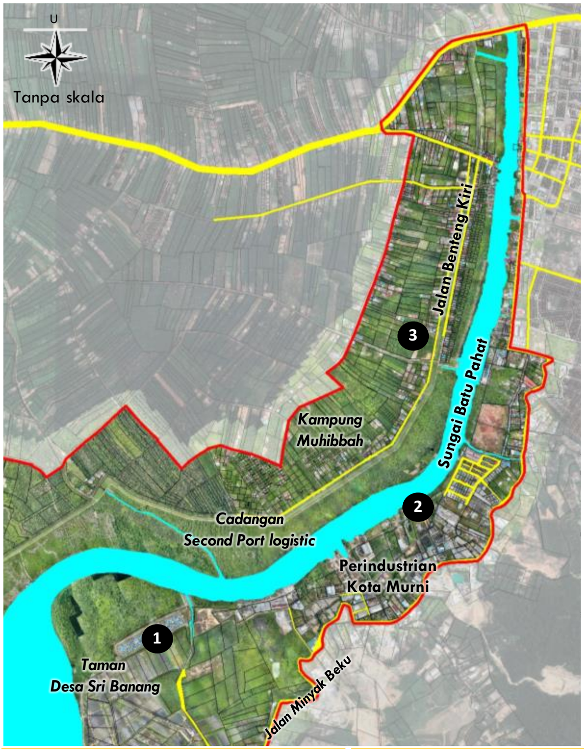
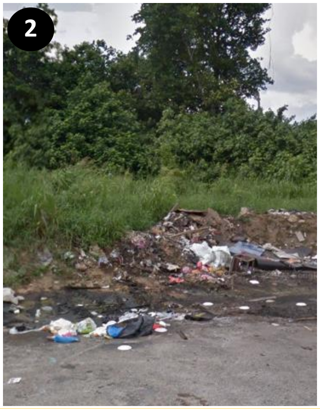
CADANGAN KEUTAMAAN PEMBANGUNAN RKK-CADANGAN QUICK WIN
PROPOSAL FOR PRIORITY DEVELOPMENT OF SAP-QUICK WIN PROPOSAL

14 CADANGAN PENGURUSAN SISA PEPEJAL
PROPOSAL FOR SOLID WASTE MANAGEMENT

JALAN FATIMAH KG PETANI, TAMAN DESA SRI BANANG, PERINDUSTRIAN KOTA MURNI





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KATEGORI CADANGAN
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FASA PELAKSANAAN
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FASA PHASE 4: 2031-2035

PELAKSANAAN FASA 1 (2024)
Cadangan penguatkuasaan tapak pelupusan sampah haram
Proposal for enforcement of illegal landfills

PELAKSANAAN FASA2 (2024-2025)
Cadangan kutipan sisa pepejal (*Smart Deep Collection System*) bagi kawasan diluar perkhidmatan kutipan sisa pepejal
Proposal for solid waste collection for areas outside of the solid waste collection service

TINDAKAN
i. Menyediakan papan amaran
ii. Kerja-kerja pembersihan sampah
iii. Menyediakan sistem rakaman CCTV dan Amaran Suara bagi memantau aktiviti pelupusan sampah haram

i. Providing warning boards
ii. Garbage cleaning works
iii. Providing CCTV recordings system and voice alerts to monitor illegal waste disposal activities

KG MUHIBBAH (PERLUASAN KAWASAN PERCUKAIAN)
i. Penyediaan tong sampah individu
ii. Penyediaan perkhidmatan kutipan sisa pepejal
iii. Menyediakan kemudahan pembersihan awam

i. Setting up individual bins
ii. Setting up of solid waste collection services
iii. Providing public cleaning facilities

TAMAN DESA SRI BANANG
i. Penyediaan tong sampah individu & diuruskan oleh JAKOA
ii. Penyediaan perkhidmatan kutipan sisa pepejal

i. Setting up individual trash bins and to be managed by JAKOA
ii. Setting up of solid waste collection services

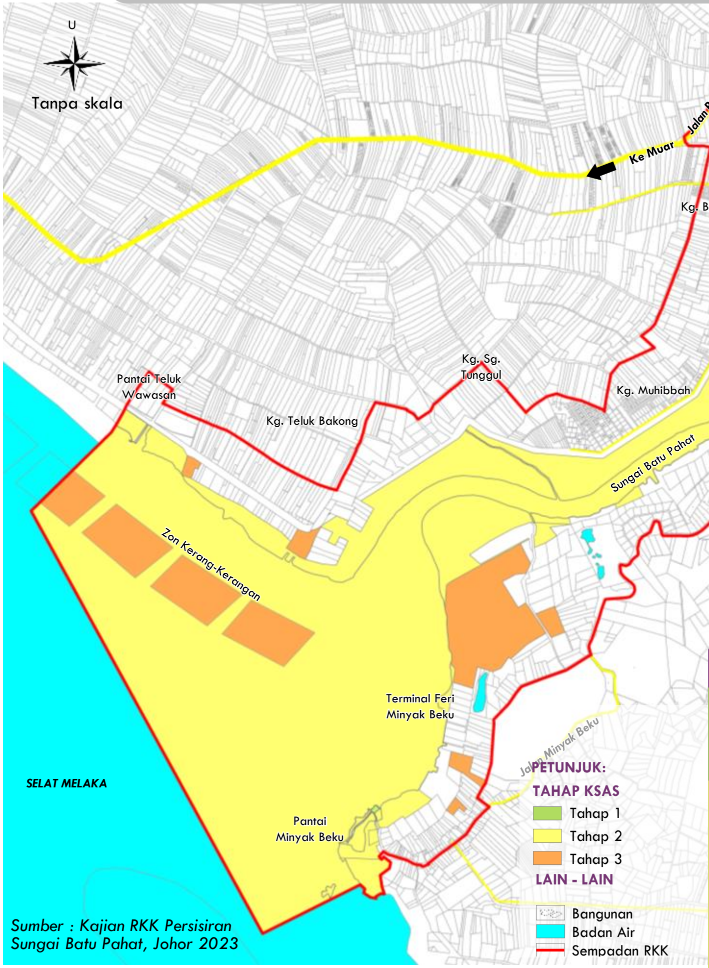
KAWASAN KEDIAMAN SETINGGAN
i. Penyediaan tong sampah individu diuruskan oleh KKDW
ii. Penyediaan perkhidmatan kutipan sisa pepejal

i. Setting up individual trash bins and to be managed by KKDW
ii. Setting up of solid waste collection services

09
CADANGAN KEUTAMAAN PEMBANGUNAN RKK-CADANGAN QUICK WIN
PROPOSAL FOR PRIORITY DEVELOPMENT OF SAP-QUICK WIN PROPOSAL

15 CADANGAN PERLINDUNGAN DAN PENGEKALAN KAWASAN KHAS (TAHAP 1,2 & 3)
PROPOSAL FOR PROTECTION AND RETENTION OF SPECIAL AREA (LEVEL 1,2 and 3)

Sungai Kajang, Syarikat Sihai, Kolam Panching 62, Pantai Teluk Wawasan, Hutan Paya Laut (Bakau), Perigi Batu Pahat, Kerang-kerangan



Memastikan kawasan KSAS di pesisiran Sungai Batu Pahat akan dapat terus di kekalkan daripada sebarang pembangunan dan aktiviti yang akan mengganggu aset-aset penting dan berharga di Batu Pahat ini.

Ensuring the KSAS area at the shore of Sungai Batu Pahat will be continuously maintained from any development and activities that will disrupt the important and valuable assets in Batu Pahat

TAHAP KSAS	SUB KATEGORI KSAS	LOKASI/ KAWASAN KSAS
Tahap 1	**Warisan Kebudayaan dan Warisan Semulajadi:** • Monumen, bangunan dan Rizab Arkeologi	1. Perigi Batu Pahat
Tahap 2	**Sungai:** • Rizab Sungai	1. Sungai Batu Pahat 2. Sungai Kajang
	Pesisiran Pantai: • Pantai Berlumpur Kunjungan Burung • Pantai Berlumpur Semaian Kerang • Kawasan Hutan Paya Laut	3. Pantai Minyak Beku 4. Pantai Teluk Wawasan
	Hutan Simpan Kekal: • Hutan Paya Laut	5. Hutan Paya Laut
Tahap 3	**Kawasan Pertanian Makanan:** • Kawasan Akuakultur di Perairan Laut	1. Plot kerang-kerangan 2. Syarikat Nigi Brother 3. Syarikat Sihai 4. Kolam Pancing Syawal Batu Pahat 5. Kolam Pancing 62

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FASA PELAKSANAAN
IMPLIMENTATION PHASE

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FASA 4 (PHASE 4): 2031-2035

Ringkasan Eksekutif

EXECUTIVE SUMMARY

DRAF RANCANGAN KAWASAN KHAS (RKK)
PERSISIRAN SUNGAI BATU PAHAT, JOHOR

SPECIAL AREA PLAN (SAP)
OF BATU PAHAT RIVERSIDE