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SPECIAL AREA PLAN (SAP) FOR BANDAR MAHARANI, JOHOR ROYAL TOWN

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ABSTRACT

This project of Development Action Plan was carried out in a special royal town of Bandar Maharani, Johor. It is a historic town and the capital of Muar District, Johor. Though there are many potentials to be further enhanced, several issues need to be resolved for better environmental quality.

The suggested development approach relates to its physical condition, taking advantage of Sungai Muar that lies in the middle of the town. Thus, the riverfront development is recommended with many improved elements of urban design to elevate the image of the urban heritage of Bandar Maharani. Among the key projects are water taxi, Sungai Bentayan open space and, Muar bridge gateway, and sky pedestrian.

INTRODUCTION

The proposed redevelopment of the riverfront of Sungai Muar is partially taken from the Special Area Plan (SAP) of Bandar Maharani, Johor. It is a historic town and the capital of Muar District, Johor. It is one of the most popular tourist attractions in Malaysia to be visited and explored for historical buildings from the pre-war period. It is declared the royal city of Johor by Sultan Ibrahim Sultan Iskandar and is the fourth largest city in Johor. The study discovered its strengths as its Sungai Muar apart from its valuable heritage covering the delicacy of foods, culture and aesthetic design of colonial buildings such as the famous Masjid Jamek Sultan Ibrahim, Muar High School, and Istana Bandar. Jalan Peteri, Jalan Maharani, Jalan Abdul Rahman, Jalan Arab, and Jalan Bakri are the main road located within the study area. The main obstacles are the street design and transportation aspects. Therefore, some riverfront projects were proposed to improve the overall ambient of Bandar Maharani like water taxi, gateway, and sky pedestrian.

METHODOLOGY

Provision of special area plan (SAP) is based on the provision of the Town and Country Planning Act, 1976 (Act 172), subsection 16B (2). The purpose of the special area plan is to accelerate detailed local character planning for an area that has an interest and specific characters. This project falls in category 2, i.e. for improvement of the heritage area. The study involved primary and secondary data collection on-site. A site investigation was conducted to gather the information, particularly on its strengths and weaknesses. Data for was collection covering the aspects of urban design, land use, transportation, and open space. Secondary data was obtained from Muar Municipal Council and other related technical departments. After the analysis of the site was done, the development concept and strategy was laid out. Following this step, detailed proposals were recommended, hoping to improve the overall image of Bandar Maharani as the royal town.

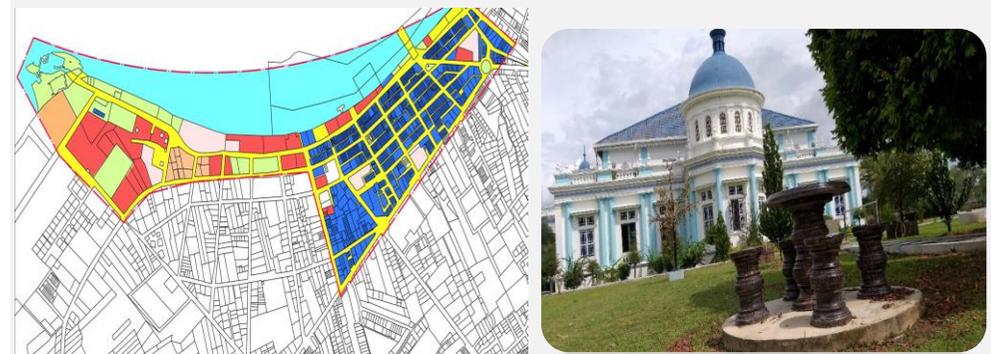


Figure 1: Location Plan of study area and image of building in Bandar Maharani

CONCEPT & STRATEGY

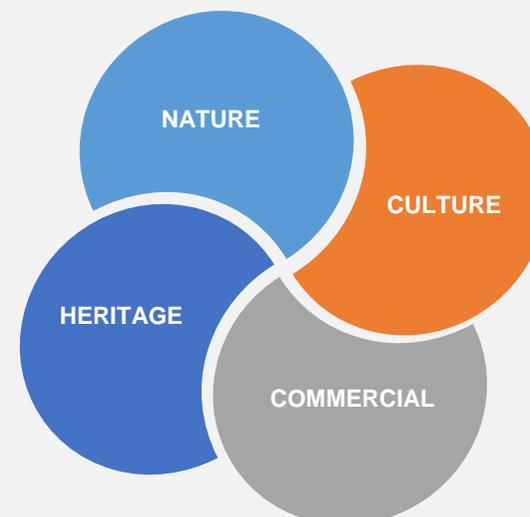


Figure 2: Moving towards the liveable, vibrant, attractive heritage township

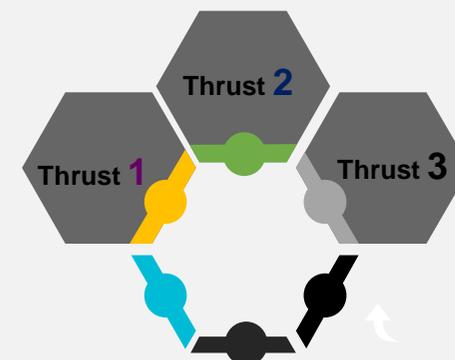
PROPOSED PROJECTS



DEVELOPMENT THRUST

Enhance accessibility, connectivity, and quality of road and pedestrian network of Bandar Maharani.

Highlight the heritage value of Muar town and improve the image of Bandar Maharani.



Improve and protect the areas that are the potential to promote the uniqueness of the historical royal town.

PROJECT FINDINGS

PROJECT 1: MUAR GATEWAY & SKY PEDESTRIAN

This project improves the image of the welcoming gateway of Sungai Muar by connecting it to the river bank. Six towers will be built, reflecting the royal image. The larger scale of structures supports the skyline and strengthens the overall image along the river. The objectives:

- To enhance the connectivity of the town
- To create a sense of welcoming and enhance the overall image of the town



Figure 3 : Current condition (2018)



Figure 4: Proposed condition (2024)



Figure 5: Proposed condition (2024)

PROJECT 2: SUNGAI MUAR WATER TAXI (SMWT)

This project improves the water-based transportation by providing better infrastructure, for instance jetty, and boats as water taxis. The mooring and anchorage sites are provided for convenient operation of the quay. The objectives are:

- To become as a new attraction and means of transportation for Bandar Maharani .
- It can ease the movement of the local people as well as tourists.
- Connects the state of Malacca and Johor to Bandar Maharani.



Figure 6 : Current condition (2018)



Figure 7: Proposed conditions (2025)

PROJECT 3: SG. BENTAYAN WATERFRONT OPEN SPACE

The improvement works at Sungai Bentayan waterfront is essential as it rejuvenates the open spaces to welcome more users. The availability of the present physical infrastructure will become the basis for some adaptive use of spaces, in which the main new components are towers, and overhang pedestrian bridge. The objectives are:

- To offer new place for social gathering and meet up, encourage healthy lifestyle as well as relaxing environment.
- To create connectivity of spaces that encourages the vibrant of activity along the riverbank.



Figure 8 : Current condition (2018)

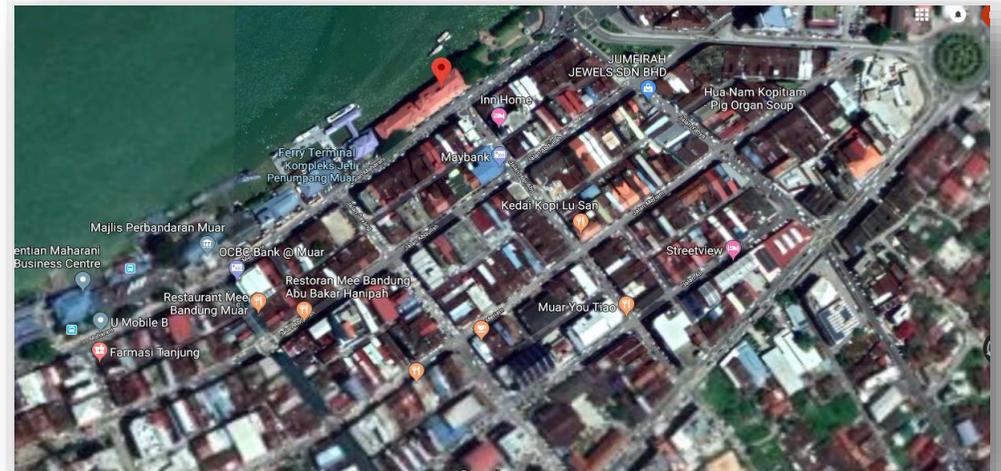


Figure 9 : Current condition (2018)



Figure 10 : Proposed condition (2025)

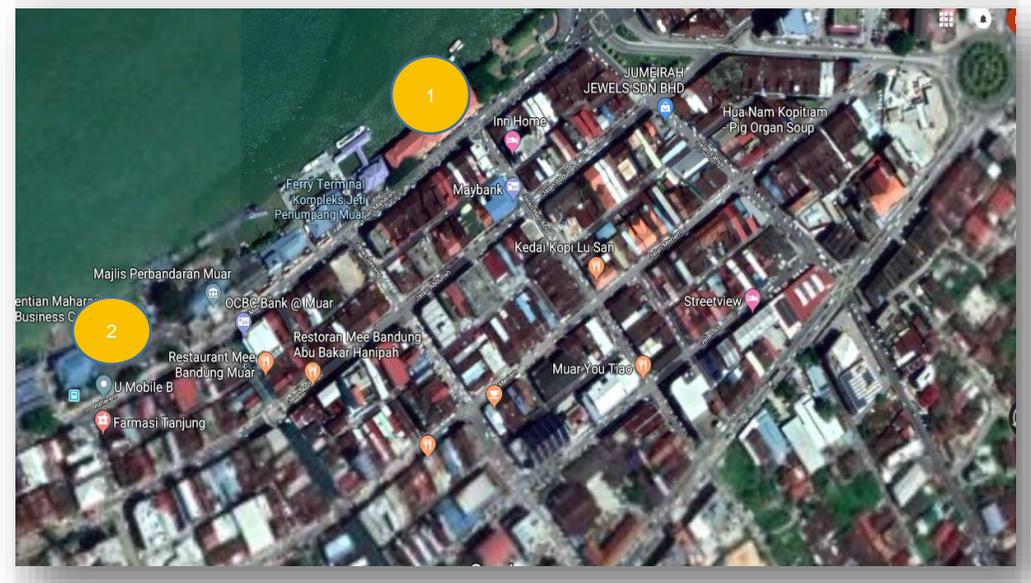
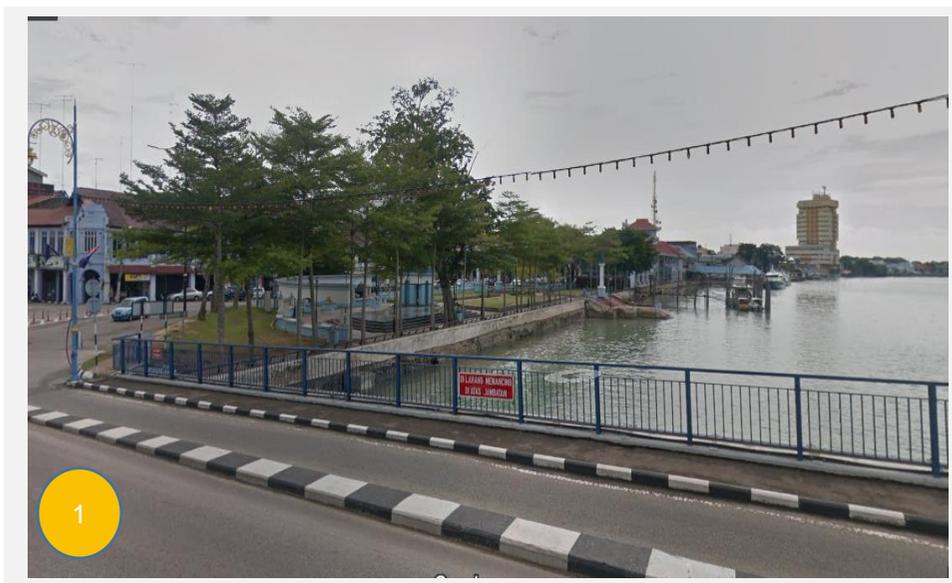


Figure 11 : Current condition (2018) (Images 1 & 2)

Figure 13 : Proposed condition of the water front (2025)



Figure 12 : Proposed condition (2025)

PROJECT 4: NEW TOURIST CENTRE

The proposed new tourist centre is vital for better operation of tourism activities. The objectives:

- To integrate it with one stop center for access
- To promote the local tourism products.



PROJECT 5: OBSERVATORY PARK AND MULTI-LEVEL PARKING

The proposed observatory park and multi-parking offers facilities of parking spaces and provides open space on its roof top to enjoy the over looking view of Sungai Muar. The objectives:

- To make good use of the existing parking building.
- To utilize the limited space for multi-purpose building.



CONCLUSION

In general, the proposals for waterfront area and Muar town itself reflect the importance of interaction between urban developments and the water. Bandar Maharani is fortunate to have the waterfront area as it is unique and irreplaceable natural resources. Therefore, the project of the Special Area Plan for Bandar Maharani is timely to improve its overall urban design image. It is rich in the abundance of natural, cultural, and historical heritage to be preserved for tourism development as a whole.



Figure 14: Proposed condition of Observatory Park and Multi-Level Parking (2025)



Figure 15: Proposed condition of Multi-Level Parking (2025)

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