NEW CITY MASTER PLAN
MALAYSIA VISION VALLEY, NEGERI SEMBILAN, MALAYSIA

Urban Design & Master Planning
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Client:
SUPERGLADE Sdn Bhd  Petaling Jaya, Malaysia

Project
A 30-year master plan completed in March 2017 for a new city for 2 million people on 11,000 hectares of former palm plantation land in Malaysia Vision Valley (MVV), a 156,000-hectare development zone to: advance the socio-economic position of the 60-year-old nation; promote the wellbeing of its multi-cultural, multi-ethnic citizens; and provide expansion of Kuala Lumpur. Objectives include:

- Create an environment that advances urbanity, social and cultural integration and cooperation, and a sustainable quality of life for living, working, recreation, and enjoying nature
- Address natural and environmental challenges, including: a varied and often extremely steep topography; safeguarding permanent forest reserves and natural habitats; preserving and enhancing riparian corridors; reducing Malaysia’s carbon footprint; and expanding renewable energy resources

The new city will serve as a destination hub for international travel, commerce, recreation, and eco-tourism. A new high-speed train will connect the city to Singapore in sixty minutes, and an express train to the airport within ten minutes.

Smart Growth, transit-oriented Cleantech mixed-use development will encompass facilities of all types including: mixed-income, single- and multi-family residences; neighborhood and social services; a comprehensive urban transit system targeting 50% ridership while reducing car use and parking by 50%; local and regional parks; and the Mountain-to-the-Sea Greenway connecting the permanent forest reserve in the north to the Straits of Malacca in the south.

A most important objective is to create a balance between the vision of the new modern, state-of-the-art metropolis and the existing social, cultural, and environmental fabric that require inclusion, protection, preservation, and enhancement.

Project Data

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
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<tbody>
<tr>
<td>Total Land Area</td>
<td>11,000 hectares (26,800 acres)</td>
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<tr>
<td>Developed Land Area</td>
<td>6,200 hectares (56% of Total Land)</td>
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<tr>
<td>Undeveloped Natural Land</td>
<td>4,800 hectares (44% of Total Land)</td>
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<td>Total Development</td>
<td>113,650,000 sq m (1,223,000,000 sq ft)</td>
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<td>Floor Area Ratio</td>
<td>1.04 (0.5-6.0 max)</td>
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<tr>
<td>Total Population</td>
<td>1,867,000 (844,000 work force)</td>
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<tr>
<td>Number of Dwelling Units</td>
<td>424,000 (for 50% work force)</td>
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“Mountain-To-The-Sea” Greenway

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Phase plan of 1000-acre Central Park (6) at east end of the Jijan Riverway (4)

Integrating Transportation Terminal (3) connecting high speed rail between Kuala Lumpur and Singapore; extension of the existing commuter rail; express train to airport; and multiple light rail streetcar lines to all areas of the city.
Bukit Galla Forest Reserve
Civic plaza adjacent to the Integrated Transportation Terminal
between the Central Business District, the Jijan Riverway, and Confluence Lake.

Typical segment of the Jijan Riverway
Aerial view where Jijan Riverway adjoins the main entrance of the Central Park

Typical low-density residential mixed-use development street

Typical medium-density commercial or institutional mixed-use development street showing light rail streetcar system with transit stops every 600- to 800-meters apart throughout the city

Typical high-density or Central Business District mixed-use development secondary street

Civic plaza adjacent to the Integrated Transportation Terminal between the Central Business District, the Jijan Riverway, and Confluence Lake.

**MASTER PLAN SIX PRINCIPLES**

- **Align Regional Aspirations with Ongoing Initiatives & Inclusiveness of the Local Context**
  Carefully integrate and promote synergy and mutual benefits between the planned, state-of-the-art, new city with existing communities and historic settlements, and protect sensitive natural habitats of the region, including: river corridors, mountain reserves, delta farms, indigenous villages, and habitats for endemic plants, birds, and wildlife whose value should be balanced against where and how development is considered.

- **Strengthen Connections with A Unified Transportation Strategy**
  Create a comprehensive and coordinated transportation network that will reduce the use of cars and fossil fuels, and cohesively integrates transportation modes for pedestrians, bicycles, motorcycles, cars, parking, buses, urban transit, commuter rail, and high-speed rail into an attractive, sustainable, and accessible urban environment for residents, workers, commuters, and visitors.

- **Integrate, Reinforce and Preserve Natural & Cultural Assets**
  Creatively and sensitively integrate the abundant existing natural and cultural environments into new development, such as: incorporating landscape as an integral component of development; enhancing and reinforcing neighborhoods with public spaces, and expanding recreational amenities and universal access to them; protecting valuable natural settings; and integrating existing artifacts with new development, such as existing villages, mosques, temples, and other valuable artifacts.

- **Advance Sustainable Development**
  Promote and implement sustainable strategies that support initiatives of the Prime Minister’s 2015 Eleventh Malaysia Plan, including: Green transportation; water conservation; recyclable waste; renewable energy; state-of-the-art information and communications technology; reliable urban security; generous and enjoyable landscape; and efficient and exemplary land use.

- **Create Exemplary Environments to Live, Work, Visit, and Enjoy**
  Balance new development with open space and landscape to promote urbanity and provide an exemplary quality of life. Create transit-oriented development urban centers with attractive housing and effortless pedestrian and transit connections within and through the districts. Create distinctive neighborhoods that are established and defined by unique facilities and public space as a focus of each district.

- **Establish A Dynamic and Integrated Urban Core**
  Establish an integrated Transportation Terminal as MVV’s premier civic space to serve as: the portal to Southeast Asia through KLIA with easy access to Kuala Lumpur and Singapore on the proposed High Speed Rail; a 24/7 hub of activities and entertainment; a bridge between city and nature; a civic space for public and ceremonial events; and an integral link of the “Mountain-To-The-Sea” Greenway between the Bukit Galla Forest Reserve and the Straits of Malacca.