UNIVERSITI TEKNOLOGI MARA

URBAN WATERFRONT REGENERATION AS A RESPONSE TO PROMOTE TOURISM AND ENCOURAGE SOCIO ACTIVITIES AT VICTORIA CITY, WILAYAH PERSEKUTUAN LABUAN

MOHD HAZWAN BIN ALIAS

Dissertation /Topical Report submitted in partial fulfillment of the requirements for the degree of Bachelor of Landscape Architecture (Hons.)

Faculty of Architecture, Planning and Surveying

JULY 2018
AUTHOR’S DECLARATION

I declare that the work in this dissertation was carried out in accordance with the regulations of Universiti Teknologi MARA. It is original and is the result of my own work, unless otherwise indicated or acknowledge as referenced work. This thesis has not been submitted to any other institution or non-academic institution for any degree or qualification.

I, hereby, acknowledge that I have been supplied with the Academic Rules and Regulations for Under Graduate, Universiti Teknologi MARA, regulating the conduct of my study and research.

Name of Student : Mohd Hazwan Bin Alias
Student I.D No. : 2014841398
Programme : Bachelor of Landscape Architecture (Hons.) -Ap248
Faculty : Architecture, Planning & Surveying
Dissertation/ Topical : Urban Waterfront Regeneration as a Response to
Report Title : Promote Tourism and Encourage Socio Activities at Victoria City, Wilayah Persekutuan Labuan

Signature of Student : ………………………………..
Date : July 2018
ABSTRACTS

Victoria is not yet being discovered as a potential area for tourist but Labuan town has its own attraction and uniqueness, characterized by long stretch seaside area. Labuan is in a merge of development to promoting Labuan as one of a tourist destination and to be known by outsiders. In January 2018, the media’s get attention towards the development of the Labuan-Menumbok bridge that will link Labuan and Sabah to developed a successful polycentric centre development created to increase connectivity to the influential region. The implication of a new bridge development making the port area at Labuan become a waterfront area according to Labuan Blueprint 2030. Therefore, this project is to find a solution on how the implementation of a Landscape design helps to attract the local surrounding and visitor from the inner city through the waterfront. Furthermore, to proposed an urban activity that will set as a major destination for the people so that it will become a successful Waterfront area at Labuan City. The design implementation is using the integrative theory of urban design approach to strengthen the sense of place in the urban area that allows for contextual integration to take place by using a specific design principle that consist of good form, vitality, legibility, meaning and comfort. Using the image of the city as a design approach also help to hinder the navigation of people at the urban area. The primary purposes of the solution are to improve the city connectivity throughout the waterfront that will improve Labuan city urban environment. Last but not Least, the new development of Labuan Waterfront will create one of the spot tourisms at Labuan in creating Labuan knowable throughout the regional level.
TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>CONTENTS</th>
<th>PAGES</th>
</tr>
</thead>
<tbody>
<tr>
<td>ACKNOWLEDGEMENT</td>
<td>i</td>
</tr>
<tr>
<td>ABSTRACT</td>
<td>ii</td>
</tr>
<tr>
<td>LIST OF CONTENT</td>
<td>iii-iv</td>
</tr>
<tr>
<td>LIST OF CHARTS</td>
<td>ix</td>
</tr>
<tr>
<td>LIST OF DIAGRAMS</td>
<td>ix</td>
</tr>
<tr>
<td>LIST OF GRAPHS</td>
<td>ix</td>
</tr>
<tr>
<td>LIST OF TABLES</td>
<td>ix</td>
</tr>
<tr>
<td>LIST OF FIGURES</td>
<td>xiv</td>
</tr>
<tr>
<td>LIST OF IMAGES</td>
<td>xiv-xvi</td>
</tr>
<tr>
<td>LIST OF MAPS</td>
<td>xvi-xii</td>
</tr>
<tr>
<td>LIST OF PLANS</td>
<td>xvii</td>
</tr>
<tr>
<td>LIST OF PERSPECTIVES</td>
<td>xvii-xix</td>
</tr>
<tr>
<td>LIST OF SECTIONS</td>
<td>xix</td>
</tr>
</tbody>
</table>
TABLE OF CONTENT

CHAPTER 1: INTRODUCTION TO TOPIC

1.1 INTRODUCTION 1-2

1.2 PREVALENT ISSUES AND PROBLEM STATEMENT 3
  1.2.1 Physical issue
  1.2.2 Environmental issue
  1.2.3 Social issue

1.3 AIM AND OBJECTIVE 4
  1.3.1 Aim
  1.3.2 Objectives

1.4 DEFINITION OF TERMINOLOGY 4-5
  1.4.1 Urban Waterfront
  1.4.2 Urban Regeneration
  1.4.3 Vibrant Space
  1.4.4 Former Transportation Port

1.5 SIGNIFICANT OF STUDY 5

1.6 SCOPE OF STUDY 5

1.7 RESEARCH METHODOLOGY 6-8
  1.7.1 Identification of study area
  1.7.2 Data compilation
  1.7.3 Synthesis
  1.7.4 Conclusion and proposal

1.8 CHAPTER SUMMARY 8

CHAPTER 2: LITERATURE REVIEW AND REFERENCE CASES

2.1 INTRODUCTION 9

2.2 URBAN WATERFRONT 9-12
  2.2.1 Sustainable Waterfront
  2.2.2 Waterfront Development Guideline

2.3 URBAN REGENERATION 12-14
  2.3.1 Multiple dimensions of Urban Regeneration
  2.3.2 Developing a strategy of Urban Regeneration

2.4 VIBRANT SPACE 14-17
  2.4.1 Vibrant pedestrian precinct
  2.4.2 Vibrant space at the waterfront

2.5 THE IMAGE OF THE CITY 18

2.6 INTEGRATIVE THEORY OF URBAN DESIGN 19

2.8 FIGURE GROUND THEORY 19-20

2.8 REFERENCE CASE 1: Rambla Del Mar, Barcelona, Spain 20-22
  2.8.1 Background of Case Study

MOHD HAZWAN BIN ALIAS | 2014841398 | iv