

First Edition

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Federal Department of Town and Country Planning  
Peninsular Malaysia

Ministry of Housing and Local Government  
Malaysia

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NASKAH PEMELIHARAAN  
PERPUSTAKAAN NEGARA MALAYSIA

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*Thank You*

## **PREFACE**

### **Director General Federal Department of Town and Country Planning Peninsular Malaysia**

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U ntil 31<sup>st</sup> March 2001, the Federal Department of Town and Country Planning Peninsular Malaysia has published 89 Structure Plan books that were prepared based on allocation in Part III, Town and Country Planning Act 1976 (Act 172). Structure Plans are a written statement that contains general policies and proposals regarding development, land use, steps to improve the environment, socio-economy, accessibility and transport. It is supported by relevant future land use diagrams.

The Federal Department of Town and Country Planning Peninsular Malaysia through the Research and Development Unit has published a document that contains general Structure Plan policies and land use according to the respective states. This is to simplify reference while providing public knowledge in the form of information and education regarding town and country planning. This is in line with the allocations under Section 2B, Town and Country Planning (Amendment) Act 2001, Act A1129.

It is hoped that this publication becomes a guideline and reference for State Authorities, Local Authorities, Ministries, Government agencies, consultancy firms, non Government organizations, investors, property developers, resident associations, public and students to refer to development policies that have to be adhered to in the planning approval application process or as an academic reference.

**DIRECTOR GENERAL**

**FEDERAL DEPARTMENT OF TOWN AND COUNTRY PLANNING  
PENINSULAR MALAYSIA**

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## 1.0 INTRODUCTION

This publication contains general information and Structure Plan policies that have been gazetted by the State Authorities of Peninsular Malaysia. The preparation of the publication is in line with allocations under Section 2B (1), Town and Country Planning (Amendment) Act 2001, Act A1129 which refers to publications that are related to town and country planning. As many as 11 publications have been produced for each state in the Peninsular of Malaysia where the Pahang State General Information and Structure Plan policies are one of the publications produced.

The general information explains the gazette date and number of the Structure Plan, the local authority that implements the Structure Plan, utilization length, district centre, major towns and population. Structure Plan Policies on the other hand contain development policies, supporting plans which are current land usage, concept and strategy of development, local hierarchy and also the main development attraction. It is also supported by photographs that show the current environment of the Structure Plan areas.

This publication was prepared by the Research and Development Unit, Federal Department of Town and Country Planning Peninsular Malaysia to simplify reference of Structure Plans by all parties that are involved in development planning and land use development implementation of a specific district and also areas bordering the district. This publication can be a reference tool to State Governments, Local Governments, Ministries, Federal and State Agencies, foreign investors, consultancy firms, professional bodies, property developers, resident associations, non governmental organizations, the public and also students, to be familiar with development planning of a specific area in the future.

For Pahang, this publication contains 11 Structure Plans that cover all the districts of Pahang.

**2.0**  
**PAHANG STATE**  
**STRUCTURE PLANS**

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## 2.0 PAHANG STATE STRUCTURE PLANS

This report covers general information and Structure Plan policies for the state of Pahang. Up to November 2001, Pahang has 11 Structure Plans and their gazette dates are as follows :

Structure Plan	Gazette Date
i. Structure Plan of Kuantan Municipal Council 1990 - 2010	14 April 1994
ii. Structure Plan of Bentung District Council and Bentung Local Planning Authority 1993 - 2010	19 December 1996
iii. Structure Plan of Lipis District Council and Lipis Local Planning Authority 1993 - 2010	19 December 1996
iv. Structure Plan of Raub District Council and Raub Local Planning Authority 1993 - 2010	19 December 1996
v. Structure Plan of Cameron Highlands District Council and Cameron Highlands Local Planning Authority 1995 - 2020	8 May 1997
vi. Structure Plan of Pekan District Council and Pekan Local Planning Authority 1995 - 2020	8 May 1997
vii. Structure Plan of Rompin District Council and Rompin Local Planning Authority 1995 - 2020	8 May 1997
viii. Structure Plan of Jerantut District Council and Jerantut Local Planning Authority 1995 - 2020	18 December 1997
ix. Structure Plan of Maran and Maran Local Planning Authority 1995 - 2020	18 December 1997
x. Structure Plan of Temerloh and Temerloh Local Planning Authority 1995 - 2020	18 December 1997
xi. Structure Plan of Bera and Bera Local Planning Authority 1995 - 2020	18 December 1997

### **Structure Plan of Kuantan Municipal Council 1990 - 2010**

*Structure Plan of Kuantan Municipal Council 1990 - 2010*, covers the whole Kuantan district and is prepared by the Kuantan Municipal Council. Kuantan Municipal Council administration areas cover 32, 401 hectares and areas outside the Kuantan Municipal Council of 263, 638 hectares.

### **Structure Plan of Bentung District Council and Bentung Local Planning Authority 1993 - 2010**

*Structure Plan of Bentung District Council and Bentung Local Planning Authority 1993 - 2010* encompasses the whole Bentung District of 183, 190.3 hectares. This Structure Plan is utilized for areas within the administration of the Bentung District Council and the Bentung District Office.

### **Structure Plan of Lipis District Council and Lipis Local Planning Authority 1993 - 2010**

*Structure Plan of Lipis District Council and Lipis Local Planning Authority 1993 - 2010* encompasses the whole Lipis District of 523, 696.4 hectares. This Structure Plan is utilized for areas within the administration of the Lipis District Council and the Lipis District Office.

### ***Structure Plan of Raub District Council and Raub Local Planning Authority 1993 - 2010***

*Structure Plan of Raub District Council and Raub Local Planning Authority 1993 - 2010* encompasses the whole Raub District of 226, 883 hectares. This This Structure Plan is utilized for areas within the administration of the Raub District Council and Raub Local Planning Authority.

### ***Structure Plan of Cameron Highlands District Council and Cameron Highlands Local Planning Authority 1995 - 2020***

*Structure Plan of Cameron Highlands District Council and Cameron Highlands Local Planning Authority 1995 - 2020* encompasses the whole Cameron Highlands District of 71, 218 hectares. This Structure Plan is utilized for areas within the administration of the Cameron Highlands District Council and the Cameron Highlands District Office.

### ***Structure Plan of Pekan District Council and Pekan Local Planning Authority 1995 - 2020***

*Structure Plan of Pekan District Council and Pekan Local Planning Authority 1995 - 2020* covers the whole Pekan District and involves two Local Planning Authorities which are the Pekan District Council and the Pekan Local Planning Authority and is also an area of the Southeast Pahang Development Board (DARA). The size of this district is 385, 135 hectares.

### ***Structure Plan of Rompin District Council and Rompin Local Planning Authority 1995 - 2020***

*Structure Plan of Rompin District Council and Rompin Local Planning Authority 1995 - 2020* covers the whole Rompin District and involves two Local Planning Authorities which are the Rompin District Council and the Rompin Local Planning Authority and is also a part of the Southeast Pahang Development Board (DARA) areas. The size of this district is 532, 498 hectares.

### ***Structure Plan of Jerantut and Jerantut Local Planning Authority 1995 - 2020***

*Structure Plan of Jerantut and Jerantut Local Planning Authority 1995 - 2020*, covers the whole Jerantut District which cover an area of 756, 346 hectares (7, 563 square km). There are two Local Planning Authorities in this district which are the Jerantut District Council and the Jerantut Local Planning Authority and also the Jengka Regional Development Board. The size of the Jerantut District Council administration area is 12, 109 hectares, the Jerantut Local Planning Authority 696, 103 hectares and the Jengka Regional Development Board 48, 134 hectares.

### ***Structure Plan of Maran and Maran Local Planning Authority 1995 - 2020***

*Structure Plan of Maran and Maran Local Planning Authority 1995 - 2020* covers the whole Maran District which involve four Authorities which are the Maran District Council, Southeast Pahang Development Board (DARA), Jengka Regional Development Board (LKWJ) and the Maran Local Planning Authority (Maran District Office). The Maran District covers an area of 191, 665 hectares.

### ***Structure Plan of Temerloh and Temerloh Local Planning Authority 1995 - 2020***

*Structure Plan of Temerloh and Temerloh Local Planning Authority 1995 - 2020* covers the whole Temerloh District which involves the Temerloh Municipal Council, Temerloh Local Planning Authority and the Jengka Regional Development Board. This district covers an area of 225, 000 hectares.

***Structure Plan of Bera and Bera Local Planning Authority 1995 - 2020***

*Structure Plan of Bera and Bera Local Planning Authority 1995 – 2020*, covers the whole Bera District which currently consists of five Local Councils, the Southeast Pahang Development Board (DARA), the Jengka Regional Development Board and the Bera Local Planning Authority. The size of this area is 221, 444 hectares.

**3.0**

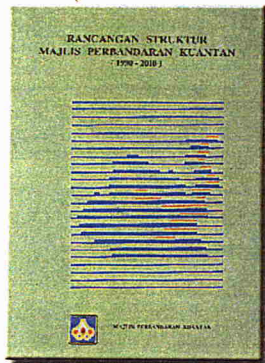
**STRUCTURE PLAN OF  
KUANTAN MUNICIPAL  
COUNCIL 1990-2010**

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### 3.0 STRUCTURE PLAN OF KUANTAN MUNICIPAL COUNCIL 1990 - 2010

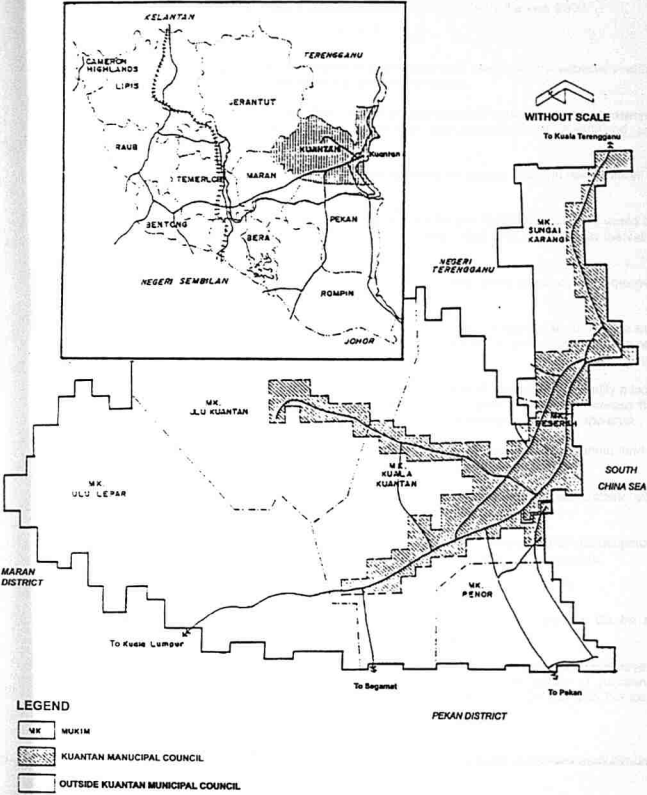
#### 3.1 GENERAL INFORMATION OF STUDY AREA

State	:	Pahang Darul Makmur
Gazette Date	:	14 April 1994
Gazette Number	:	370
Utilization Date	:	1990 - 2010
Local Planning Authority	:	Kuantan Municipal Council
Study Area	:	Covering the whole Kuantan District
Size of Study Area	:	263, 638 hectares
Population	:	362, 000 (2000 Forecast) 490, 000 (2010 Forecast)
City / Town	:	Kuantan Indera Makhota Jaya Gading





STUDY AREA



### 3.2 DEVELOPMENT POLICY

#### RESIDENTS

- PE 1 : MPK will take steps to provide opportunities and facilities that would be needed to achieve a targeted population of 422, 000 people by the year 2000.

#### LAND USE

- GT 1 : MPK will ensure an orderly and effective land use structure especially within urban development areas and settlement centres.
- GT 2 : MPK, with the cooperation of relevant agencies will ensure that forest reserves within riverbank catchment areas and also seashores are maintained and conserved.
- GT 3 : MPK, with the cooperation of other agencies will ensure optimum development of idle agricultural and non-productive land.
- GT 4 : MPK will ensure idle building land in the City and Settlement Centres would be developed while producing an economic return that is in proportion to the value of the land.
- GT 5 : MPK will ensure that housing development in rural areas is orderly and equipped with good public and basic facilities.
- GT 6 : MPK will ensure that development along highways is controlled, to ensure that the development of Settlement Centres is implemented in line with planning and state settlement hierarchy.
- GT 7 : MPK will cooperate with the Drainage and Irrigation Department to identify a local irrigation system and flood retention / detention system that can decrease the problems of flood / flash floods by controlling the development within the area.
- GT 8 : MPK with the cooperation of relevant agencies will ensure former mining land is restored and developed to improve economic activity.
- GT 9 : MPK will encourage the development of tourism activities that are suitable with State Government policies.
- GT 10 : MPK, with the cooperation of relevant agencies will ensure that the development growth rate of Malay Reserve Land is improved as optimum as possible.

#### URBAN AND SETTLEMENT CENTRES

- PB 1 : MPK will upgrade the position of Kuantan as a Primary Regional Centre as optimum as possible.
- PB 2 : MPK will plan, design and modernize City and Settlement Centres by conserving and improving the natural environment, combining the factors of functional aesthetics while taking into account the overall socio-culture and also the local climate.

- PB 3 : MPK will ensure the Bumiputera involvement and ownership in economic activity within the City and Settlement Centres is optimum as possible.
- PB 4 : MPK will provide Local and Area Action Plans for City Centres to create a quality urban environment suitable with the position of Kuantan as the state capital and Primary Regional Centre.
- PB 5 : MPK will provide the design in the development of commercial areas within the City Centre, with an evident ratio of equivalent housing.
- PB 6 : MPK will provide Local and Area Action Plans for Settlement Centres.
- PB 7 : MPK, together with relevant agencies, will ensure Bandar Indera Mahkota is developed to complete and augment function, role and ability of Kuantan.
- PB 8 : MPK will ensure that Tanjung Lumpur (Seberang Kuantan) is developed as a part of the city which function as a tourism and residential area for the residents of Kuantan.
- PB 9 : MPK will provide a Local Plan for areas around Gebeng and Pantai Utara Kuantan.
- PB 10 : MPK will ensure that Beserah is developed as a Primary Services Centre for its residential population.
- PB 11 : MPK, with the cooperation of relevant agencies, will develop Balok as a Primary Services Centre and settlement for residents around Gebeng and the port areas.
- PB 12 : MPK, with the cooperation of relevant agencies, will develop Jaya Gading as a Primary Services Centre by ensuring the participation of small scale industries within its' economic activities.
- PB 13 : MPK, with the cooperation of relevant agencies, will develop and exploit the natural development sources of Sungai Lembing.
- PB 14 : MPK will ensure that the development of Gambang, west of Kuantan, will function as an industrial, housing and commercial area.

#### COMMERCE

- NG 1 : MPK will encourage commercial activity centres that include planned local shopping centres in strategic locations to maximize public accessibility and comfort while minimizing negative effects towards traditional retailers.
- NG 2 : Hawker centres that are placed within key locations will be merged within the design of every new commercial centre and also suitable areas.
- NG 3 : Distribution of commercial floor space and the delivery of infrastructure / utility would be integrated comprehensively to balance the supply with demand at every level of development.

- NG 4 : MPK will cooperate with relevant departments and agencies to support the creation of a Commercial and Industrial Society within the Bumiputera population.
- NG 5 : MPK will ensure design and commercial activity distribution plans at every growth centre achieves a balance between the workplace and housing areas.

#### INDUSTRY

- ID 1 : In addition to the need of improving industrial growth, Kuantan's industrial foundation needs to be diversified from the aspect of output and marketing in order to decrease the negative effect of changes in the; market, local and foreign demand.
- ID 2 : Bumiputera participation within the manufacturing sector needs to be improved from the aspect of skill level in addition to the participation of entrepreneurs and equity.
- ID 3 : MPK with the cooperation of relevant agencies will offer attractive incentives and promotions to develop Kuantan as an Industrial Centre of the East Coast.
- ID 4 : MPK will ensure effective control and supervision towards the development of manufacturing activity in Kuantan.
- ID 5 : MPK will encourage efforts to increase the current industry size, the development of new industrial estates and also ensuring investor interest.
- ID 6 : Only light and clean industries would be allowed within Padang Lalang. Increasing and intensifying current industries would not be allowed and polluting industrial activities would be relocated to other industrial estates.

#### TOURISM

- PC 1 : MPK will integrate and implement the completion of a five level tourist facility which are natural environment centres, day recreation centres, visitor centres, tourist centres and gateways.
- PC 2 : MPK will make sure Kuantan is a main tourist destination. Effective steps need to be taken in order to attract more foreign and local tourists to stay longer.
- PC 3 : MPK will ensure that the current number and facilities to facilitate tourism are upgraded or enlarged to attract more tourists.
- PC 4 : MPK with the cooperation of relevant agencies will intensify efforts towards the development of the traditional handicraft sector.
- PC 5 : MPK will determine that the availability of hotel rooms and other accommodations is handled and balanced with the demand of various categories of tourists.
- PC 6 : MPK will ensure that the returns from tourism activities to the service sector are maximized.

- PC 7 : MPK will control tourism activities so that it does not create any negative effects.
- PC 8 : MPK will encourage development along beach areas for activities related with tourism following the predetermined plan while conserving the respective areas.
- PC 9 : MPK will support public and private institutions that are responsible for implementation of the overall tourism development.

#### HOUSING

- RU 1 : MPK will ensure that housing program planning is comprehensive to link long-term housing supply and demand of all income levels. While at the same time, the program will be announced, from time to time, to interested parties including the private and public sectors.
- RU 2 : MPK will establish a Housing Unit to standardize housing planning and development within MPK areas.
- RU 3 : MPK will encourage and give priority to low cost housing development that corresponds to local residential demand.
- RU 4 : MPK will encourage luxurious housing development to fulfil the demand from high-income groups that include executives and industrialists.
- RU 5 : MPK will ensure that the land size / area is adequate and suitable to be retained for housing development.
- RU 6 : MPK will provide repair and refurbishment programs for rural areas in line with the needs and suitability of future land use.
- RU 7 : MPK will control the growth of new squatter areas while solving the current squatter problems through combined efforts with the relevant agency.
- RU 8 : All new housing development approvals need to take into account the physical and environmental needs when resolving the suitability of future land use and also improve the overall environment.
- RU 9 : MPK will improve its role to ensure approved housing projects are completed within a fixed time period.

#### UTILITY

- UT 1 : MPK will ensure that water supply is planned earlier by the respective agency in line with residential growth.
- UT 2 : MPK with the cooperation of other agencies will provide programs to ensure that all rural housing is supplied with water.
- UT 3 : MPK will support relevant agencies that provide programs to ensure that all rural housing is supplied with water.
- UT 4 : MPK will formulate an effective program to monitor waste water that includes implementation of a centralised sewage system.

- UT 5 : MPK with the cooperation of relevant agencies will formulate an industrial waste water management policy.
- UT 6 : MPK will upgrade housing and commercial solid waste collection service.
- UT 7 : MPK will ensure toxic industrial waste that is produced is disposed following Environmental Quality, Environmental Department guidelines.
- UT 8 : MPK will formulate a disposal system for non-toxic industrial waste.
- UT 9 : MPK will cooperate with the Drainage and Irrigation Department to ensure an effective irrigation system.
- UT 10 : MPK will take the initiative to provide programs to upgrade natural and man-made irrigation systems.
- UT 11 : MPK will encourage suitable development for current marshlands.
- UT 12 : MPK will take the initiative to discuss with the relevant agencies to ensure early planning when supplying electrical and telecommunications facilities.
- UT 13 : MPK will ensure Tenaga Nasional Berhad (TNB) prepares early planning to increase the capabilities of the Tanjung Gelang substation before the year 2000.
- UT 14 : MPK will give priority to the aesthetic aspects and implementation of utility facilities by giving advice to the relevant agencies that provide them.

#### **TRANSPORTATION AND TRAFFIC**

- PT 1 : MPK will cooperate with relevant agencies to fix and upgrade roads especially in Kuantan through repair, widening and level upgrade programs.
- PT 2 : MPK will ensure that the construction of new roads to augment the road network system is implemented.
- PT 3 : MPK will support and encourage development and widening programs of main roads to improve the level of contact between Kuantan and main towns.
- PT 4 : MPK will ensure traffic circulation control at junctions to smoothen the traffic flow through the construction of grade-separated junctions.
- PT 5 : MPK will monitor and continue implementing more effective traffic management systems.
- PT 6 : MPK will ensure an effective pedestrian walkway system to improve the comfort of pedestrians especially within the City Centre.
- PT 7 : MPK will ensure planned and adequate car park facilities are available following local needs.
- PT 8 : MPK with the cooperation of relevant agencies will ensure a public transportation service that is efficient and effective to improve the comfort of users.

- PT 9 : MPK will monitor the maintenance needs of all complete taxi stations to improve the taxi service quality and comfort of users.
- PT 10 : MPK with the cooperation of relevant agencies will continue efforts to promote small capacity bus services within urban areas.
- PT 11 : MPK will ensure that trishaw services are limited only as a support factor to the tourism industry.
- PT 12 : MPK will support the availability of adequate facilities that sustain the service needs of international and local air transport.
- PT 13 : MPK will support the expansion and growth of Kuantan Port as an entreport.
- PT 14 : MPK will ensure the quality of service and facilities of passenger boats is upgraded while promoting the service to tourists.
- PT 15 : MPK will support and ensure a study on the need to build additional bridges across the Kuantan River so that it would augment and complete the traffic circulation system.

#### **PUBLIC FACILITIES AND SOCIAL SERVICES**

- KA 1 : MPK will take the initiative and efforts to standardize planning and completion of public facilities with the relevant agency or department to ensure a more structured and effective implementation that supports local and residential needs.
- KA 2 : MPK will take steps and ensure that the facilities are placed in ideal locations and suitable with the residential distribution.
- KA 3 : MPK will take steps to make Kuantan a higher education centre by supporting the development of a university, private colleges including twinning colleges.
- KA 4 : MPK will intensify efforts towards making Kuantan a centre for health care services and also encourage the development and establishment of hospital / private specialist clinics.
- KA 5 : MPK will take steps towards making Kuantan a cultural and arts centre by providing development programs for the respective activities.
- KA 6 : MPK will take steps towards making Kuantan a national and international conference centre while formulating programs for the provision of facilities towards this purpose including the construction of a Convention Centre.
- KA 7 : MPK will ensure delivery of adequate public facilities to support local and residential needs.
- KA 8 : MPK will ensure preparation of adequate burial ground reserves to meet future needs.
- KA 9 : MPK will plan for a State Memorial for people that have contributed greatly.

- KA 10 : MPK will formulate a program to improve current welfare facilities and also develop welfare centres for the elderly, handicapped and orphans.
- KA 11 : MPK will take steps to encourage the maintenance of the surroundings of buildings and public facilities with beautification and landscaping efforts that are attractive.

#### **RECREATION AND OPEN AREAS**

- RK 1 : MPK will determine that enough public recreational areas are available and distributed properly.
- RK 2 : MPK will ensure the completion of facilities within the recreational area is suitable with the needs of the users.
- RK 3 : MPK will ensure the availability of a special area that will be a City Garden.
- RK 4 : MPK will ensure a subject plan for recreation planning will be available for potential areas and combined with tourist development areas.
- RK 5 : MPK will unify and improve cooperation with the relevant authorities that are involved to ensure the effective planning and implementation of recreation and open land projects.
- RK 6 : MPK with the support of the State Government will study the possibility of providing by laws for control and development of recreation areas.
- RK 7 : MPK will provide more sports facilities for the use of local residents, whereas current sports facilities would be repaired and increased.
- RK 8 : MPK will determine that all settlement areas possess adequate recreation areas following case plans that would be available.
- RK 9 : MPK will ensure that planned areas would be gazetted as recreation areas.
- RK 10 : MPK will ensure current recreation areas have their facilities improved and maintained effectively.
- RK 11 : MPK will encourage private sector involvement in the preparation and management of recreation facilities.
- RK 12 : MPK will encourage, with the cooperation of the private sector, the development of more first class recreation facilities to attract more executives and industrialists to move to Kuantan.
- RK 13 : MPK will encourage water recreation and sports especially along seashores and Kuantan River.
- RK 14 : MPK will implement landscaping and beautification programs within recreation and open areas.
- RK 15 : MPK will take steps to provide sports facilities to support state, national and international sports competitions.



## ENVIRONMENT

- AS 1 : MPK, with cooperation from the Environmental Department, will control pollution sources through implementing related laws and guidelines.
- AS 2 : MPK will cooperate with the Environmental Department to obtain advice and guidance to control pollution for each development.
- AS 3 : MPK will ensure the Batu 3, Gambang Road industrial area will decrease its' negative affect to the area pollution.
- AS 4 : MPK will maintain and conserve buffer zone areas within current industrial areas to decrease the problems of pollution.
- AS 5 : MPK will ensure the availability of buffer zones within new industrial areas to decrease pollution.
- AS 6 : MPK, with cooperation from the Environmental Department, will take steps to ensure that all types of water waste is treated effectively before being discharged in the irrigation systems.
- AS 7 : MPK will cooperate with relevant agencies to conserve and maintain natural resources such as forested areas, areas along primary rivers, highlands and beaches.
- AS 8 : MPK with support from related authorities will control water pollution that occur within water catchment areas.
- AS 9 : MPK will ensure that erosion and silting is under control.
- AS 10 : MPK will beautify the physical environment of the city balancing the building structures (hard landscape) with natural elements (soft landscape).
- AS 11 : MPK will improve landscape programs along highways and primary roads.

## CONSERVATION

- PU 1 : MPK will cooperate with the Museums Department concerning the buildings that are involved in conservation, which is as follows:
- |    |   |   |              |
|----|---|---|--------------|
| 1. | Kuantan Recreation Club Building (1890)   | - | Mahkota Road |
| 2. | District Office Complex (1910)<br>JKR District Building<br>JPS District Building/<br>District Forestry Office/<br>Pesaka Office/Penghulu Office<br>Old Court Building | - | Masjid Road  |
| 3. | Shop Building 20 lot (1910)<br>Shop No. 17, 19, 21, 23, 25<br>27, 29, 31, 33, 35, 37, 39, 41,<br>43, 45, 47, 49, 51, 53 and 55.                                       | - | Mahkota Road |
| 4. | Cold Storage Building (1920)  | - | Mahkota Road |

5.	Original Sultan Abdullah Primary School Building (1924)	-	Wong Ah Jang Road
6.	General Manager's House (1926)	-	Sungai Lembing
7.	Assistant General Manager's House (1926)	-	Sungai Lembing
8.	Hotel Meng Heng Building (1926) No. 22 and 24	-	Mahkota Road
9.	National Primary School (C), Kwang Hwa (1936)	-	Bukit Ubi Road
10.	Buildings that is used by 'Biro Penerangan and Dewan Persuratan Melayu' (1941)	-	Bank Road
11.	Buildings that is used by 'Pejabat Biro Tata Negara' (1943)	-	Kemunting Road
12.	Buildings that is used by Football Academy (1960)	-	Dato Abu Samah Road

PU 2 : From time to time, MPK will cooperate with the Museums Department to study and gazette other buildings that are thought to be suitable as conservation buildings.

PU 3 : MPK with the cooperation of the Museums Department will take steps to implement maintenance and conservation of gazetted buildings.

#### **NATURAL CITYSCAPE ELEMENTS**

- ES 1 : MPK will ensure development along seashores corresponds to available plans.
- ES 2 : MPK will take steps to decrease the problem of coastal erosion by using guidelines and stepping up the enforcement of bylaws on all development projects.
- ES 3 : MPK will ensure that development along riverbanks are controlled and conserved.
- ES 4 : MPK will ensure that the development of Kuantan River riverbank would face the river and considers the construction of a riverside promenade.
- ES 5 : MPK will ensure specific highlands and mangrove forests are maintained and conserved due to the importance of ecology, water source, recreation and tourism.

#### **MANAGEMENT AND FINANCE**

- PK 1 : MPK will upgrade and update its function and role as a Local Authority as stated in Act 171, Act 172 and Act 133.
- PK 2 : A comprehensive study will be implemented to improve the quality and service of its employees by giving relevant incentives.

- PK 3 : MPK will stress on the development of its staff when undertaking structured training programs in order to expose them to modern management and technology systems.
- PK 4 : MPK will establish a working committee designated as MPK Structural Plan Implementation Committee to implement the Structural Plan.
- PK 5 : MPK will ensure that all development that undertaken by government agencies within its boundaries refer to it to get MPKs' insight and approval.
- PK 6 : MPK will provide Local Plans for areas that have been identified within the Structural Plan.
- PK 7 : A study would be made to strengthen the financial standing of MPK including identifying sources of new revenue.

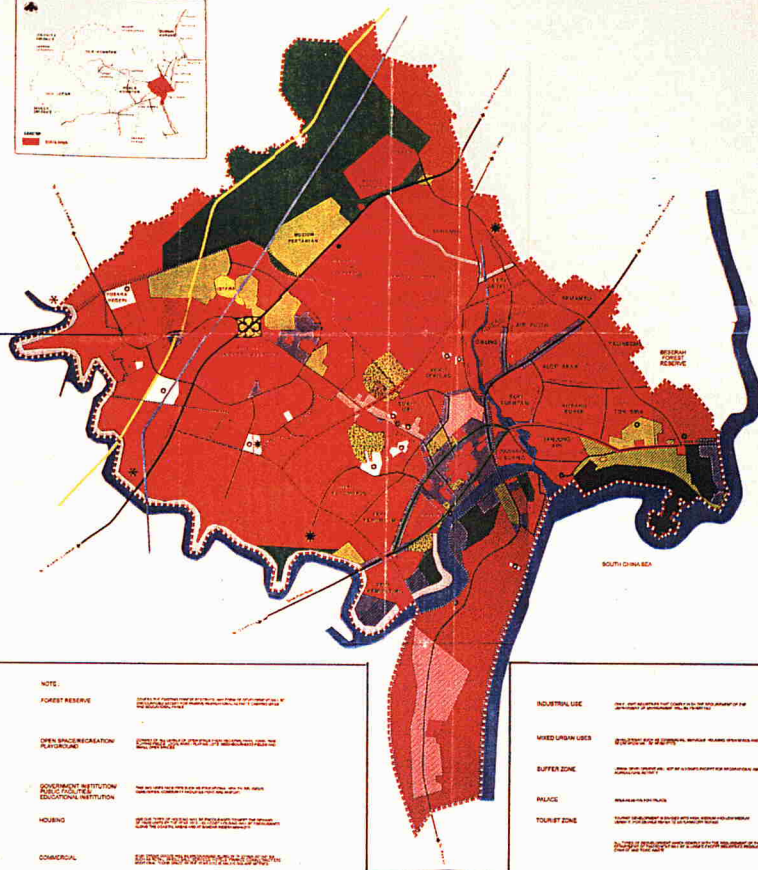
#### **GENERAL POLICIES**

- DA 1 : MPK will take specific steps to confer with the relevant authorities to discuss and standardize development that involves Federal Government lands and projects.
- DA 2 : MPK will revise the Structural Plan from time to time to have a detailed monitoring system.

## **3.3 DEVELOPMENT PLAN**

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A map of the Kalamunda area in Western Australia. It shows the proposed rail line (indicated by a thick red line) connecting Kalamunda to Perth. The map includes labels for various locations such as Kalamunda, Bayswater, and Perth. It also shows existing roads and infrastructure. A legend in the bottom left corner indicates that the red line represents the 'Proposed rail line' and the black line represents the 'Existing rail line'.



**FOREST RESERVE**

**OPEN SPACE/RECREATION:** 10.0% (10.0% of 1,000,000 sq. ft. = 100,000 sq. ft.)

**GOVERNMENT INSTITUTION:** Not an open source. For more information, visit the FBI website.

**HOUSING** The U.S. Dept. of Housing and Urban Development (HUD) has announced that it will be providing \$100 million in grants to help states and localities develop affordable housing programs. The grants will be used to help states and localities develop affordable housing programs, including the construction of new affordable housing units, the rehabilitation of existing affordable housing units, and the provision of rental assistance to low-income families. The grants will be awarded to states and localities that have submitted a plan to HUD for the development of affordable housing programs. The plan must include a description of the program, a budget, and a timeline for the development of the program. The grants will be awarded to states and localities that have submitted a plan to HUD for the development of affordable housing programs. The plan must include a description of the program, a budget, and a timeline for the development of the program.

**COMMERCIAL** **RENTAL** **TRUCKS** **AND** **TRAILERS** **FOR** **RENT** **IN** **THE** **U.S.** **AND** **ABROAD**

**INDUSTRIAL USE** *See* **Industrial applications** and **Industrial uses** for full description of the

**MIXED URBAN USES** (200,000 to 500,000 sq ft, 2 to 5 stories, 100 to 200 units, 100 to 200 employees, 100 to 200 cars)

**BUFFER ZONE** - 1000' BUFFER ZONE REQUIRED AROUND ALL WETLANDS AND WATER BODIES

PALACE      [BRIEFING FOR THE PALACE](#)

**TOURIST ZONE** Tourist information is always at hand, available with the welcome board in front of the station. It is an excellent first stop.

OUT: CHINA, USA

**KUANTAN MUNICIPAL COUNCIL  
STRUCTURE PLAN  
(1990 - 2010)**

### KEY DIAGRAM STATE AREA



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MPK. RS. 02 A SOURCE DIAGRAM

**4.0**

**STRUCTURE PLAN OF  
BENTUNG DISTRICT  
COUNCIL AND  
BENTUNG LOCAL  
PLANNING AUTHORITY  
BENTUNG 1993-2010**

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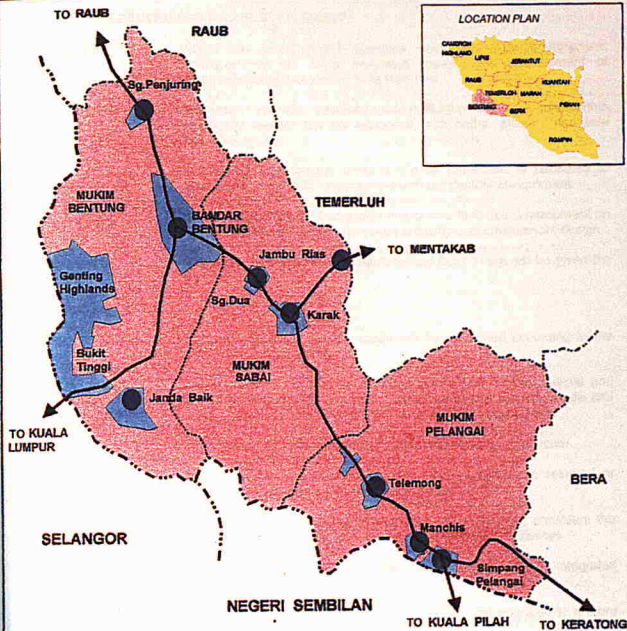
**4.0 STRUCTURE PLAN OF BENTUNG DISTRICT COUNCIL AND BENTUNG LOCAL PLANNING AUTHORITY BENTUNG 1993 – 2010**

**4.1 GENERAL INFORMATION OF STUDY AREA**

State	:	Pahang Darul Makmur
Gazette Date	:	19 December 1996
Gazette Number	:	1392
Gazette Number	:	1993 - 2010
Local Planning Authority	:	Bentung District Council dan Bentung District Office
Study Area	:	Covering the whole Bentung District
Size of Study Area	:	183, 190.3 hectares
Population	:	121, 111 (2000 Forecast)
	:	186, 340 (2010 Forecast)
City / Town	:	Bentung Bukit Tinggi Karak Manchis Sungai Dua Sungai Penjuring Telemong



# STUDY AREA



## LEGEND

- STUDY AREA
- DISTRICT COUNCIL AREA
- ROAD
- STATE BOUNDARY
- DISTRICT BOUNDARY
- MUKIM BOUNDARY



Not To Scale



## 4.2 DEVELOPMENT POLICY

### CITY CENTRE AND MAJOR SETTLEMENT

- PB 1 : PBPT with other related agencies would formulate development strategies that are more integrated towards the development of community centres according to its hierarchy.
- PB 2 : Encourage planned structural reorganization of land use within community centers that are economic, with better, efficient and safe circulation system.
- PB 3 : New village and squatter areas would be developed or relocated to produce a more orderly development with satisfactory environment.
- PB 4 : Implement development programs and control land use development on existing community centers to ensure a quality built environment design.
- PB 5 : Preparation of Local Plan for Bentong and Bukit Tinggi will be given the priority.

### COMMERCE

- DG 1 : Commercial / business floor space will be distributed according to the established urban hierarchy.
- DG 2 : Bentong city centre will be developed as a primary commercial and business centre within the district, which providing various goods and services that correspond to its function as a Major Local Centre.
- DG 3 : Ensure that linear development of commercial centres is avoided.
- DG 4 : Encourage old and worn down commercial buildings are restored or redeveloped to improve the overall city image.
- DG 5 : New commercial and business development areas must considers the requirements of planning standards and development guidelines.
- DG 6 : Provide hawker centres or complexes at suitable locations or integrated in new commercial complexes.
- DG 7 : Unorganized food-stall activities will be moved and relocated to a more suitable and organized site.
- DG 8 : PBPT and relevant agencies will provide support facilities and commercial opportunities to improve Bumiputera participation in commerce / business.

### INDUSTRY

- IN 1 : PBPT will cooperate with PKNP to ensure the availability and adequacy of suitable industrial areas that are equipped with infrastructure and basic facilities needed.
- IN 2 : PBPT with the cooperation of PKNP will increase efforts to encourage small and medium scale industrial development.

- IN 3 : A proposal to enlarge Bentong industrial area and the new industrial development of Sungai Dua to accommodate future needs.
- IN 4 : Availability of new industrial areas in Simpang Pelangai Manchis will acts as an upstream industrial area to Sepang - Nilai.
- IN 5 : Scattered small workshops and factories that blemish the scenery and environment will be relocated to available industrial areas.
- IN 6 : Ensure the availability of service industries areas at every existing community centres and new service industries areas.
- IN 7 : PBPT in cooperation with PKNP will zone industrial areas according to categories and compatibility for safety and to manage the environment.
- IN 8 : PBPT together with relevant agencies will encourage rural industrial development that is based on local resources in rural areas to create job opportunities while increasing the value of rural products.
- IN 9 : PBPT with the cooperation of relevant agencies will ensure the availability of support facilities for industrial sector development.

#### **TOURISM AND RECREATION**

- PC 1 : PBPT and other relevant agencies will encourage tourism development within identified zones according to their function.
- PC 2 : Tourism areas and activities will be developed to exploit existing local resources that are able to create own features, potential and requirements unique for each area.
- PC 3 : PBPT together with other related agencies will ensure a comprehensive tourism development program that exploits existing natural resources.
- PC 4 : PBPT with other related agencies would ensure that there are ample promotions of all tourist attraction areas.
- PC 5 : The availability of various tourism facilities would be encouraged to meet the needs of the tourism market in the future.
- PC 6 : Ensure the existing number and facilities for tourists and day-trippers are upgraded and increased to attract more visitors.
- PC 7 : PBPT with the cooperation of relevant agencies will encourage Kg. Janda Baik to be developed and promoted as an eco-tourism area with low intensity development.
- PC 8 : PBPT with the cooperation of relevant agencies will intensify efforts to develop the traditional handicraft sector in Kg Janda Baik.
- PC 9 : The availability of various accommodations is encouraged within identified areas.

- PC 10 :     Ensure the availability of transportation facilities that links urban areas with tourism and recreation areas within the district are developed properly.
- PC 11 :     PBPT with cooperation of the Department of Environment will control the development of tourism activities to avoid negative impacts especially within restricted development zones.
- PC 12 :     PBPT together with relevant agencies will ensure that the development focus within zones of natural attraction is based on the concept of maintaining and conserving the greenery and natural beauty.
- PC 13 :     PBPT will cooperate with the Drainage and Irrigation Department to develop Bentong River and its reserves along Bentong to Pekan Ketari as a tourism and recreation area.
- PC 14 :     PBPT with the cooperation of relevant agencies will ensure effective maintenance while monitoring areas that are developed for tourism.

#### **HOUSING**

- RU 1 :     Ensure adequate areas for housing development and provide long-term housing planning programs for various income levels.
- RU 2 :     Low cost housing will be available to support low-income earners and factory workers.
- RU 3 :     Construction of high cost, luxury and medium cost housing would be encouraged within Bukit Tinggi and Janda Baik.
- RU 4 :     Ensure housing on hill slopes and hills are restricted to a maximum of 5 stories based on the suitability of the area.
- RU 5 :     Traditional villages, FELDA settlements and Orang Asli villages will be maintained and upgraded through restoration and village upgrading programs.'
- RU 6 :     Ensure congested areas such as new villages and squatter areas are systematically rearranged or redeveloped.
- RU 7 :     Each housing area will be provided with facilities according to the set planning standards.
- RU 8 :     Ensure approved housing projects are implemented within a fixed timeframe to avoid upsetting the housing stocks.

#### **TRANSPORTATION AND TRAFFIC**

- PG 1 :     PBPT will cooperate with JKR to create a comprehensive road network according to hierarchy throughout the district.
- PG 2 :     Encourage comprehensive programs related to refurbishment, restoration and upgrading of existing roads encompass primary and secondary roads.

- PG 3 : PBPT will cooperate with relevant agencies to ensure construction of new roads to complement the existing road hierarchy system.
- PG 4 : Preparation of an efficient and effective traffic management system to improve the traffic flow within the city centres.
- PG 5 : Ensure the availability of car parks that are orderly and adequate.
- PG 6 : An effective pedestrian walkway system to improve comfort and safety of users will be available especially within the city centre.
- PG 7 : PBPT will cooperate with relevant agencies to upgrade the public transportation system services such as buses and taxis within the Bentong district.

#### **SOCIAL FACILITIES AND PUBLIC SERVICES**

- KA 1 : PBPT will cooperate with the relevant departments to standardize planning and provision of public facilities according to forecasted / existing needs.
- KA 2 : All public facilities development will be located at strategic and suitable locations with the residential areas.
- KA 3 : PBPT with the cooperation of relevant agencies will ensure the preparation of public facilities follow fixed planning standards guidelines.
- KA 4 : PBPT will discuss with the Education Department to ensure educational facilities would be available based on its forecasts.
- KA 5 : PBPT will cooperate with the relevant agencies to ensure the needs of healthcare, postal, police and fire brigade facilities are improved either in the form of number, upgrading or respective area size.
- KA 6 : Planned open spaces and recreation areas will be comprehensively and collectively available to be used comfortably and safely by the residents.
- KA 7 : Recreational development planning for potential areas will be integrated with tourism area development.
- KA 8 : PBPT with the cooperation of relevant departments, will ensure adequate religious facilities for the public irrespective of race.
- KA 9 : The availability of burial facilities for each religion needs to be adequate and at locations that are suitable.
- KA 10 : The availability of communal halls that are adequate and equipped with comprehensive facilities will be made available.
- KA 11 : Each public facilities building and their surrounding areas will be properly maintained and beautified with attractive and suitable landscaping works.
- KA 12 : Existing recreation areas will have their facilities improved and maintained effectively.

## **INFRASTRUCTURE AND UTILITY**

- UT 1 : PBPT as the district development coordinator, will ensure planning programs, infrastructure and public utility implementation between relevant agencies are systematic, adequate and coordinated.
- UT 2 : PBPT will cooperate with relevant departments so that water supply programs are identified and implemented, corresponding to demand growth.
- UT 3 : PBPT will cooperate with relevant departments to ensure that forested water catchments areas are pollution free.
- UT 4 : PBPT will cooperate with Tenaga Nasional Berhad to ensure facilities for electricity supply are adequately available to fulfil future demand.
- UT 5 : Encourage the implementation of a centralized sewage system for more effective treatment.
- UT 6 : PBPT with the cooperation of the Drainage and Irrigation Department, will ensure a waterway system that is efficient and effective in all areas to avoid pollution and flooding.
- UT 7 : PBPT will support Syarikat Telekom Malaysia Berhad in providing telephone facilities and services that correspond to consumer demand.
- UT 8 : A collection and disposal system of solid waste system that is reliable and effective needs to be created.
- UT 9 : PBPT will cooperate with the Department of Environment in providing a management and service system of dangerous and poisonous disposal that is efficient and effective

## **ENVIRONMENT AND CONSERVATION**

- AS 1 : PBPT with cooperation from the Department of Environment and other related agencies would take steps to maintain and improve the environmental quality in the Bentong district.
- AS 2 : PBPT with cooperation from the Department of Environment will control pollution sources through related laws and guidelines.
- AS 3 : The PBPT will constantly cooperate with the Department of Environment to obtain advice and guidance to control pollution in the Bentong district.
- AS 4 : Ensure existing and planned industrial areas have adequate buffer zones.
- AS 5 : PBPT with the cooperation of the Department of Environment will control and monitor development of sensitive and highland areas to decrease erosion and pollution.
- AS 6 : Ensure soil erosion and silting is controlled to avoid pollution.
- AS 7 : PBPT with the cooperation of the Department of Environment and Water and Irrigation Department will ensure river reserve areas are not

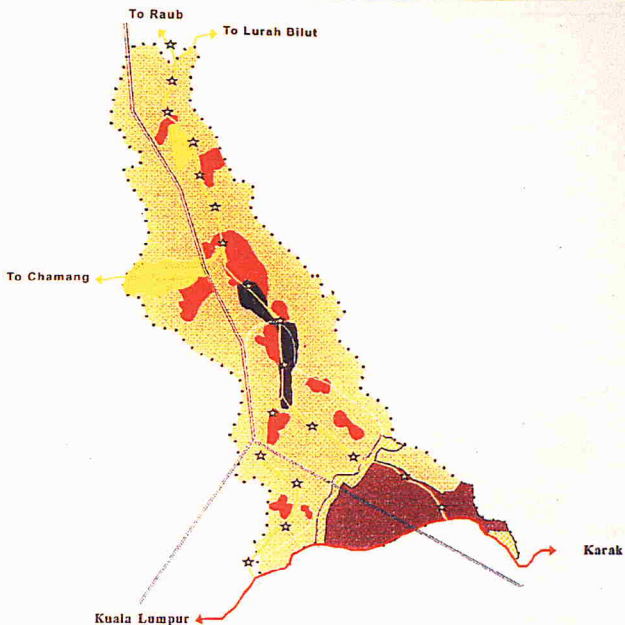
developed with fixed building structures except those with erosion controls.

- AS 8 : PBPT with the cooperation of the Department of Environment will take steps to ensure all types of water sewage is completely treated before being discharged into waterways.
- AS 9 : PBPT with the cooperation of relevant agencies will maintain and conserve natural areas, such as; forests, hills and areas along main rivers including areas that have waterway characteristics.
- AS 10 : PBPT with the cooperation and support of the Heritage Body, will take steps to conserve places and buildings that posses historical or attractive architectural value.

## **4.3 DEVELOPMENT PLAN**

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# BENTUNG PROPOSED LAND USE ZONES 2010




## LEGEND





### Development Area

-  Residential
-  Commercial
-  Industry
-  Public Facilities / Government Institution
-  Open Space / Recreation
-  Buffer Zone

### Boundary

-  State Area Boundary

### Connection

-  Highway
-  Federal Road
-  Upgrading
-  River

### Utility

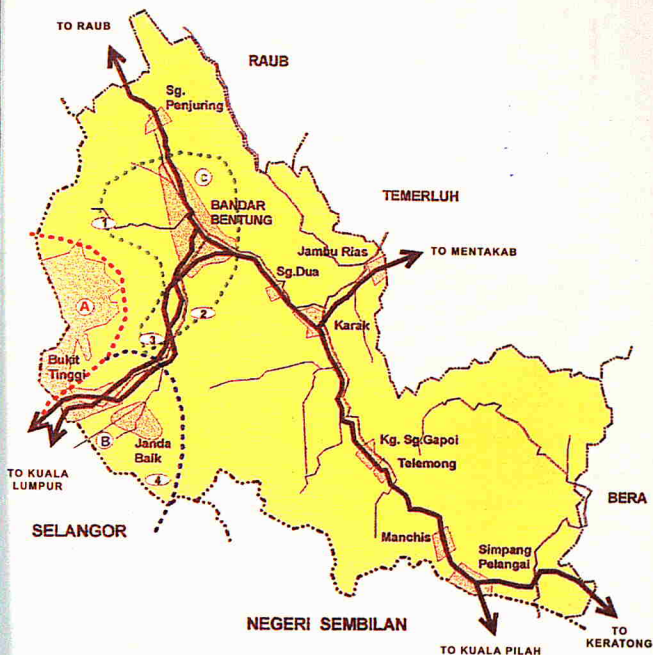
-  Low Voltage Transmission Cable (132 kv)



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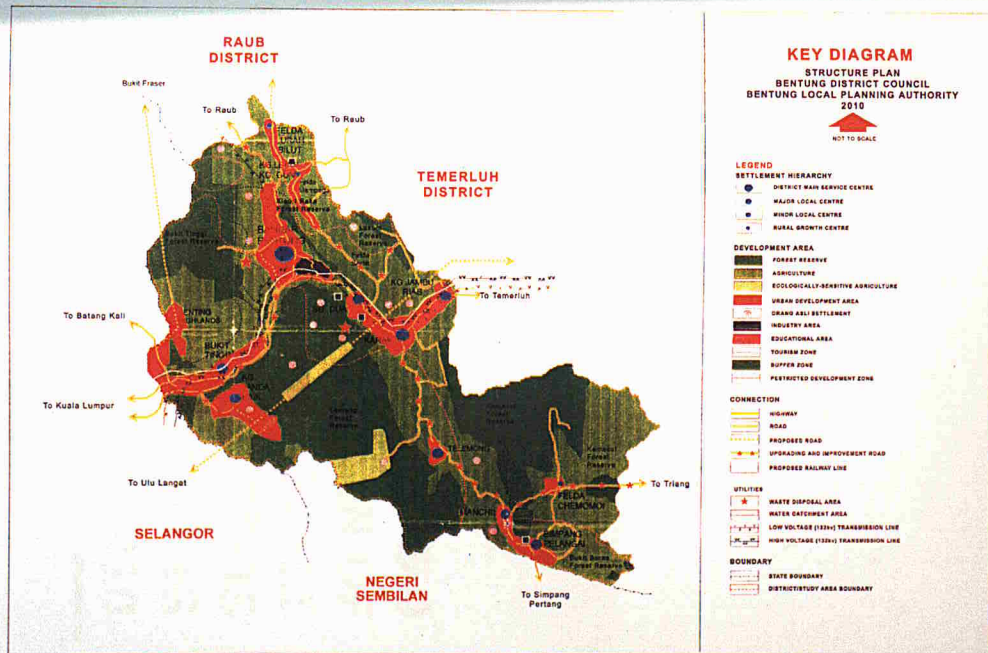
# TOURISM AREA



## LEGEND

- A GENTING HIGHLANDS RESORT ZONE
- B RECREATION AND NATURAL ATTRACTION ZONE
- C RECREATIONAL ATTRACTION (BENTUNG TOWN)
- DISTRICT COUNCIL AREA
- 1 WATERFALL
- 2 CAVES
- 3 HOT SPRINGS
- 4 ORANG ASLI SETTLEMENT
- 5 BENTUNG TOWN PUBLIC GARDEN





Source : Structure Plan Bentung District Council & Bentung PBPT, 1993-2010

**5.0**

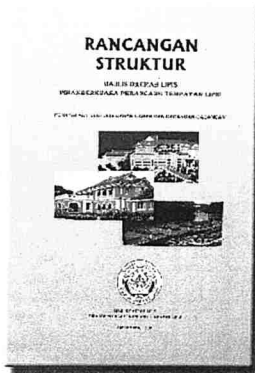
**STRUCTURE PLAN OF  
LIPIS DISTRICT  
COUNCIL AND LIPIS  
LOCAL PLANNING  
AUTHORITY 1993-2010**

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**5.0 STRUCTURE PLAN OF LIPIS DISTRICT COUNCIL AND LIPIS LOCAL PLANNING AUTHORITY 1993 – 2010**

**5.1 GENERAL INFORMATION OF STUDY AREA**

State	:	Pahang Darul Makmur
Gazette Date	:	19 December 1996
Gazette Number	:	1394
Utilization Length	:	1993 - 2010
Local Planning Authority	:	Lipis District Council and Lipis District Office
Study Area	:	Covering the whole Lipis District
Size of Study Area	:	523, 696.4 hectares
Population	:	92, 663 (2000 Forecast) 131, 746 (2010 Forecast)
City / Town	:	Kuala Lipis Benta Jerkoh Penjom Padang Tengku





## 5.2 DEVELOPMENT POLICY

### CITY CENTRE AND PRIMARY SETTLEMENT

- PB 1 : Kuala Lipis will be developed as a primary tourism, service and commercial centre of the district and as a sub region within the West Pahang region.
- PB 2 : Urban development within community centres will be implemented corresponding to identified settlement hierarchy.
- PB 3 : Kuala Lipis will become a historical city and the development of Bandar Baru Kuala Lipis will be given priority to strengthen the function of Kuala Lipis as a major centre of the district.
- PB 4 : Encouragement will be given towards conservation of the natural environment and upgrading of the city design while taking into account socio cultural characteristics and the local weather conditions.
- PB 5 : Creation of a historical park in Kuala Lipis will be given priority.
- PB 6 : The availability a Local Plan for areas that have been identified will be given priority.
- PB 7 : Commercial and service development activity will be encouraged in community centres that corresponds to fixed district settlement hierarchy.

### COMMERCE

- DG 1 : Commercial development will be comprehensively implemented according to urban hierarchy and its function as selected community centres through a more balanced and organized approach.
- DG 2 : Commercial space planning will be comprehensively developed taking into account development standards and guidelines.
- DG 3 : Hawker centres or complexes will be available in suitable locations so that it can be combined with new and old commercial building design and other commercial activity.
- DG 4 : Commercial opportunities for Bumiputras will be given priority by providing facilities and support that corresponds with demand.

### INDUSTRY

- IN 1 : To concentrate on industries, that utilizes local resources.
- IN 2 : Encouragement and support will be given towards efforts to diversify the industry of the district.
- IN 3 : PBPT with the cooperation of relevant agencies will encourage rural industrial development that possesses no negative effects towards the environment in rural areas.
- IN 4 : Construction of prefabricated factories would be encouraged.

- IN 5 : To implement relocation programs on factories and workshops to a more suitable areas.
- IN 6 : The availability of facilities such as infrastructure, road network and transportation systems to support industrial development within the Lipis district will be increased.
- IN 7 : PBPT will cooperate with the relevant agencies to undertake investor attraction promotions to expedite industrial growth.
- IN 8 : Efforts to restore ex mines within the Lipis district would be fully supported.

#### **MINING AND RECREATION**

- PC 1 : A program to ensure extensive tourism development that plan to comprehensively exploit the resources and uniqueness within the district will be implemented.
- PC 2 : Potential areas will be identified for development and development activities that would be focused within those areas.
- PC 3 : The Lipis district will be promoted as an area of natural environmental abundance and Kuala Lipis as a historical city whereas effective promotions needs to be implemented to attract more domestic and international tourists to the Lipis district.
- PC 4 : The number and level of tourism facilities will be diversified or completed with the aim to attract more tourist and visitors.
- PC 5 : PBPT together with relevant agencies will support and encourage the availability of transportation that is efficient and safe, in line with demand.
- PC 6 : Systematic procedures would be available for the maintenance and monitoring of areas that are developed for tourism.
- PC 7 : Accommodation facilities will be handled balanced with demand and encouragement will be given to the preparation of building low and medium level accommodation within tourist attraction centres.
- PC 8 : Tourism development activities will be controlled so as not to create any negative effects.

#### **HOUSING**

- RU 1 : Each housing area that applies for approval needs to provide low cost housing of at least 30% from the total housing.
- RU2 : PBPT will ensure the requirement of at least 30% of the construction of low cost housing is completed first for each housing area.
- RU 3 : Construction of low cost housing by the private sector would be encouraged by giving incentives and standardizing the availability of infrastructure facilities.

- RU 4 : Housing area development would be encouraged near the Kechau Tui industrial area and existing residential areas.
- RU 5 : Village houses that posse traditional values would be maintained and looked after with care.
- RU 6 : Housing development projects in hilly areas will be monitored so that there is no indiscriminate digging and felling of tress that may disrupt the environment.
- RU 7 : Redevelopment of houses in new villages needs to be implemented.
- RU 8 : All shop lot development within new village areas is allowed within lots that are found to be suitable.
- RU 9 : Existing squatter and slum areas need to be eradicated and the residents moved to areas that are more comfortable and safe while ensuring that there are no squatter areas in the future.

#### **TRANSPORTATION AND TRAFFIC**

- PG 1 : PBPT will cooperate with the relevant agencies to identify and upgrade existing roads and construct new roads to improve the district accessibility.
- PG 2 : PBPT will cooperate with the relevant agencies to ensure road development follows a balanced hierarchy system.
- PG3 : PBPT will cooperate with the relevant agencies to implement comprehensive traffic management programs to improve the existing traffic movement flow.
- PG4 : PBPT will cooperate with the relevant agencies to improve the public transportation system in the Lipis district.

#### **INFRASTRUCTURE AND UTILITY**

- UT 1 : An infrastructure / public utility planning and implementation program will be implemented between relevant agencies so that it is organized, adequate and comprehensive.
- UT 2 : PBPT will cooperate with the JBA to identify water supply programs that corresponds to demand growth.
- UT 3 : PBPT will cooperate with relevant departments to prevent water catchments forest areas and riverbanks from any destruction, logging and property development.
- UT 4 : PBPT, in cooperation with JBA, needs to ensure the high water loss rate is reduced.
- UT 5 : PBPT will cooperate with Tenaga Nasional Berhad (TNB) to ensure electrical supply facilities are sufficient inline with future demand.



- UT 6 : Implementation of a centralized sewage system will be supported and put into operation for a more effective treatment according to the suitability of the area.
- UT 7 : PBPT will cooperate with Drainage and Irrigation Department to ensure an irrigation system that is efficient while controlling the development within river reserves to avoid pollution and flooding.
- UT 8 : Drainage and irrigation facilities planning needs to be integrated within area planning.
- UT 9 : PBPT will support Syarikat Telekom Malaysia (STM) so that the telephone facilities and service availability corresponds with customers demand.
- UT 10 : A collection and disposal of solid waste system that is efficient and effective will be available.
- UT 11 : A management and service system for the disposal of poisonous and dangerous waste that is efficient and effective will be available.

#### **ENVIRONMENT AND CONSERVATION**

- AS 1 : PBPT with the cooperation of the Department of Environment and other related agencies would take steps to maintain and improve the environmental quality of the Lipis district.
- AS 2 : PBPT with cooperation from the Department of Environment, will control pollution sources through related laws and guidelines.
- AS 3 : Developments within sensitive areas is not encouraged.
- AS 4 : PBPT with the cooperation of the Department of Environment will control and monitor development in highland areas.
- AS 5 : A control system will be implemented and increased to contain the problems of soil erosion and silt.
- AS 6 : All industrial areas need adequate buffer zones to decrease pollution.
- AS 7 : PBPT with the cooperation of the Department of Environment will take steps to ensure all types of water sewage is treated properly before being discharged into waterways.
- AS 8 : A special and comprehensive abattoir will be available in suitable areas so that it would not create pollution problems.
- AS 9 : PBPT will cooperate with relevant agencies to ensure forest, hills and main riverbanks including areas that posses waterway characteristics are maintained in its natural form.
- AS 10 : PBPT with the cooperation and support of relevant agencies, will undertake efforts to conserve areas and buildings that posses historical and attractive architectural value.

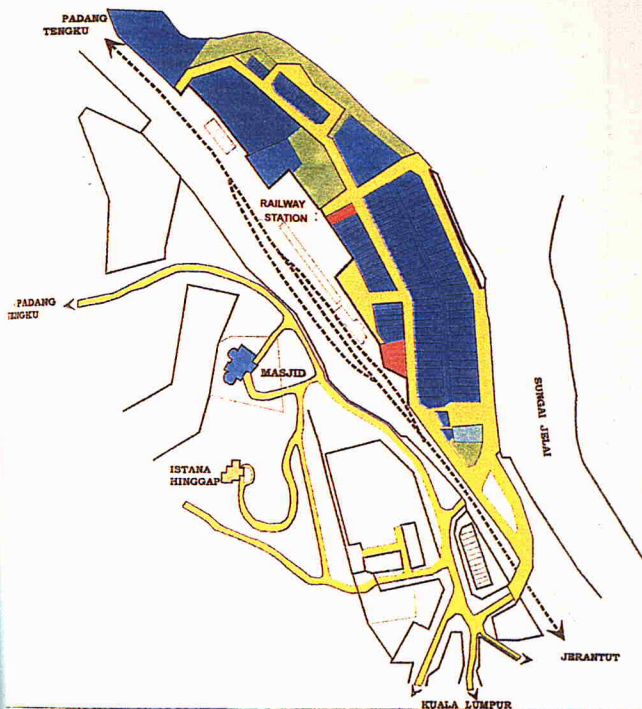
## **SOCIAL FACILITIES AND PUBLIC SERVICES**

- KA 1 : PBPT will take the initiative and efforts to standardize planning and preparation of public facilities with relevant agencies or departments to ensure an orderly and effective implementation, to support local residents needs.
- KA 2 : Sites for public facility will be planned and identified in areas that are suitable, balanced and accessible to residents.
- KA 3 : The availability of public facilities needs to follow the set planning guideline standards.
- KA 4 : PBPT will discuss with the relevant Education Department to construct future schools that share facilities such as fields between primary and secondary schools.
- KA 5 : Each big and new housing area needs to provide adequate school site.
- KA 6 : PBPT will discuss with the Ministry of Health regarding needs to improve healthcare facilities either in terms of number of facilities, increase in area or number of staff.
- KA 7 : The postal service requirement would be adequately ensured within the Lipis district. This includes all forms of service, whether they are District Post Offices, Mini Post Offices or Postal Agents.
- KA 8 : A policy will be implemented to determine that the Lipis district possesses adequate police service facilities in the future to ensure the safety and peace of residents. This includes ensuring an adequate police staff and a service level that is excellent and effective.
- KA 9 : Fire brigade service facilities will be increased in the future from the aspect of size, number and level.
- KA 10 : Open spaces and recreation areas will be adequately ensured and can be used comfortably and safely by residents.
- KA 11 : Adequate religious facilities for all residents, regardless of faith, would be increased, suitable with the individuals right of freedom of religion in this country.
- KA 12 : Burial facilities for each religion would be adequate and in suitable locations that accommodate future needs.
- KA 13 : Comprehensive and adequate communal hall facilities will be available.
- KA 14 : PBPT with relevant agencies will ensure the availability of sports complexes to encourage sports involvement and increase the quality of sports in the Lipis district.
- KA 15 : Each public facility building and their surrounding areas will be properly maintained and looked after while being beautified with attractive and suitable landscaping works.

## **5.3 DEVELOPMENT PLAN**

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# CURRENT LAND USE OF LIPIS TOWN

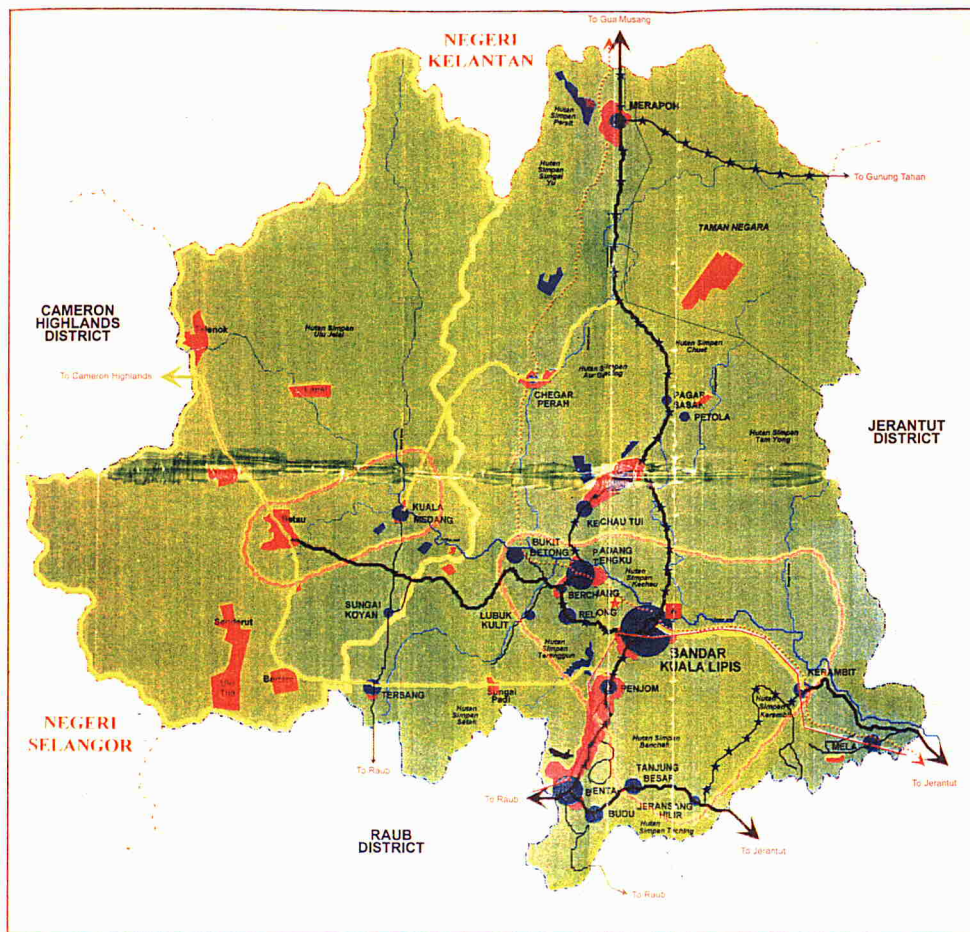


## LEGEND

- COMMERCE
- INSTITUTION
- EMPTY LAND
- RELIGIOUS
- ROAD
- RAILWAY

LIPIS DISTRICT COUNCIL  
STRUCTURE PLAN





## KEY DIAGRAM

STRUCTURE PLAN  
LIPIS DISTRICT COUNCIL  
LIPIS LOCAL PLANNING AUTHORITY  
2010



### LEGEND

#### SETTLEMENT HIERARCHY

- DISTRICT MAIN SERVICE CENTRE
- MAJOR LOCAL CENTRE
- MINOR LOCAL CENTRE
- RURAL GROWTH CENTRE
- PROPOSED NEW TOWN

#### DEVELOPMENT AREA

- FOREST RESERVE
- AGRICULTURE
- MINING
- URBAN DEVELOPMENT AREA
- ORANG Asli SETTLEMENT
- INDUSTRIAL AREA
- TOURISM ZONE
- BUFFER ZONE

#### COMMUNICATION

- ROAD
- PROPOSED ROAD
- IMPROVEMENT AND UPGRADING OF ROAD
- IMPROVEMENT AND UPGRADING AIR-STRIP
- RAILWAY
- MAIN DISTRICT THOROUGHFARE

#### UTILITY

- WASTE DISPOSAL AREA
- WATER CATCHMENT AREA
- HIGH VOLTAGE (132 KV) TRANSMISSION LINE
- PROPOSED ELECTRICITY TRANSMISSION LINE

#### BOUNDARY

- STATE BOUNDARY
- DISTRICT / STUDY AREA BOUNDARY
- NATIONAL PARK BOUNDARY

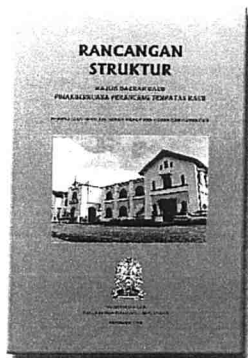
**6.0**  
**STRUCTURE PLAN OF**  
**RAUB DISTRICT**  
**COUNCIL AND RAUB**  
**LOCAL PLANNING**  
**AUTHORITY**  
**1993-2010**

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6.0 **STRUCTURE PLAN OF RAUB DISTRICT COUNCIL AND RAUB LOCAL PLANNING AUTHORITY 1993 – 2010**

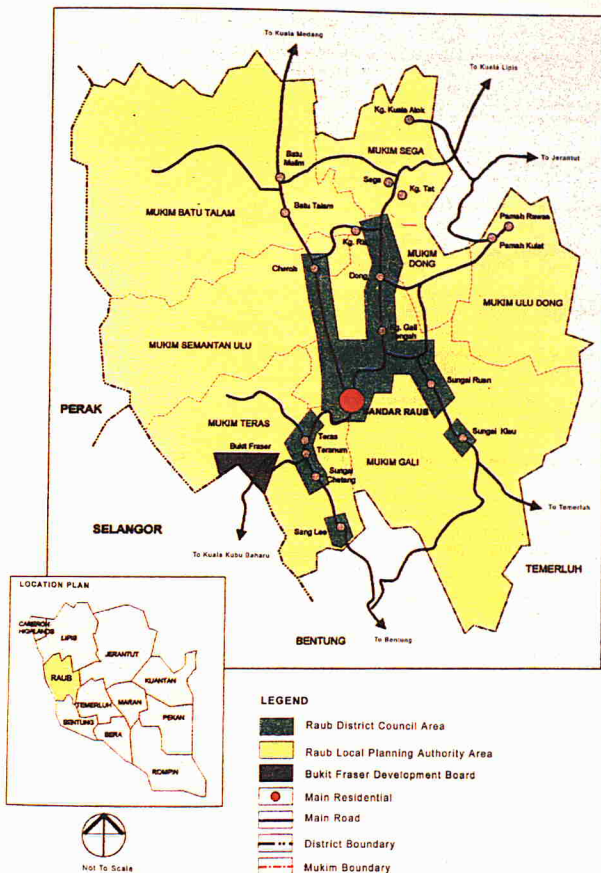
6.1 **GENERAL INFORMATION OF STUDY AREA**

State	:	Pahang Darul Makmur
Gazette Date	:	19 December 1996
Gazette Number	:	1393
Utilization Length	:	1993 - 2010
Local Planning Authority	:	Raub District Council & PBPT Raub
Study Area	:	Covering the whole Raub District
Size of Study Area	:	226, 883 hectares
Population	:	94, 051 (2000 Forecast) 128, 755 (2010 Forecast)
City / Town	:	Raub, Sungai Ruan, Cheroh, Dong, Teras, Bukit Fraser





# STUDY AREA





## 6.2 DEVELOPMENT POLICY

### CITY CENTRE AND MAJOR SETTLEMENT

- PB 1 : Urban development within community centres will be integrated with its district settlement hierarchy level.
- PB 2 : Raub will be maintained as a primary district service and commercial centre in addition to being the main stopover and as a primary collection and distribution centres in the West Pahang Region.
- PB 3 : Raub will be developed and transformed into a major city that is orderly and attractive in West Pahang.
- PB 4 : Pekan Dong will be developed as an agricultural based service and distribution centre.
- PB 5 : Pekan Sungai Ruan will be developed as a service, production and distribution centre of agricultural products.
- PB 6 : Fraser's Hill will be developed as a tourism centre that is well known within the country and internationally while ensuring sustainable development.
- PB 7 : Batu Malim will be developed as a commercial centre and as a small / medium scale industrial centre on the north side of the Raub district.
- PB 8 : Conservation of the natural environment and enhancement of urban design will take into account socio-cultural characteristics and the local weather conditions.
- PB 9 : Ensure appropriate steps are taken to upgrade and restore new village areas within the Raub district.
- PB 10 : Orang Asli settlements within the Raub district will be maintained and increased.
- PB 11 : PBPT will improve Bumiputra participation within the economic activity for urban and community centres.
- PB 12 : A Local Plan will be available for identified areas according to priority.

### COMMERCE

- DG 1 : Encourage and prioritize commercial development centres in Raub and selected community centres in line with its function and hierarchy.
- DG 2 : Encourage comprehensive commercial development within the Raub city centre.
- DG 3 : Ensure the availability of adequate commercial floor space that corresponds to future demands within the Raub district.
- DG 4 : Prioritized availability of low and medium cost commercial spaces to fulfill the needs of low capitalized businesses.

- DG 5 : Ensure new commercial developments meets the proposed planning standards.
- DG 6 : Hawker centres or complexes will be encouraged in suitable locations that can be integrated in the design of new and old commercial buildings.
- DG 7 : PBPT will cooperate with the relevant agencies to increase Bumiputra commercial opportunities.

#### INDUSTRY

- IN 1 : PBPT will encourage industrial development by making adequate and suitable land available to support demand within the Raub district.
- IN 2 : PBPT will ensure the Raub district will be developed as a small and medium scale industrial centre taking into account the existing economic potential.
- IN 3 : Encourage the developments of prefabricated factories.
- IN 4 : Relocate problematic and illegal industries into planned industrial areas.
- IN 5 : PBPT will encourage suitable rural industries in rural areas.
- IN 6 : PBPT will upgrade the availability of facilities such as infrastructure, road networks and transportation systems as support to industrial development in Raub district.
- IN 7 : Encouragement will be given for housing and commercial area development near industrial areas.
- IN 8 : PBPT will increase cooperation with the related agencies to decrease industrial pollution problems.
- IN 9 : Upgrade the Bumiputra participation in the industrial sector.

#### TOURISM AND RECREATION

- PC 1 : A comprehensive tourism program to fully exploit the resources and uniqueness that is within the Raub district.
- PC 2 : Tourism development based on agriculture (agro-tourism) will be encouraged corresponding to the potential of Raub district.
- PC 3 : New potential attraction areas will be developed to become a tourism attraction area in the Raub district.
- PC 4 : Sufficient promotional programs would be formed to increase the general image of the Raub district and the specific image of Raub as a stop over centre.
- PC 5 : Encourage the availability of accommodation facilities is handled balanced with demand.

- PC 6 : PBPT will cooperate with the relevant agencies to provide procedures that outline the maintenance and monitoring of tourism areas and facilities that are developed and available.
- PC 7 : Tourism and recreation activities will be controlled so that it does not create any negative effects.
- PC 8 : Development within the Fraser's Hill area will be tightly controlled so that it does not disrupt the natural beauty and rural environment and the rural English village environment.
- PC 9 : The involvement of the private sector will be encouraged in the development of tourism in Raub district.

#### **HOUSING**

- RU 1 : PBPT will ensure the availability of land in suitable areas to support the future housing needs.
- RU 2 : Housing development projects will be encouraged in urban development areas.
- RU 3 : Ensure that each low-income household own a housing unit that is complete and comfortable.
- RU 4 : Encourage the construction of worker hostels to support industrial needs.
- RU 5 : PBPT will ensure that there are no squatters in the Raub district in the future.
- RU 6 : Traditional village areas will be upgraded with infrastructure and public facilities that are suitable and adequate.
- RU 7 : Implementation of housing projects needs to follow planning standards, Structure Plan and the needs of the environment.

#### **TRANSPORTATION AND TRAFFIC**

- PG 1 : Encourage the development of a good and comprehensive road network according to the proposed road hierarchy in the district of Raub.
- PG2 : PBPT will cooperate with the relevant agencies to identify and propose new roads to increase road accessibility in the Raub district.
- PG 3 : PBPT will cooperate with the relevant agencies to identify and repair existing roads to increase road accessibility in the Raub district.
- PG 4 : PBPT will cooperate with the relevant agencies to upgrade traffic management programs that are more comprehensive and effective to smoothen traffic flow.
- PG 5 : PBPT will cooperate with the relevant agencies to upgrade bus and taxi public transportation system facilities in the Raub district.

## INFRASTRUCTURE AND UTILITY

- UT 1 : PBPT as a district development coordinator will ensure infrastructure / utilities planning and infrastructure / utilities implementation planning between agencies is orderly, adequate and comprehensive.
- UT 2 : PBPT will cooperate with the relevant departments to identify and implement water supply programs that corresponds to additional demand.
- UT 3 : PBPT will cooperate with the relevant departments to control water supply sources from pollution and ensure water catchments areas are prohibited from degradation logging and property development.
- UT 4 : PBPT will cooperate with Tenaga Nasional Berhad (TNB) to ensure electricity supply facilities are sufficiently available to fulfill future demands.
- UT 5 : PBPT will formulate a solid waste collection and disposal system that is good and effective.
- UT 6 : PBPT will cooperate with the Department of Environment to provide an effective and efficient disposal of poisonous and dangerous disposal.
- UT 7 : PBPT will encourage the implementation of a centralized sewage system to treatment that is more satisfactory.
- UT 8 : PBPT with the cooperation of the Drainage and Irrigation Department (JPS), will ensure a drainage system that is efficient and effective in all areas to avoid pollution and flooding.
- UT 9 : PBPT will support the provision of a city and district drainage system master plan. be undertaken to ensure a drainage system that is complete and efficient.
- UT 10 : PBPT will cooperate with Syarikat Telekom Malaysia Berhad (STMB) to provide telephone facilities and services that correspond to customers demand.

## ENVIRONMENT AND CONSERVATION

- AS 1 : PBPT with the cooperation of the Department of Environment and other related agencies would take steps to maintain and improve the environmental quality in the district of Raub.
- AS 2 : PBPT, with the cooperation of Department of Environment control pollution sources, through the relevant laws and guidelines.
- AS 3 : New industrial activity will only be allowed in areas that have been identified.
- AS 4 : PBPT, will ensure new industrial areas posses adequate buffer zones.
- AS 5 : PBPT, with the Cooperation of the Department of Environment and relevant agencies will monitor any development in highland areas to avoid disruption of the environment.

- AS 6 : Control the problem of soil erosion and silt.
- AS 7 : PBPT with the cooperation of the Department of Environment and Drainage and Irrigation Department will ensure that river reserve areas are not developed with fixed structures except with erosion control methods.
- AS 8 : PBPT will support the efforts to restore ex mining areas in the Raub district and monitor the development so it does not disrupt the environment.
- AS 9 : PBPT with the cooperation of the Department of Environment will take steps to ensure all types of water waste is treated properly before being discharged into the waterways.
- AS 10 : PBPT will cooperate with the relevant agencies to maintain and conserve natural areas such as forests, hills and main riverbank areas that posses waterway characteristics.
- AS 11 : Forest reserve areas, will be maintained in their natural form and upgrade its management to avoid its destruction.
- AS 12 : PBPT, with the cooperation of relevant agencies will take steps to conserve areas and buildings that posses historical and attractive architectural value.
- AS 13 : PBPT with the cooperation and support of relevant agencies such as Malaysian Heritage Body, will ensure that traditional village houses will be maintained as a tourist attraction and a historical site.

#### **SOCIAL FACILITIES AND PUBLIC SERVICES**

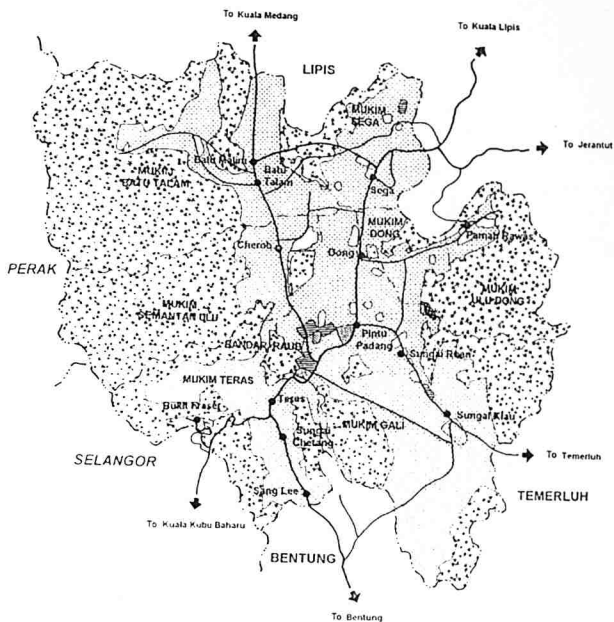
- KA 1 : A comprehensive program will be available to coordinate and improve cooperation between relevant agencies that prepare various public facilities.
- KA 2 : Ensure that public facilities are placed in strategic locations and suitable with the distribution of growing population.
- KA 3 : Ensures adequate land for the provision of various public facilities to support the needs of the Raub district.
- KA 4 : PBPT will cooperate with the Education Department to plan for future educational facilities within identified community centres.
- KA 5 : PBPT will cooperate with the Health Ministry to improve the healthcare facility service level in the Raub district.
- KA 6 : Ensure adequate open spaces and recreation areas are prepared for residential use, which is safe and comfortable.
- KA 7 : PBPT will ensure that religious facilities such as places of worship and burial grounds are adequate to meet the needs of all people in the Raub district.

- KA 8 : PBPT will cooperate with Pos Malaysia for the adequate postal service facility needs in the Raub district.
- KA 9 : PBPT will ensure that the Raub district has police service facilities that are adequate to ensure the safety and peace of the residents in the future.
- KA 10 : PBPT needs to ensure fire brigade service facilities are upgraded in the future from the aspect of size, number and level.
- KA 11 : PBPT will ensure communal hall facilities are adequate and possess complete amenities.
- KA 12 : PBPT will help ensure that each building and public facility and their surrounding areas will be maintained and looked after properly while being beautified with attractive and suitable landscaping works.






## **6.3 DEVELOPMENT PLAN**





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# Raub Land Use



## LEGEND

-  Commercial
-  Residential
-  Agriculture
-  Forest
-  Industry

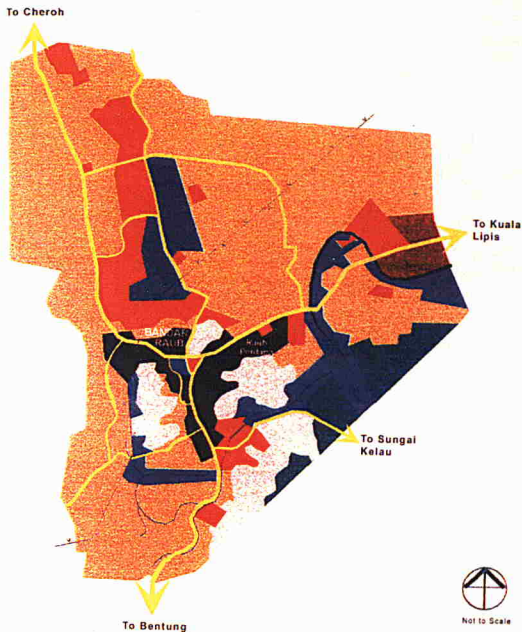
-  Open Space
-  Idle Land
-  Public Transportation
-  Cemetary



Not To Scale



# FUTURE DEVELOPMENT DIRECTION OF RAUB

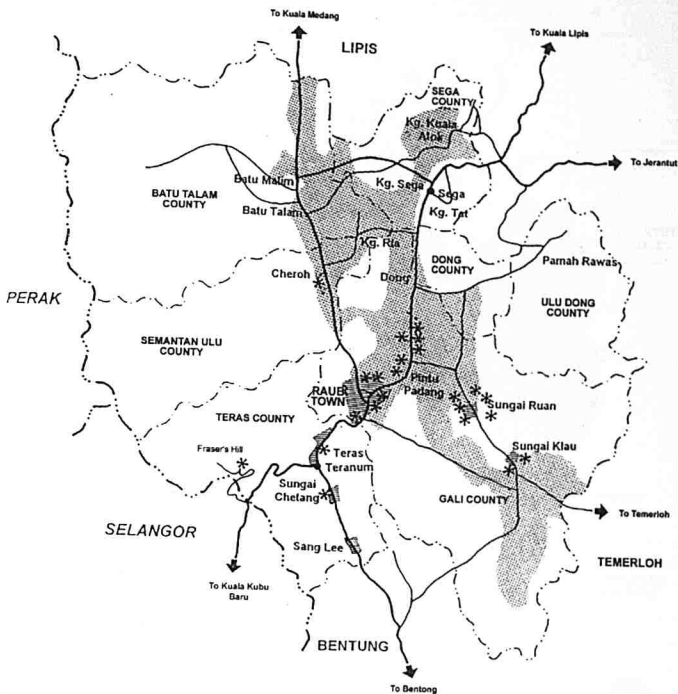


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


## LEGEND

- |                               |                    |
|-------------------------------|--------------------|
| Commercial                    | Industry           |
| Public Facility / Institution | Agriculture        |
| Open Space/Recreation         | Road               |
| Hill Area                     | River              |
| Residential                   | High Voltage Cable |

# Raub District Development Land Preparation



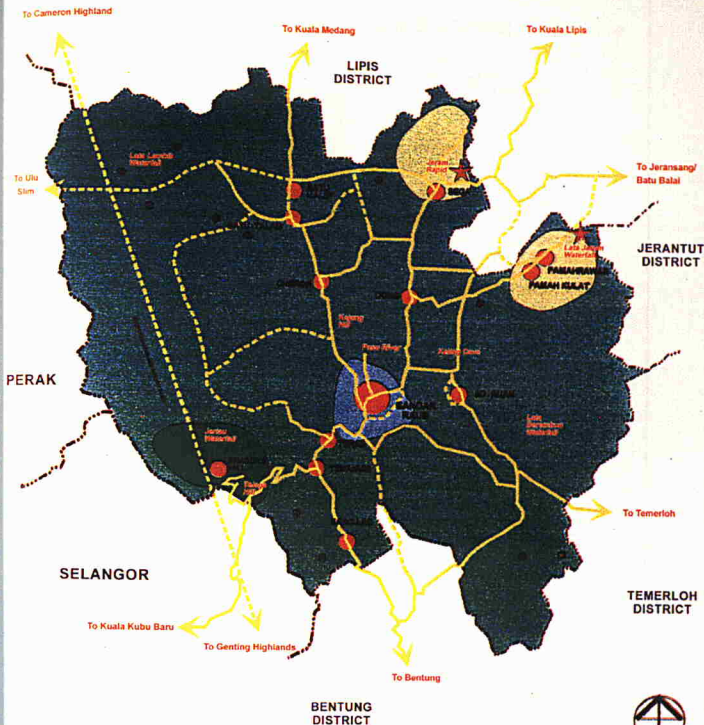
## LEGEND

-  Potential Area
-  Planned Development Area
-  Saturated Development
-  Physical Obstacle Area  
( slope > 10° )



Without Scale

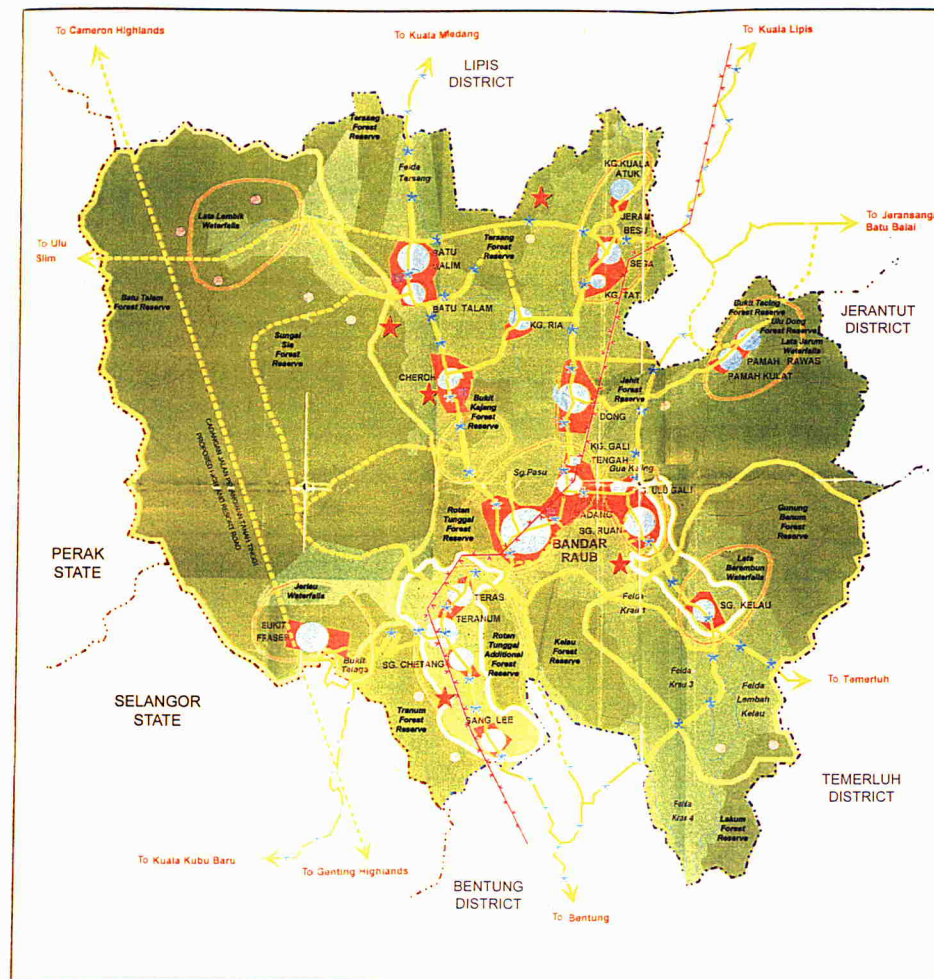
# RAUB DISTRICT CURRENT TOURISM ATTRACTION AREA DISTRIBUTION



Without Scale

## LEGEND

- |  |                                     |   |                       |
|--|-------------------------------------|---|-----------------------|
|  | Highland Resort Zone                |  | Waterfall             |
|  | Recreation and Natural Attraction   |  | Orang Asli Settlement |
|  | Recreational Attraction (Raub Town) |  | Road                  |
|  | Accommodation and Picnic Area       |  | Proposed Road         |



## MAIN DIAGRAM

STRUCTURE PLAN  
RAUB DISTRICT COUNCIL  
RAUB LOCAL PLANNING AUTHORITY  
2010



### PETUNJUK LEGEND

**HIERARKI PUSAT PETEMPATAN  
SETTLEMENT HIERARCHY**

- PUSAT PERKHIDMATAN UTAMA DAERAH  
DISTRICT MAIN SERVICE CENTRE
- PUSAT PERKHIDMATAN  
MAJLIS DAERAH  
DISTRICT COUNCIL CENTRE
- PUSAT KELOLA  
MUKIM DAERAH  
MUKIM CENTRE
- PUSAT PERTUMBUHAN DESA  
RURAL GROWTH CENTRE
- PUSAT PERKHIDMATAN DESA  
RURAL SERVICE CENTRE

### KAWASAN PEMBANGUNAN DEVELOPMENT AREA

- HUTAN SIMPAN  
FOREST RESERVE
- PERTANIAN  
AGRICULTURE
- PERTANIAN YANG DIKEKALKAN  
AGRICULTURE TO BE MAINTAINED
- KAWASAN PEMBANGUNAN PERBANDARAN  
URBAN DEVELOPMENT AREA
- PETEMPATAN DINDING ABELI  
GRAND ABELI SETTLEMENT
- KAWASAN INDUSTRI  
INDUSTRIAL AREA
- ZON PELANCONGAN  
TOURISM ZONE

### PERHUBUNGAN COMMUNICATION

- JALAN  
ROAD
- CADANGAN JALAN  
PROPOSED ROAD
- PERUBAHAN DAN PENINGKATAN TARIK JALAN  
ROAD REPAIR AND IMPROVEMENT OF ROAD

### UTILITI UTILITIES

- ★ KAWASAN PELUPUSAN SAMPAH  
WASTE DISPOSAL AREA
- KAWASAN TADAHAN AIR  
AIR TANK OR TOWER AREA
- TALIAN PENYENHANTAR VOLTAN TINGGI (132 kV)  
HIGH VOLTAGE (132 kV) TRANSMISSION LINE

### SEMPADAN BOUNDARY

- SEMPADAN NEGARA  
STATE BOUNDARY
- SEMPADAN DAERAH/KAWASAN RAJUAN  
DISTRICT/STATE AREA BOUNDARY

**7.0**  
**STRUCTURE PLAN OF**  
**CAMERON**  
**HIGHLANDS**  
**DISTRICT COUNCIL**  
**AND CAMERON**  
**HIGHLANDS LOCAL**  
**PLANNING**  
**AUTHORITY**  
**1995-2020**

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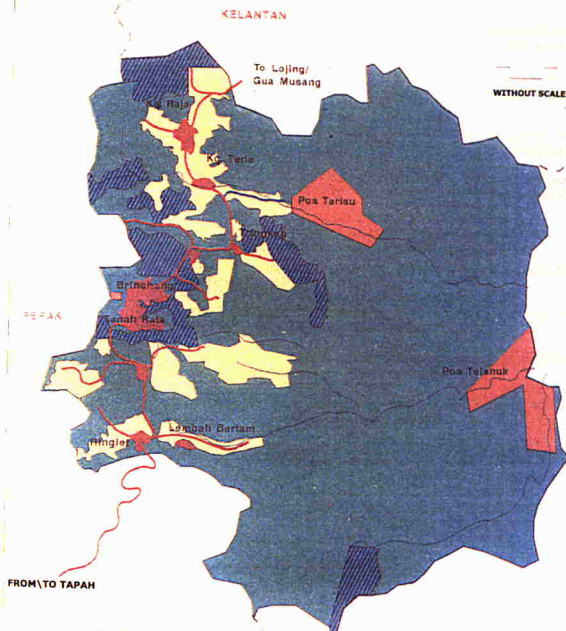
**7.0 STRUCTURE PLAN OF CAMERON HIGHLANDS DISTRICT COUNCIL AND CAMERON HIGHLANDS LOCAL PLANNING AUTHORITY 1995 – 2020**

**7.1 GENERAL INFORMATION OF STUDY AREA**

State	:	Pahang Darul Makmur
Gazette Date	:	8 May 1997
Gazette Number	:	440
Utilization Length	:	1995 - 2020
Local Planning Authority	:	Cameron Highlands District Council and Cameron Highlands District Office
Study Area	:	Covering the whole Cameron Highlands District
Size of Study Area	:	71, 218 hectares
Population	:	30, 115 (2000 Forecast) 41, 913 (2020 Forecast)
City / Town	:	Tanah Rata Brinchang Ringlet



## CURRENT LAND USE



## LEGEND

PERMANENT FOREST RESERVED

4,808 HECTARES (9.5%)

FOREST  
(including Orang Asli settlement)

80,892 HECTARES (85.5%)

AGRICULTURE

5,125 HECTARES (7.2%)

BUILT UP AREA

593 HECTARES (0.8%)

ORANG ASLI SETTLEMENT

2,031 HECTARES



## **7.2 DEVELOPMENT POLICY**

### **LAND USE**

- GT 1 : Land development in Cameron Highlands will be based on the key diagram.
- GT 2 : Agricultural development will be ensured not to exceed 6,000 hectares until the year 2020 and will be accomplished in areas that are suitable according to the land capacity.
- GT 3 : Some settlement and agriculture areas will be gazette as a Malay Reserve.
- GT 4 : Future land use growth direction will make use of new growth corridors that involve Cameron Highlands - Lipis District and Highlands Road.
- GT 5 : Development of Cameron Highlands needs to be controlled based on acts and specific planning standards that are specifically for highland areas.

### **CITY CENTRE AND MAJOR SETTLEMENTS**

- PB 1 : Settlement centre development would be based on the urban land use zones.
- PB 2 : Development concentration will only been encouraged in areas that are identified suitable for built up development.
- PB 3 : The role and function of Tanah Rata as a resort city and Major Local Centre will be strengthened and increased.
- PB 4 : Development of city areas will be based on city hierarchy and function that has been identified.
- PB 5 : The local image and identity of Cameron Highlands from the aspect of architecture development will be conserved and encouraged in new developments.
- PB 6 : Traffic management and pedestrian walkway systems within the city centre will be given priority and constantly increased corresponding to the tourism sector development.
- PB 7 : Areas that are worn down and non economical within the city centre will be given priority for redeveloped.

### **BUSINESS AND COMMERCE**

- DC 1 : Formation of commercial centre hierarchy will be integrated with settlements so that it could fulfil the local business and tourists needs
- DC 2 : Redevelopment of the city centre in Ringlet will be comprehensively undertaken, taking into account the needs that this city centre competes with other city centres, commercial variety and conserving the green district concept.

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*Cameron Highlands District Council And Local Planning Council Structure Plan 1995 - 2020*



- DC 3 : New sites for food stalls and hawkers will be available in strategic areas with a unique local design, comprehensive basic facilities and based on a naturally green environment.
- DC 4 : The availability of facilities and support services will be given priority as an encouragement to Bumiputera entrepreneurs for their involvement in non-traditional commercial sectors.
- DC 5 : Uncomplicated procedures and guidelines will be available to establish the connection between institutional management and the commerce.
- DC 6 : Cameron Highlands District Council will use all means at its' disposal to ensure all commercial and business premises conduct legal and orderly activities.

#### INDUSTRY

- DI 1 : Cameron Highlands District Council will provide adequate industrial areas to support demand with suitable basic facilities.
- DI 2 : Only small and light industries would be allowed to develop in Cameron Highlands, to ensure that industrial activities do not give a negative impact to the natural environment and surroundings of the Cameron Highlands district.
- DI 3 : Natural local materials and resources will be exploited to improve tourism and commercial goods production.
- DI 4 : Bumiputera entrepreneur participations, in the industrial sector will be supported and assisted by the relevant agencies by giving them priority when obtaining suitable business space.

#### AGRICULTURE

- PT 1 : Agricultural development will be implemented according to land capability.
- PT 2 : Agricultural development, will implemented through a lasting approach.
- PT 3 : Efforts to encourage Bumiputera participation in the agricultural sector will be increased.
- PT 4 : Efforts to improve and upgrade the methods and channels of marketing agricultural production will be implemented.
- PT 5 : Agricultural development that complements the tourism sector development will be given priority.
- PT 6 : Steps to improve the support service of government agricultural agencies and institutions will be continuous.

## **TOURISM**

- PL 1 : Cleanliness levels of tourism areas will be increased, cared for and strictly / seriously controlled.
- PL 2 : Create an identity as a Malaysian Garden district that has clean air and filled with flowers, fruits and vegetables that are blossoming and fertile.
- PL 3 : The number of off-season arrivals and the length of tourist stopovers will be increased.
- PL 4 : Dialogue, conference and incentive groups that are primarily related to eco and agro tourism will be aggressively targeted.
- PL 5 : Tourist information centres that are precise and operate for 24 hours will be created in strategic areas.
- PL 6 : All buildings in Cameron Highlands will constantly be seen as pleasant, lovely and well kept.
- PL 7 : Accessibility levels and traffic / pedestrian safety will be increased.

## **HOUSING**

- RU 1 : The availability of local residential housing will be increased.
- RU 2 : Housing availability programs and methods will be adapted according to local community groups.
- RU 3 : Adequate housing areas will be available that corresponds to forecasted population growth.
- RU 4 : Cameron Highlands District housing development density will be controlled.
- RU 5 : Adequate low cost housing units will be available according to demand from time to time.
- RU 6 : Private low cost housing will be sold to qualified buyers.

## **TRANSPORTATION AND TRAFFIC**

- PG 1 : Implement road hierarchy system that is apparent and effective, corresponds with road function and needs.
- PG 2 : Repair and development of existing / new roads will be continuously implemented to improve accessibility levels and road capacity.
- PG 3 : Implementation of comprehensive traffic management programs to increase the existing traffic flow.
- PG 4 : Planned and adequate car parks will be made available.
- PG 5 : Existing public transportation facilities will be increased so that it is more efficient, comfortable and effective.

- PG 6 : Walkway networks and facilities that are complete for pedestrians will be made available and increased.

#### **INFRASTRUCTURE AND UTILITY**

- UT 1 : Program for improving water supply capacity will be implemented corresponding to additional demand and water sources.
- UT 2 : Water catchments forest areas will be restricted from any utilization, logging and land development.
- UT 3 : Water supply sources will be controlled and restricted from any pollution so that water quality fulfils fixed standards.
- UT 4 : Electricity supply facilities will be sufficiently available to fulfill future demand.
- UT 5 : Telephone line facilities will be made available corresponding to customer demand.
- UT 6 : Centralized local sewage system will be created according to the needs of every community centre.
- UT 7 : Adequate garbage disposal sites will be made available.
- UT 8 : Solid / poisonous waste disposal management and service systems that are more efficient and effective will be made available.
- UT 9 : Urban irrigation system Master Plan will be made available at every community centre to prepare guidelines to upgrade existing and future irrigation and drainage systems.

#### **ENVIRONMENT**

- AS 1 : Laws that are related to the environment will be strictly enforced and pollution control guidelines will also be used.
- AS 2 : Each development in highlands and development that potentially effects the environment, must prepare and adhere to the environmental effect evaluation procedure (EIA: Environmental impacts assessment).
- AS 3 : Cameron Highlands District Council with the support of the Department of Environment will enforce laws and regulations in planning and locating of development activity.
- AS 4 : The supervision and monitoring of development in sensitive areas and highlands will be accomplished by Cameron Highlands District Council with support of the Department of Environment.
- AS 5 : The improvement of enforcement laws and regulations in formulating planning and distribution of all development activity to decrease the problems of soil erosion, sediment and pollution.

- AS 6 : Pollution prevention and establishment of a water quality that is clean in rivers and lakes.
- AS 7 : Create an environment that is continuously, clean from all forms air pollution.
- AS 8 : Controls noise levels to the allowable standard.
- AS 9 : Establishment, a garbage collection system that is systematic, scheduled and comprehensive to ensure rivers and environment is clean.
- AS 10 : To maintain and increase forest reserves, water catchments areas and other natural formations while preventing intrusion into those areas.
- AS 11 : Improve the physical environment aesthetics especially in the city centre, recreation parks and tourist areas.

#### **SOCIAL AND COMMUNITY FACILITIES**

- KM 1 : Sufficient education facilities will be available for each settlement, corresponding to the number of available students.
- KM 2 : Prayer facility sites will be available based on population growth and density of each settlement.
- KM 3 : Postal service facilities will be improved suitable with residential and tourist growth until 2020.
- KM 4 : Fire brigade service facilities will be increased corresponding to development growth.
- KM 5 : Local Authorities will ensure roads are always safe and easily accessible for emergency fire brigade vehicles.
- KM 6 : The availability of public services will be integrated by relevant agencies to ensure a more effective planning and implementation.
- KM 7 : Suitable sites for social facilities will be planned and identified to provide a service that is balanced and gives high accessibility to residents.
- KM 8 : Each area surrounding social facilities will be landscaped while its cleanliness is constantly looked after.

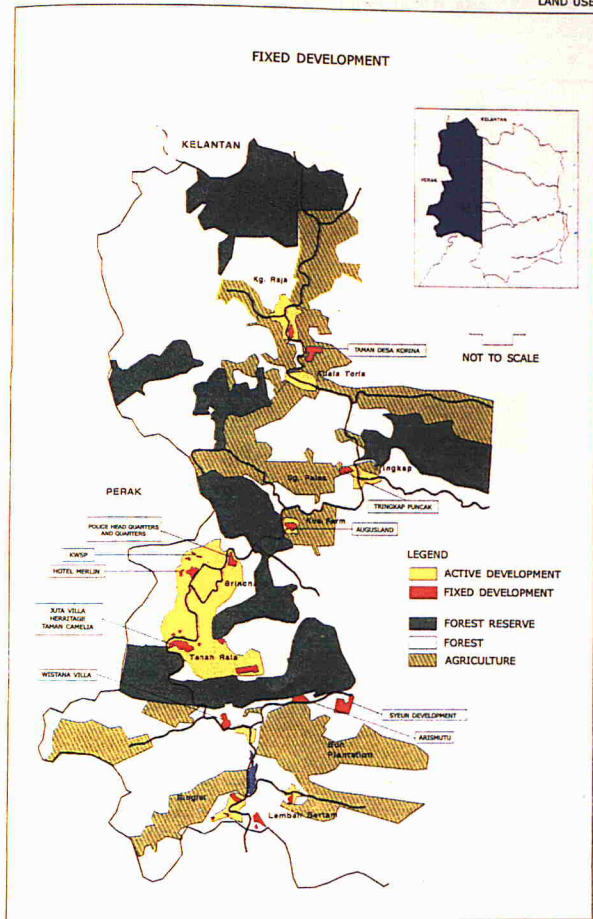
#### **MANAGEMENT AND IMPLEMENTATION**

- PP 1 : Cameron Highlands District Council will become the coordinator for the overall development of Cameron Highlands areas.
- PP2 : Cameron Highlands District Council will implement the proposed Structure Plan together with other agencies.
- PP 3 : Organizational structure and role of the Cameron Highlands District Council will be strengthened corresponding to its' function as a Local Planning Authority.

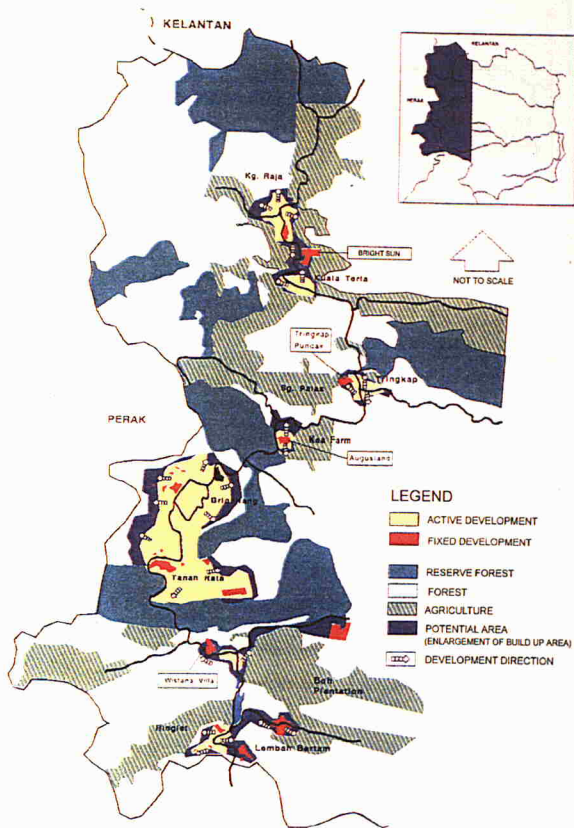
- PP 4 : Revenue opportunities of the Cameron Highlands District Council will be improved through new financial income sources to implement a major portion of the proposed Structure Plan expenditure.
- PP 5 : Development of Cameron Highlands district will be placed under a special highlands resort centre development body.
- PP 6 : Priority projects will be implemented quickly.

## **7.3 DEVELOPMENT PLAN**

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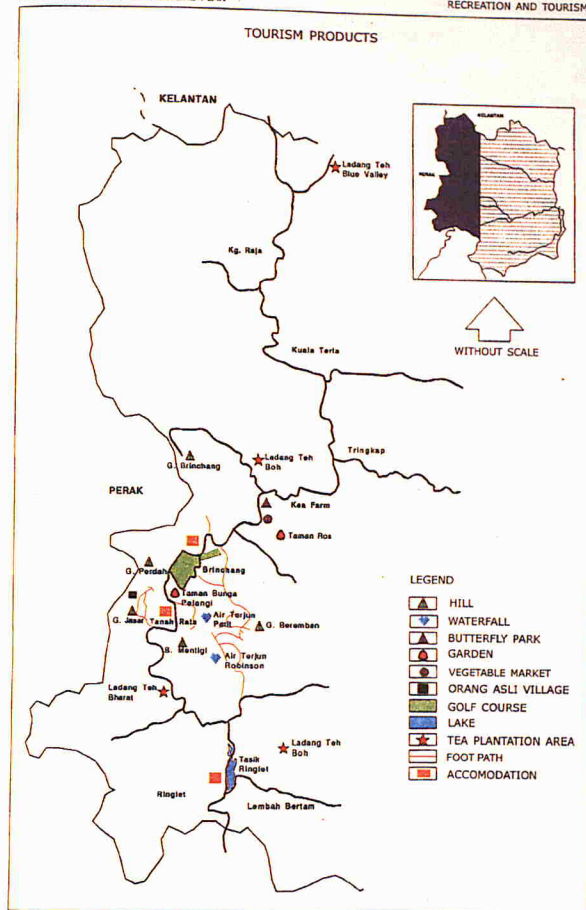


## FUTURE DEVELOPMENT DIRECTION PLAN





## TOURISM PRODUCTS



**KEY DIAGRAM**  
**STRUCTURE PLAN**  
**CAMERON HIGHLAND DISTRICT STRUCTURE**  
**CAMERON HIGHLAND LOCAL PLANNING AUTHORITY**  
**1995-2020**



**LEGEND**

**LOCAL CENTRE HIERARCHY**

- RESORT TOWN AND MAIN SERVICE CENTRE
- SERVICE CENTRE
- BORDER TOWN AND SERVICE CENTRE
- SMALL CENTRE
- PRACTICAL AND RESEARCH CENTRE

**MAIN LAND USE**

- TOWN AREA
- ORANG ASLI SETTLEMENT
- PROPOSED MALAY RESERVE
- AGRICULTURE
- FOREST RESERVE
- RIVER/LAKE

**UTILITY AND TRANSPORTATION**

- ROAD
- PROPOSED ROAD
- ROAD UPGRADE AND MODIFICATION
- SEWERAGE AREA
- WATER CATCHMENT AREA

**ZONE / TOURISM CENTRE**

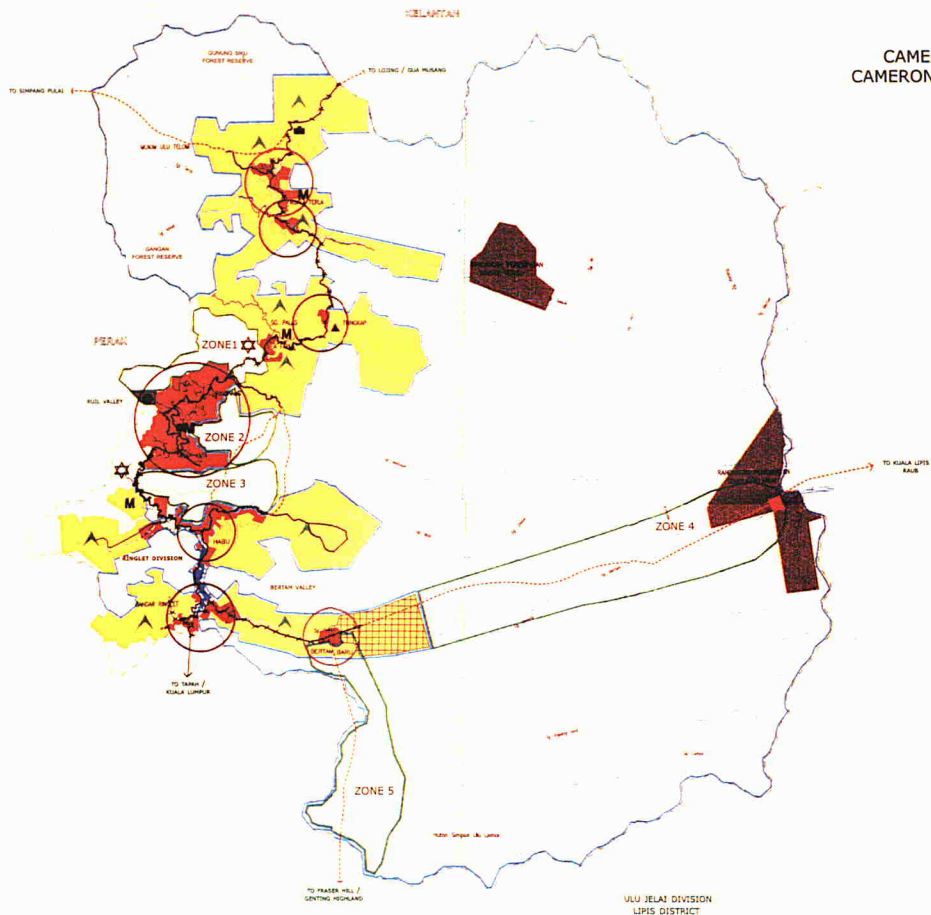
- ECO-TOURISM ACTIVITY ZONE
- MOUNT CLIMBING ACTIVITY ZONE - ZONE 1
- FOREST RESEARCH ZONE - ZONE 2
- FOREST EXPLORATION AND WILD LIFE ZONE - ZONE 3, 4 & 5

ECO-TOURISM ACTIVITY ZONE

- KG. BLUE VALLEY - TEA PLANTATION VISITS
- BHARATY BOH TEA - TEA PLANTATION CHALET
- KG. RAJA - GARDEN CHALET
- KUALA TERLA - VISITING ACTIVITY AND GARDEN
- KEA FARM/ SG. PALAS - VEGETABLE FARM CHALET
- VEGETABLE FARM VISITS

**CULTURE VILLAGE**

- MALAY
- CHINESE
- INDIAN
- ORANG ASLI



**8.0**  
**STRUCTURE PLAN OF**  
**PEKAN DISTRICT**  
**COUNCIL AND PEKAN**  
**LOCAL PLANNING**  
**AUTHORITY**  
**1995-2020**

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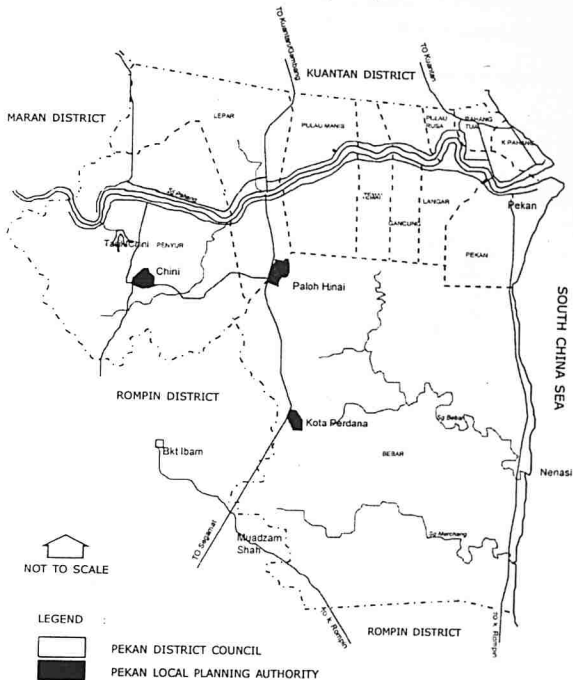
**8.0 STRUCTURE PLAN OF PEKAN DISTRICT COUNCIL AND PEKAN LOCAL PLANNING AUTHORITY 1995 - 2020**

**8.1 GENERAL INFORMATION OF STUDY AREA**

State	:	Pahang Darul Makmur
Gazette Date	:	8 May 1997
Gazette Number	:	438
Gazette Number	:	1995 - 2020
Local Planning Authority	:	Pekan District Council & Pekan PBPT
Study Area	:	Covering the whole Pekan District
Size of Study Area	:	385, 135 hectares
Population	:	98, 379 (1995 Forecast) 191, 189 (2020 Forecast)
City / Town	:	Pekan Peramu



**PEKAN DISTRICT COUNCIL AREA AND PEKAN LOCAL PLANNING  
AUTHORITY (DARA)**



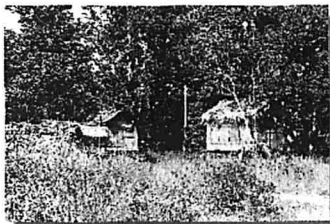
## 8.2 DEVELOPMENT POLICY

### LAND USE

- GT 1 : Advance the coastal corridor development with industrial and tourism industries within areas that have been identified.
- GT 2 : Expand Pekan municipal area to encompass Peramu industrial area and the proposed Kota Inderapura.
- GT 3 : Advance tourism development in selected areas within the Pahang River corridor.
- GT 4 : Develop royalty land in Pekan for mixed development.

### SETTLEMENT

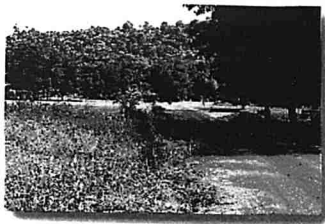
- PT 1 : Focus development in corridor-associated towns of Pekan Peramu-Kota Inderapura and plan-associated towns become a part of Chukai-Kuantan-Pekan metropolitan area.



*The low socio - economic level of Orang Asli needs to be looked into quickly by the government so they can enjoy the development progress.*

- PT 2 : Maintain Chini's function as a small centre and increase the level of Kota Perdana and Nenasi from rural growth centres to small centres.
- PT 3 : Restore traditional villages to improve the resident's quality of life in rural settlements.
- PT 4 : Regroup Orang Asli in resettlements and traditional Orang Asli villages will be maintained as special use areas and improve the availability of public infrastructure and utility facilities.
- PT 5 : Improve public facilities and utilities in traditional and fishing settlement.
- PT 6 : Restore traditional villages to improve the resident's quality of life in rural settlements.

- PT 7 : Regroup Orang Asli in resettlements and Orang Asli villages will be maintained as special use areas and also improve the availability public, infrastructure and utility facilities.
- PT 8 : Improve the socio-economic level of Orang Asli and encourage economic and social development.



*Better infrastructure facilities is needed in  
Orang Asli settlements*

#### COMMERCIAL

- PD 1 : Combine Pekan, Peramu and Kuala Pahang, (Proposed Kota Inderapura) as a commercial and service city that is complete and comprehensive.
- PD 2 : Make Pekan's associated towns as a main commercial centre in the Pekan district.
- PD 3 : Development of shopping complexes needs to be encouraged in associated towns (Pekan, Peramu and Kota Inderapura) whereas for Chini, Kota Perdana, Paloh Hinai and Nenasi, the design of shop houses that more attractive needs to be practised.
- PD 4 : Encourage commercial office activity in associated town areas of Pekan, Peramu and Kuala Pahang.
- PD 5 : Restore Pekan city centre taking into account characteristics of the original buildings and improve current infrastructure facilities.
- PD 6 : Encourage commercial office activity in associated town areas of Pekan, Peramu and Kota Inderapura.
- PD 7 : Restore Pekan city centre taking into account characteristics of the original buildings and improve current infrastructure facilities.
- PD 8 : Distribution of commercial development in the city centre needs to be more orderly and corresponds to function.

## HOUSING

- PR 1 : Encourage large-scale housing development projects that are equipped with comprehensive social and utility facilities.
- PR 2 : Ensure small-scale housing areas have access to public and utility facilities from nearby housing areas.
- PR 3 : Encourage housing development schemes that are able to be owned by local residents especially low and medium cost housing.
- PR 4 : Control housing costs that are constructed by the private sector to a level that is able to be bought or rented, especially to low income earners.
- PR 5 : Implement infrastructure facilities repair and upgrade program and utility in fishing and traditional villages.

## INDUSTRY

- IN 1 : Strengthen Pekan - Kuantan industrial corridor.
- IN 2 : Make Peramu a main industry centre of the Pekan district.
- IN 3 : Make Peramu industrial park as a centre for vehicle assembly, spare parts manufacturing and industry support that is orderly and comprehensive (Industrial Cluster Concept).
- IN 4 : Give priority to the development of an automotive industry, component industry, high technology industry and support industries that are do not pollute the environment and follow industry placement and zoning guidelines.
- IN 5 : Strengthen and expand small and medium industry development.
- IN 6 : Specialize industrial development within identified areas.
- IN 7 : Provide training facilities and also research centres for the automotive and spare parts industry.
- IN 8 : Provide infrastructure facilities and amenities that are adequate, complete and comprehensive.

## AGRICULTURE

- PN 1 : Develop interior area with commercial plants that are suitable and also integrate current palm oil plantations with either breeding of cows, orchard or flower plantations.
- PN 2 : Develop and expand current aquaculture breeding activity with the involvement of local entrepreneurs.
- PN 3 : Maintain current breeding resource centres to expand the breeding stock of cows, sheep or goats.



- PN 4 : Develop and expand current aquaculture breeding activity with the involvement of local entrepreneurs.



*Aquaculture activity needs to be encouraged by creating foreign investor networks and local entrepreneurs, especially involving Bumiputeras*

- PN 5 : Maintain current breeding resource centres to expand the breeding stock of cows, sheep or goats.

#### INFRASTRUCTURE AND UTILITY

- UT 1 : Provide extensive silt trap disposal sites.
- UT 2 : No fixed development is allowed in areas that are 60 metres from the highest average water level to sandy coasts and 400 metres to muddy coasts.
- UT 3 : Control development within riverbanks to decrease and avoid erosion.
- UT 4 : Provide planned disposal sites to support solid waste disposal.
- UT 5 : Decrease water loss rate to levels allowed by JBA.
- UT 6 : Ensure adequate water supply for the purpose of fire control.
- UT 7 : Improve current sub station capability to ensure adequate supply within the planning period.
- UT 8 : Provide centralised sewage system in new development areas.
- UT 9 : Provide an effective sewage system within the whole study area.
- UT 10 : Provide extensive silt trap disposal sites.
- UT 11 : Upgrade current irrigation systems to decrease flooding.
- UT 12 : Standardize the availability and repair of irrigation systems with proposals made by flood studies that has and will be implemented.
- UT 13 : Control riverbank development to decrease and avoid erosion.

- UT 14 : Overcome current coastal erosion problems and control development activities that cause erosion.
- UT 15 : No fixed development is allowed in areas that are 60 metres from the highest average water level to sandy coasts and 400 metres to muddy coasts.
- UT 16 : Prepare long term planning to increase the current exchanges capability while constructing new exchanges.
- UT 17 : Upgrade public telephone facilities so that its' service is more satisfactory.
- UT 18 : Provide a solid waste management system that is more effective and comprehensive.
- UT 19 : Provide planned disposal sites to support solid waste disposal.
- UT 20 : Handle scheduled waste management and disposal more effectively and safely

#### **TRANSPORTATION**

- PL 1 : Construct road linkages within the combined urban areas for purpose to smoothen traffic flow.
- PL 2 : Construct new roads that connecting coastal areas with interior areas to improve accessibility in the district.
- PL 3 : Construct rail transportation systems that connect Pekan with other cities.
- PL 4 : Standardize road hierarchy systems with road usage functions.
- PL 5 : Upgrade traffic management systems to upgrade the flow of traffic on main roads and within the Pekan city centre.
- PL 6 : Upgrade public transportation system service levels.
- PL 7 : Construct rail transportation systems that connect Pekan with other cities.
- PL 8 : Improve car park management and service level.

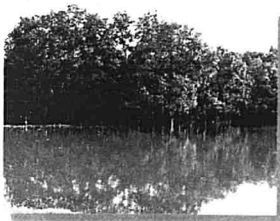
#### **SOCIAL FACILITIES**

- KM 1 : Standardize planning and availability of regional level social facilities for the local and non-local community needs.
- KM 2 : Standardize social facilities availability planning to ensure implementation that is orderly and effective.
- KM 3 : Encourage institution development that is oriented towards expansion of skills, technology and research especially in Urban Conurbation (Pekan - Peramu - Kota Inderapura)
- KM 4 : Ensure all facilities that is related with the education aspect is provided with adequate and satisfactory

- KM 5 : Improve the level of health facilities that is more extensive in district of Pekan, suitable with the demand of health services.
- KM 6 : Improve the level of fire brigade services from the aspect of number, service coverage area and locations.
- KM 7 : Improve the level police service facilities from the aspect of number, service coverage area and locations.
- KM 8 : Upgrade the postal service level so that it is more efficient to fulfil the residents and development needs with the availability modern service equipment.

## ENVIRONMENT

- AS 1 : Control river water pollution sources so that the quality not disrupted.
- AS 2 : Control polluting sources and activities that pollute seawater more effectively.
- AS 3 : Control air pollution sources to ensure a high quality air level.
- AS 4 : Ensure that noise levels in the study area are below the allowable level set out by the standard guidelines.
- AS 5 : Expand the Pekan and Resak forest reserve areas and also conserve current permanent forest reserve areas.
- AS 6 : Conserve swampland as an area that is valuable from the aspect of environmental conservation.



*Mangrove forest conservation is needed as a fish habitat and a natural flood barrier and also to prevent the threat of coastal erosion*

- AS 7 : Protect extinction threatened species and control activities that can threaten their survival.

## RECREATION AND LANDSCAPE

- RS 1 : Create an urban garden along the Pahang River banks that are suitable and improve active recreation facilities in Nenasi, Kota Perdana, Chini and Paloh Hinal.
- RS 2 : Provide a Regional Garden in Pekan.
- RS 3 : Improve facilities for users and infrastructure in recreation areas.
- RS 4 : Improve maintenance activity in recreation areas more extensively.
- RS 5 : Provide comprehensive recreation development planning.
- RS 6 : Create comprehensive landscape planning in areas that require it.
- RS 7 : Continuous maintenance in all landscaped areas.
- RS 8 : Enhance and upgrade the landscape quality.
- RS 9 : Conserve and protect unique natural environment areas.

## TOURISM

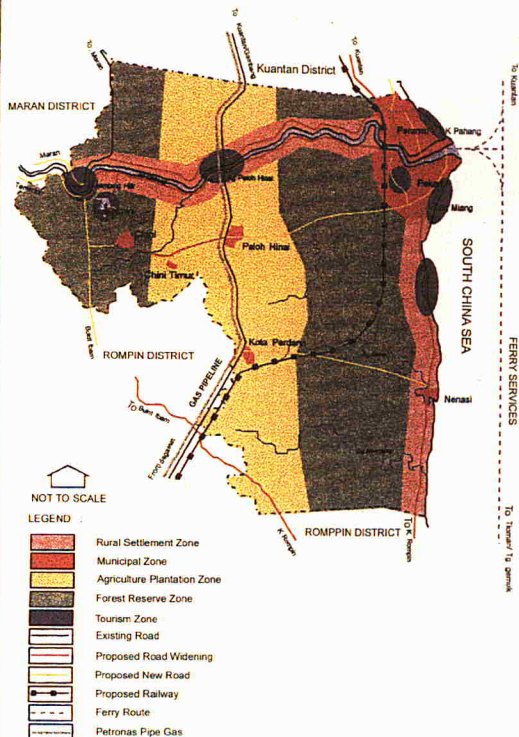
- PC 1 : Develop historical and cultural heritage sources in Pekan as a tourist destination.
- PC 2 : Develop Tasik Chini and selected coastal areas for the purpose tourism.
- PC 3 : Develop marsh areas (wetland) near the coast with eco tourism development.
- PC 4 : Establish a regional tourism service centre as a tourism facilities support centre.

## **8.3**

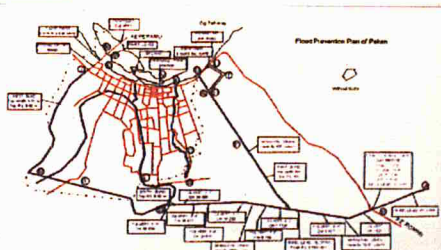
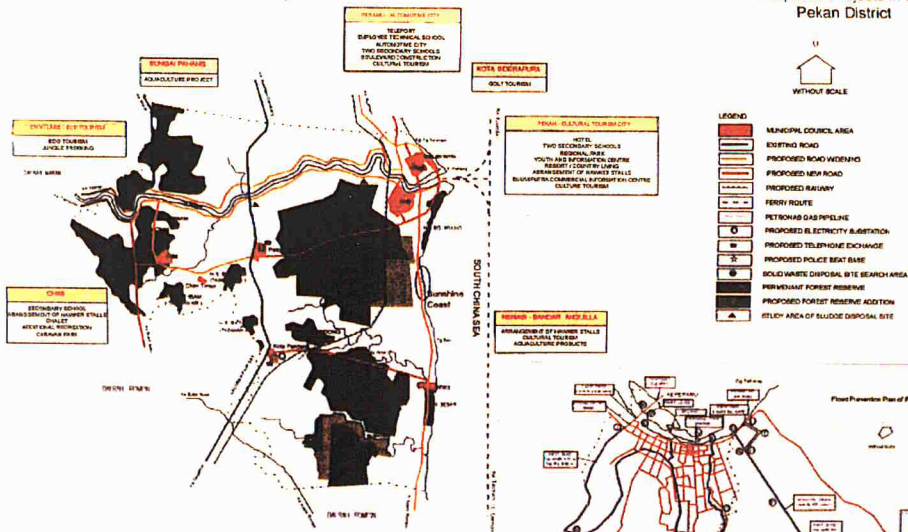
# **DEVELOPMENT PLAN**

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# Pekan District Development Zone Plan

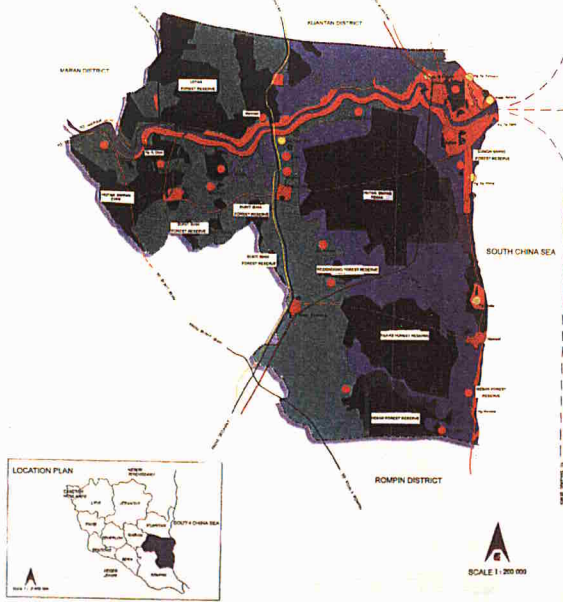


### Proposed Projects in the Pekan District



**SOURCE :** Pahang State Department of Irrigation and Drainage, 1995

# KEY DIAGRAM STRUCTURE PLAN PEKAN DISTRICT COUNCIL PEKAN LOCAL PLANNING AUTHORITY



- LEGEND**
- SETTLEMENT CENTRE HIERARCHY**
- MAIN SERVICE CENTRE
  - SUB SERVICE CENTRE
  - RURAL GROWTH CENTRE
- DEVELOPMENT AREA**
- MUNICIPAL AREA
  - VILLAGE/RESETTLEMENT AREA
  - EXISTING INDUSTRY
  - PERMANENT FOREST RESERVE
  - AGRICULTURE
  - AQUACULTURE
- TOURISM, RECREATIONAL AND CONSERVATION**
- TOURISM AREA
  - TOURISM RESERVE
  - PERMANENT OF BEACH AREA AND ESTUARY RIVER
  - PERMANENT FOREST RESERVE
  - PROPOSED ADDITIONAL FOREST RESERVE
  - SWAMP
  - SEA MANGROVE
  - SPECIAL USED AREA (DRAKIS ARL)
- UTILITY AND INFRASTRUCTURE**
- CURRENT WATER TREATMENT PLANT
  - CURRENT GAS PIPELINE
  - CURRENT ELECTRIC SUB STATION
  - PROPOSED ELECTRIC SUB STATION
  - CURRENT TELEPHONE EXCHANGE
  - PROPOSED TELEPHONE EXCHANGE
  - CURRENT SOLID WASTE DISPOSAL SITE
  - CURRENT SEARCH AREA OF SOLID WASTE DISPOSAL
  - PROPOSED SLODGE DISPOSAL SITE
- TRANSPORTATION**
- EXISTING ROAD
  - PROPOSED NEW ROAD
  - PROPOSED ROAD WIDENING
  - PROPOSED RAILWAY TRACK
  - PROPOSED FERRY ROUTE
- OTHERS**
- DISTRICT BORDER

DEPARTMENT OF TOWN AND COUNTRY PLANNING  
PEKAN DISTRICT COUNCIL AND PEKAN LOCAL PLANNING AUTHORITY



**9.0**  
**STRUCTURE PLAN OF**  
**ROMPIN DISTRICT**  
**COUNCIL AND**  
**ROMPIN LOCAL**  
**PLANNING**  
**AUTHORITY**  
**1995-2020**

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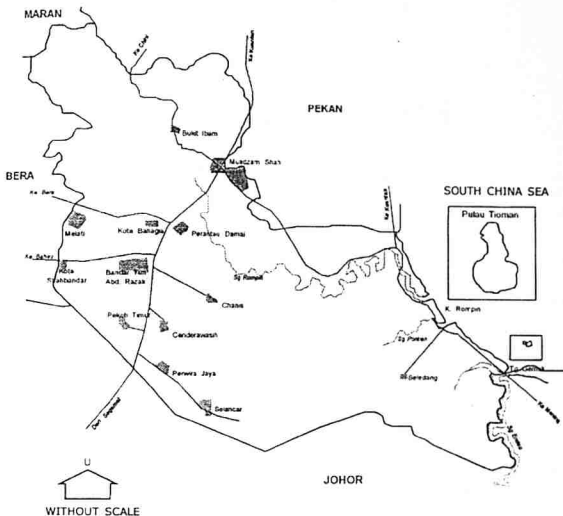
9.0 **STRUCTURE PLAN OF ROMPIN DISTRICT COUNCIL AND ROMPIN LOCAL PLANNING AUTHORITY 1995 – 2020**

9.1 **GENERAL INFORMATION** *OF STUDY AREA*

State	:	Pahang Darul Makmur
Gazette Date	:	8 May 1997
Gazette Number	:	439
Gazette Number	:	1995 - 2020
Local Planning Authority	:	Rompin District Council & Rompin PBPT
Study Area	:	Covering the whole Rompin District
Size of Study Area	:	532,498 hectares
Population	:	108, 937 (2000 Forecast)
	:	189, 972 (2020 Forecast)
City / Town	:	Muadzam Shah
	:	Bandar Tun Abd. Razak



# ROMPIN DISTRICT COUNCIL AREA AND LOCAL PLANNING AUTHORITY(DARA)



## LEGEND



ROMPIN DISTRICT COUNCIL

ROMPIN LOCAL PLANNING AUTHORITY(DARA)

## 9.2 DEVELOPMENT POLICY

### LAND USE

1. Develop the coastal development corridor with suitable food processing and tourism industry within identified areas.



*Rompin River can be developed with fishing activities, whereas along suitable riverbanks, country living patterned housing is encouraged.*

2. Develop Bandar Muadzam Shah-Segamat development corridor with suitable industrial development.
3. Maintain and strengthen existing municipal areas.
4. Develop selected areas within the Rompin River and Endau corridor with suitable development or activity.

### HOUSING

1. Encourage large-scale housing development projects that are equipped with comprehensive social facilities and utilities.
2. Ensure small-scale housing areas have access to public and utility facilities from neighboring housing areas.
3. Encourage housing development schemes that are affordable to local residents especially low and medium cost housing.

4. Control housing costs that are constructed by the private sector to a level that is affordable to be bought or rented, especially to low-income earners.
5. Implement infrastructure facilities repair and upgrade program and utility in fishing and traditional villages.

#### **COMMERCE**

1. Make Kuala Rompin, Bandar Muadzam Shah, Bandar Tun Razak, Tanjung Gemuk and Kampung Tekek as a commercial centre within the district of Rompin.
2. Allocate hawker areas that are orderly and complete in housing areas, city centre and in industrial areas.
3. Redevelopment of Pekan Lama Kuala Rompin and improve existing infrastructure facilities.
4. Location of night markets need to be planned and facilities needs to be made available.
5. Distribution of commerce development in the city centre needs to be more orderly and corresponds to function.

#### **INDUSTRY**

1. Strengthen the Muadzam Shah to Segamat industrial corridor.
2. Make Muadzam Shah as a main industrial centre within the district of Rompin.
3. Make the Muadzam Shah industrial park as an Industrial Centre for the electronic, textile and natural resources industry.
4. Make Taman IKS Bandar Tun Razak as an SMI industry, service and support centre.
5. Make Kuala Rompin a secondary industrial centre within the district of Rompin.
6. Make Taman IKS Kuala Rompin an industrial centre for the food and drink industry.
7. Give priority to natural resource based industrial development, upstream industry and high technology industry that are non-polluting while according to industrial location and zoning guidelines.
8. Strengthen and expand small-medium scale industrial development.
9. Specify industrial development within areas that have been identified.
10. Provide training skills facilities to various types of industry.
11. Provide infrastructure facilities and amenities that are adequate, complete and comprehensive.

## AGRICULTURE

1. Develop interior areas with commercial plants.
2. Implement diversified planting areas within the district of Rompin.
3. Encourage agricultural food industry is undertaken commercially, that give high production returns.
4. Develop and expand existing aquaculture breeding activity with involvements of local entrepreneurs.

## INFRASTRUCTURE AND UTILITY

1. Provide utility supply and facilities that are adequate and service that is satisfactory to support the needs of residents and development.
2. Upgrade cooperation and coordination between utility facilities supply agencies to ensure utility development planning and implementation is comprehensive and effective.
3. The water catchments areas of Jeram River, Aur, Kepasing, Jekatih and Pukin are to gazette as water catchments reserve.
4. Upgrade water supply facilities to ensure adequate water supply.
5. Upgrade the comprehensive usage of clean water to increase the resident's quality of life.
6. Decrease the water loss rate to levels allowed by JBA.
7. Ensure adequate water supply for the purpose of fire control.
8. Improve existing sub station ability to ensure adequate supply within the planning period.
9. Provide a centralized sewage system in new development areas within Kuala Rompin and Tanjung Gemuk.
10. Provide an effective sewage system within the whole Research Area.
11. Provide comprehensive silt trap disposals sites.
12. Upgrade and increase irrigation system to decrease flooding.
13. Control riverbank development to avoid riverbank erosion.
14. Overcome existing coastal erosion problems and control development activity that causes erosion.
15. No permanent development is allowed in areas that are 60 metres from the highest average water level to sandy coasts and 400 metres to muddy coasts.
16. No permanent structure development is allowed in areas that are 40 meters from highest average water level in Tioman Island.

17. Provide solid waste management system that is more effective and comprehensive.
18. Provide planned disposal site that support solid waste disposal.

#### TOURISM

1. Encourage tourism sector development through the identification of tourism sources and suitable tourism development themes.
2. Conserving the natural environment and upgrading infrastructure and utility facilities in Tioman Island for a balanced tourism industry development.
3. Develop selected islands for the purpose of tourism.



*A part of the Tioman Island natural beauty*

4. Development selected seashores for the purpose of tourism.



*Jetty facilities that are available to enable Tanjung Gemuk to become a gateway to Tioman Island*

5. Conserving the natural environment and various species of flora and fauna in State Park and upgrade infrastructure facilities for a balanced tourism industry development.
6. Create tourism centres to provide tourism support facilities and upgrade the landscape quality.



*Jasin River rapids that is within the State Park*

#### **TRANSPORTATION**

7. Improve the quality of the road system network.
8. Construct new roads to improve accessibility within the District.
9. Standardize the system of road hierarchy system and functions.
4. Upgrade the traffic management system to improve traffic flow on main roads and within the Kuala Rompin city centre.
5. Upgrade the level of public transportation system.
6. Construct rail transportation systems that link Muadzam Shah with other cities.
7. Utilize the extension of airplane runways as additional tourist access facilities.
8. Improve the ferry service in Tanjung Gemuk and expand its services to Kuantan, Johor and Singapore.
9. Restore the existing jetty in Tioman Island to improve goods and tourist transportation facilities.
10. Improve the management and service levels of car parks.

#### **PUBLIC SERVICES**

1. Standardize the regional level planning and provision of social facilities for the local and non-local community needs.
2. Standardize the planning of social facilities to ensure an orderly and effective implementation.



3. Encourage development of institutions to promote expansion of skills, technology and research.
4. Ensure all educational facilities are adequate and satisfactorily provided.
5. Improve the level of health facilities that is more extensive in district of Rompin, suitable with the demand of health services.
6. Improve the level of fire brigade services in term of number, service coverage area and locations.
7. Improve the level of police service facilities in term of number, service coverage area and locations.
8. Upgrade the postal service level so that it is more efficient to fulfil the residents and development needs with the availability modern service equipment.

#### ENVIRONMENT

1. Control sources of river water pollution to secure its quality.
2. Effectively control seawater polluting sources and activities.



*Marshlands are the habitat for bird species such as the Kedidi, will be preserved*

3. Control air pollution sources to ensure a high quality air level.
4. Ensure that noise levels in the Research Area are below the allowable level set by the standard guidelines.
5. Expand the Pekan and Resak forest reserve areas and conserve existing permanent forest reserve areas including the Tioman Island forest reserve.
6. Conserve swampland as an area that is valuable from the aspect of environmental conservation.
7. Protect endangered species and control activities that can threaten their survival.
8. Conserve Tioman Island Marine Park from threats of pollution and intrusion.

## RECREATION AND LANDSCAPE

1. Provide Regional Park in Bandar Kuala Rompin, Muadzam Shah and Bandar Tun Abdul Razak.
2. Provide and upgrade recreation facilities within the Research Area.

### *USAGE OF RECREATION AREAS THAT CAN BE MAXIMIZED*



*View of Lake Biru, Bukit Ibam*



*Landscape of Bandar Tun Abdul Razak Garden*



*Kota Recreational Park, Muadzam Shah*

3. Improve facilities and infrastructure for the users in recreational areas.
4. Improve maintenance activity in recreation areas comprehensively.
5. Provide comprehensive recreational area development planning.
6. Create linkages networks between recreation and tourism areas.
7. Create comprehensive landscape planning within appropriate areas.

*Rompin District Council And Local Planning Authority Structure Plan 1995 - 2020*

8. Continuous maintenance of all landscaped areas.
9. Enhance and upgrade quality landscapes.
10. Conserve and protect unique natural environments.

#### **MANAGEMENT AND IMPLEMENTATION**

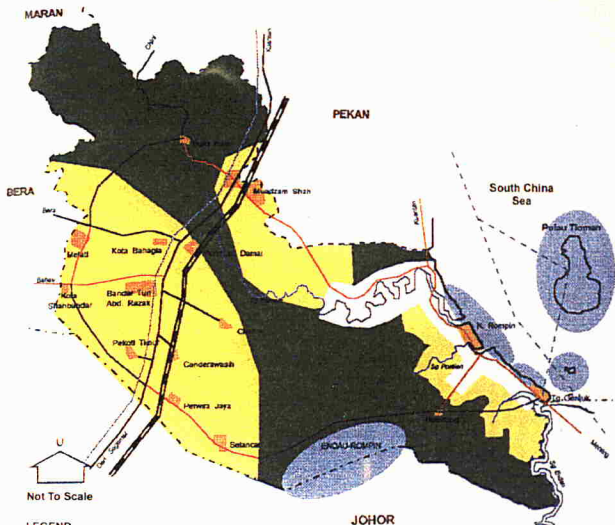
1. Examine areas within its jurisdiction while enforcing the relevant bylaws to ensures developments are implemented as planned.
2. Review and amend the Structure Plan and Local Plan from time to time.
3. Execute development control within its boundaries.
4. Upgrade the organizational structure of town planning department in MDR to provide guidelines, rules and standards assisting comprehensive implementation of its development.
5. Develop computer information systems that are systematically updated to ensure adequate dissemination of information required by departments in MDR to assist management and planning task.
6. Promote corporate planning system in valuation and budgeting programs based on performance to support decision-making, to improve collections and decrease the yearly council arrears.

## **9.3**

# **DEVELOPMENT PLAN**

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# Rompin District Development Plan Zone

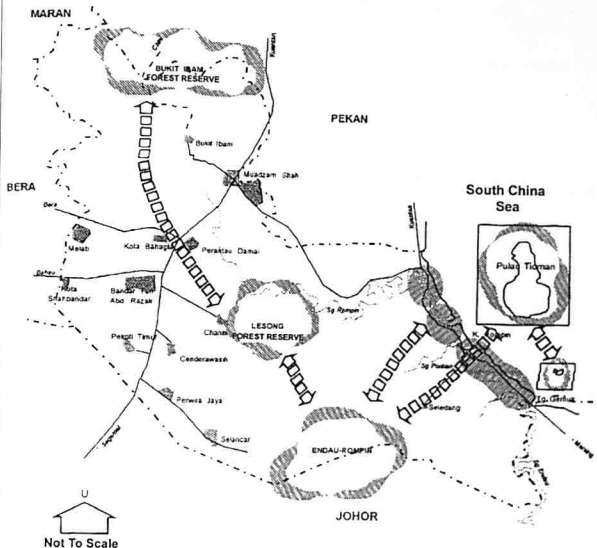


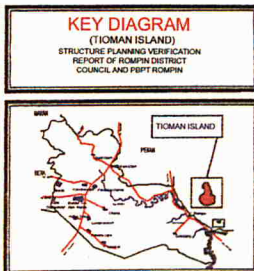
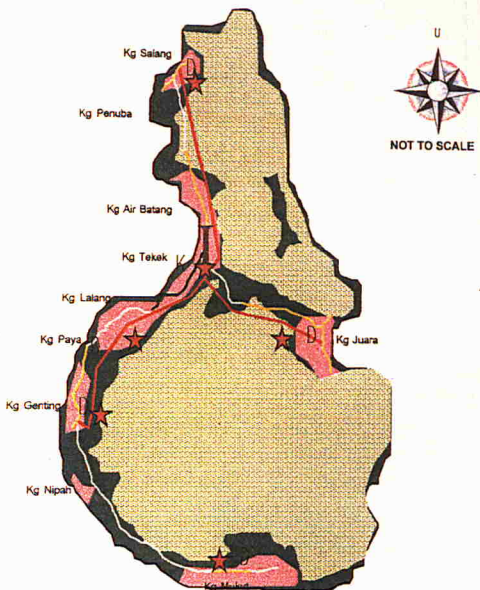
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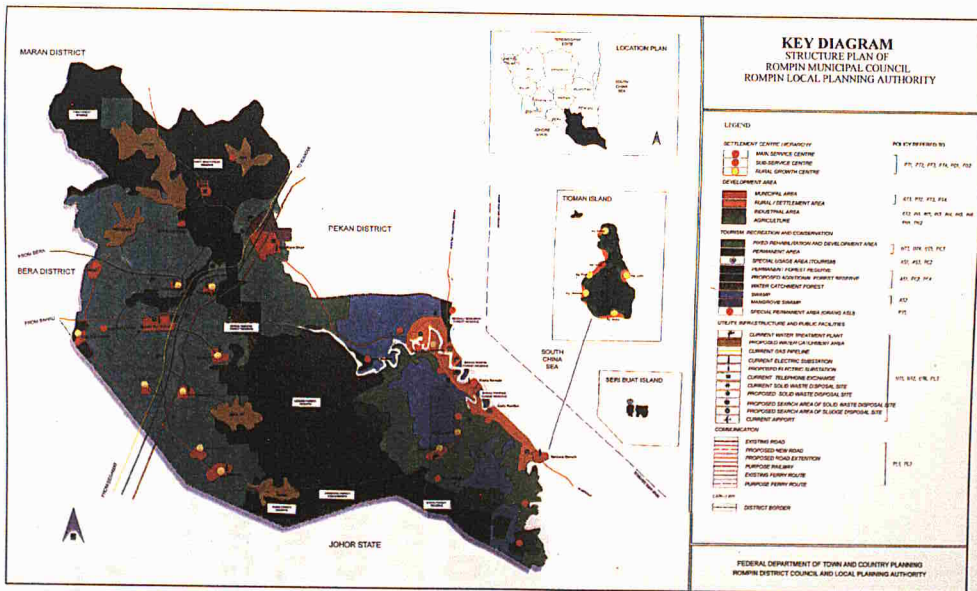
## LEGEND

- Municipal Zone
- Tourism Zone
- Forest Reserve Zone
- Rural Settlement Zone
- Agriculture Zone
- Existing Road
- Road Widening Proposal
- New Road Proposal
- Railway Proposal
- Existing Ferry Route
- Ferry Route Proposal
- Petronas Gas Pipe Channel

# Network Proposal of Recreation Area and Tourism Area







Source : Structure Plan of Rompin District Council and PBPT Rompin, 1995-2020



**10.0**  
**STRUCTURE PLAN OF**  
**JERANTUT AND**  
**JERANTUT LOCAL**  
**PLANNING**  
**AUTHORITY**  
**1995-2020**

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**10.0 STRUCTURE PLAN OF JERANTUT AND JERANTUT LOCAL PLANNING AUTHORITY 1995 – 2020**

**10.1 GENERAL INFORMATION OF STUDY AREA**

State	:	Pahang Darul Makmur
Gazette Date	:	18 December 1997
Gazette Number	:	993
Utilization Length	:	1995 - 2020
Local Planning Authority	:	Jerantut District Council, PBPT Jerantut and Jengka Regional Development Board
Study Area	:	Covering the whole Jerantut District
Size of Study Area	:	756, 346 hectares
Population	:	80, 400 (1995 Forecast) 145, 300 (2020 Forecast)
City / Town	:	Jerantut, Kuala Tembeling, Damak Bt. Balai, Jerantut Feri, Ulu Cheka Kuala Tahan



# JERANTUT DISTRICT STRUCTURE PLAN



NOT TO SCALE

STRUCTURE PLAN  
JERANTUT MD AND PBPT

SOURCE: JERANTUT STRUCTURE PLAN AREA

## LEGEND

- JERANTUT DISTRICT STRUCTURE PLAN AREA
- JERANTUT LOCAL PLANNING AUTHORITY AREA
- JERANTUT DISTRICT COUNCIL AREA
- JENGA REGIONAL DEVELOPMENT BOARD (LKWJ) AREA
- FEDERAL ROAD
- STATE ROAD
- RAILWAY

## LOCATION PLAN



## 10.2 DEVELOPMENT POLICY

### LAND USE

- GT 1 : Development will be focused in the identified development corridor.
- GT 2 : Land development will be comprehensively implemented and ensure that Malay Reserve Land is integrated in the path of development.
- GT 3 : Implement and promote comprehensive development approaches to handle the problem of idle land.
- GT 4 : Village restructuring programs for traditional villages and resettlement or reorganization of Orang Asli villages will be implemented corresponding with their traditional and economic activity.
- GT 5 : Encourage areas that are suitable to be developed with commercialize agriculture, whereas aquaculture and livestock activities will continuously expand.
- GT 6 : Appropriate and effective approaches will be used in efforts to conserve and control identified sensitive areas from the environmental aspect within the Jerantut district.
- GT 7 : Land development programs will be formulated and integrated with land development agencies in all levels towards a balanced spatial development.

### HOUSING

- RU 1 : Ensure the planning of comprehensive housing programs integrates supply of housing unit with the demand of all income levels and groups.
- RU 2 : Ensure that suitably adequate land size and area is allocated to housing development.
- RU 3 : Encourage and give priority to low cost housing development that corresponds to local demand.
- RU 4 : Encourage private sector involvement in the construction of low cost housing to ensure residents demands can be met.
- RU 5 : Provide repair and redevelopment programs for rural areas in line with the needs and suitability of future land use.
- RU 6 : Ensure new housing development takes into account the physical and environmental needs to ensure a comprehensive quality of environment.
- RU 7 : Avoid conflicting land use within all housing areas within the Jerantut district to create an affluent housing areas.

### SETTLEMENT CENTRES

- PT 1 : Identify and formulate a planning strategy towards achieving the objective of the settlement hierarchy for Jerantut district, based on its role and development potentials.

- PT 2 : Encourage the reorganization of existing urban land use pattern while stressing upon a more planned distributions.
- PT 3 : Development programs and responsive development control measures, to improve the design quality and surrounding areas of built up city areas will be planned and implemented.
- PT 4 : Plan and provide new opportunities to improve economic activity, primarily commerce, which strengthen the economic foundation of the major settlement.
- PT 5 : Effectiveness of the circulation system and urban traffic management will be comprehensively increased by taking into account new, existing and future development.
- PT 6 : Plan and upgrade the availability of public and infrastructure facilities in the existing residential areas according to existing and future needs.
- PT 7 : Local Plan and in depth development guidelines for areas of development concentration will be made available to encourage an orderly development.

#### **JOBS AND OPPORTUNITIES**

- PP 1 : Diversify the economic base of the Jerantut district with increasing efforts to upgrade the tourism sector, industrial and modernize the agricultural sector.
- PP 2 : Development of Jerantut will be increased, adequate and comprehensive infrastructure facilities will be made available.
- PP 3 : Provide training facilities to improve capability, skills and prepare programs for human development to improve resident's awareness.
- PP 4 : Improve efforts to decrease and then eradicate poverty to create a balanced income distribution in the Jerantut district.

#### **COMMERCE**

- DG 1 : Encourage the development of commercial and business centres in Jerantut and other main community centres.
- DG 2 : Ensure commercial floor space is distributed according to the established settlement hierarchy.
- DG 3 : Create orderly and planned food stall activities and sited in suitable locations.
- DG 4 : Give encouragement and support to Bumiputera's to conduct potential business activities in strategic locations.
- DG 5 : Encouragement will be given to progressive enterprises in small towns to enable its expansion into larger cites.

- DG 6 : Promote strategy to encouragement expansion from low order to higher-order goods/services.
- DG 7 : Prioritize privatization concepts within implementation of commerce, shop and food stall development projects.

#### **INDUSTRY**

- PD 1 : Improve the competitive ability and encourage industrial output that is global in nature.
- PD 2 : Ensure that the industrial sector development created in the Jerantut district does not disrupt the quality of the environment.
- PD 3 : Development of small and medium industry ((KS) will be encouraged and supported by providing sites and other facilities.
- PD 4 : Ensure Bumiputera participation in the industrial sector within Jerantut district is increased.
- PD 5 : Industrial sector productivity in the Jerantut district will be increased to ensure its ability to expand rapidly.

#### **INFRASTRUCTURE AND UTILITY**

##### **WATER SUPPLY**

- BA 1 : Cooperate with state authorities and relevant agencies to ensure the availability of an adequate clean water supply for all residents and all development activity.
- BA 2 : Efforts to decrease the high water loss rate in the Jerantut district.
- BA 3 : Privatise the water supply system if it is able to decrease the burden of the government and able to offer a better service within a reasonable rate.
- BA 4 : Ensure adequate water supply to control fires in all settlements within the Jerantut district.
- BA 5 : Gazette water catchments areas to ensure adequate water supply for local usage as well as for export.

##### **TELECOMMUNICATION SYSTEM**

- ST 1 : Long term planning needs to be available to increase the ability of the exchanges and existing lines while construction of new lines and exchanges will correspond to demand.

##### **ELECTRICITY SUPPLY**

- BE 1 : Ensure that electricity supply is adequate and available to support all user categories.

## **SEWAGE SYSTEM**

- SP 1 : Create sewage system management that is more effective in the Jerantut district.
- SP 2 : Implement systematic and effective sewage disposal system in the Jerantut district.
- SP 3 : Provide a comprehensive centralized sewage system in major settlement with high population concentration.
- SP 4 : Ensure the traditional human waste disposal system is replaced with a method that more orderly and modern.

## **SOLID WASTE MANAGEMENT SYSTEM**

- PS 1 : Encourage the usage of modern disposal methods to ensure an effective solid waste management system.
- PS 2 : Management and disposal of non-toxic industrial waste should be implemented in a more effectively and safe manner.
- PS 3 : Create an orderly solid waste management system and implement organized disposal methods by strictly enforcing the relevant laws.
- PS 4 : Ensures that the disposal of medical waste is carry out using an incinerator system.
- PS 5 : Provide adequate solid waste disposal sites in suitable locations without disrupting the comfort of residents and disruption to the environment.
- PS 6 : Ensure a management and disposal system of toxic waste is effective and safe.

## **DRAINAGE AND IRRIGATION SYSTEM**

- SS 1 : Efforts to decrease the rate of flash floods occurrence and river flooding within the Jerantut district.
- SS 2 : Ensure development along riverbanks are controlled to avoid erosion.

## **TRANSPORTATION AND TRAFFIC**

### **CONNECTIVITY NETWORK**

- PL 1 : Ensure road networks in the Jerantut district are made available based on road hierarchy systems with adequate reserves.
- PL 2 : Existing road repair will be implemented to decrease problems and to accommodate future needs.
- PL 3 : Implement comprehensive road development programs to upgrade accessibility to development and residential areas and to encourage commercial growth.

- PL 4 : Ensure the availability of river crossing bridges and fly-over crossings rail tracks in suitable area to facilitate accessibility.
- PL 5 : Improve capability and service of the travel network, train, boat (river) and airstrip (air).

#### **TRANSPORTATION FACILITIES**

- PL 6 : Transportation facilities will be increased from time to time and made available in strategic locations to facilitate the residents of Jerantut.

#### **PUBLIC TRANSPORTATION**

- PL 7 : Existing public transportation systems will be increased to give a more satisfactory service to users and to support the needs of the future.

#### **TRAFFIC MANAGEMENT**

- PL 8 : Comprehensive traffic management schemes will be created to ease vehicle movement.
- PL 9 : Provide adequate and comprehensive car parks while tightening enforcement.
- PL 10 : Provide pedestrian walkway facilities within the city to facilitate safe and comfortable movements of pedestrians.

#### **SOCIAL FACILITIES**

- KM 1 : Cooperate with all relevant agencies in providing social facilities and public services to ensure planning and implementation is standardized and effective.
- KM 2 : Ensure the suitability of social facilities located at suitable sites, balanced with high accessibility to the residents in the Jerantut district.
- KM 3 : Fixed planning standard guidelines will be used as a guide in providing social facilities.
- KM 4 : Each public facility building and their surrounding areas will be maintained and properly looked after being beautified with attractive and suitable landscaping works.
- KM 5 : Efforts to create a technical, higher education centre with the supporting developments of a university, branch campuses, colleges, trade institutions and boarding schools either by government or private sectors.
- KM 6 : Upgrade the Jerantut district hospital by providing specialists and reference centre.

#### **ENVIRONMENT AND CONSERVATION**

- AS 1 : Development in the Jerantut district will be ensured not to disrupt the quality of the environment (water, air and noise).



- AS 2 : To cooperates with the Department of Environment for advice and guidance to control the environment quality.
- AS 3 : Sensitive areas especially areas like the National Park, forest reserves, water catchments areas, rivers, archaeological sites, area that the height exceeds 250 feet, areas that the slope exceeds 20%, recreation areas and aquaculture areas will be conserved and all development activity will be controlled thoroughly.
- AS 4 : Cooperate with relevant agencies to conserve historical areas and old buildings that posses historical value or posses unique designs in the old Jerantut city.
- AS 5 : Ensure each new development develops, as 'infill-development' in the row of shop houses and buildings that possesses aesthetic value needs to be implemented through conservation approach.
- AS 6 : Make use of and enforce laws, regulation and guidelines that are related to the environment to ensure the surrounding areas are clean, fresh and comfortable.

#### **TOURISM**

- LA 1 : Provide comprehensive tourism development programs to completely exploit existing potential tourism areas and encourage developments in the mentioned areas.
- LA 2 : Communication systems and facilities will be repaired and increased to ensure accessibility levels to tourism areas could be increased.
- LA 3 : Adequate accommodation facilities to support visitors demand until the year 2020 needs to be made available.
- LA 4 : Encourage the availability of low and medium standard accommodation facilities that are constructed within centres of tourist attraction to attracted them to stay longer.
- LA 5 : Ensure suitable support facilities are available in tourism areas to attract more tourists.
- LA 6 : Upgrade promotions, locally and internationally, of tourism centres in the Jerantut district.
- LA 7 : Local residents participation will be encouraged and given priority within tourism sector development.
- LA 8 : Tourism development plan will be available to create tourism development that is more effective and systematic.
- LA 9 : Privatisation concepts will be encouraged and widened within all tourism projects.
- LA 10 : Tourism agency activities will be standardized to ensure a quality tourism development programs.

## RECREATION

- RK 1 : Provide recreation facilities including sports facilities that are adequate, planned and comprehensive to meet existing and future needs.
- RK 2 : Ensure the availability of elements or facilities in recreation areas are suitable with the needs of users.
- RK 3 : Ensure a development plan especially for recreational planning be made available for areas that have the potential and to be integrated with tourism area development.
- RK 4 : Integrate and improve cooperation with relevant parties to ensure effective planning and implementation of recreation facility projects.
- RK 5 : Provide more sports facilities for local residents to ensure the effectiveness of planning and implementation of recreation facility projects.
- RK 6 : Ensure all residential areas are adequately equipped with playgrounds according to the planning standards.
- RK 7 : Ensure recreation areas in the Jerantut district are improved in terms of facilities and maintained comprehensively.
- RK 8 : Encourage private sector involvement in providing recreational projects.
- RK 9 : Implement landscaping and beautification programs in recreation areas in the Jerantut district.

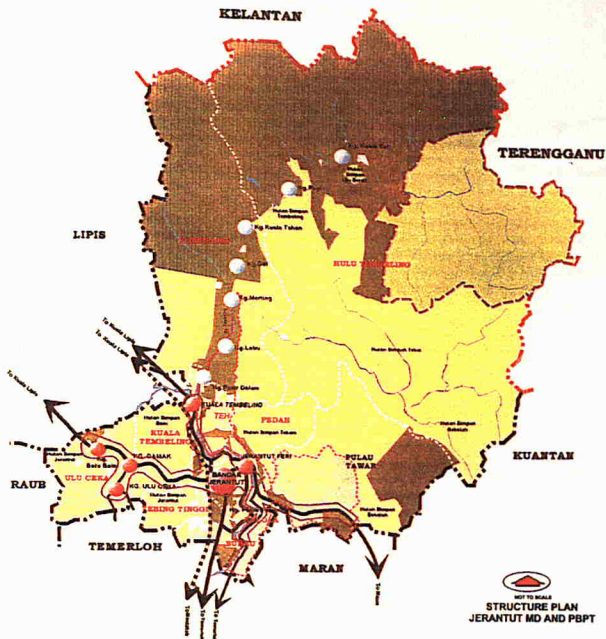
## MANAGEMENT AND IMPLEMENTATION

- PK 1 : MDJ will upgrade and update its function and role as a Local Authority and be proactive in implementing development projects including infrastructure and socio economic projects.
- PK2 : Ability of MDJ as a Local Planning Authority will be increased, by providing staff that are qualified in the professional and sub-professional levels.
- PK 3 : Rearrange the organization structure of MDJ by providing qualified and adequate support staff to fill positions within newly proposed sections and units.
- PK 4 : Expand the jurisdiction of the Jerantut District Council, encompassing the overall Jerantut district except for its reserves, to facilitate planning control, development coordination, and the provision of satisfactory and adequate municipal services.
- PK 5 : The Jerantut district office as a secretariat to the District Development Committee will be given the responsibility to integrate all planning and implementation program-projects that are implemented by various departments and agencies in the District level.
- PK 6 : Conduct an in depth study to identify source or revenue and systematic management methods.

**10.3**  
**DEVELOPMENT PLAN**

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# JERANTUT DISTRICT LAND USE 1995



NOT TO SCALE  
STRUCTURE PLAN  
JERANTUT MD AND PBPT

## LEGEND

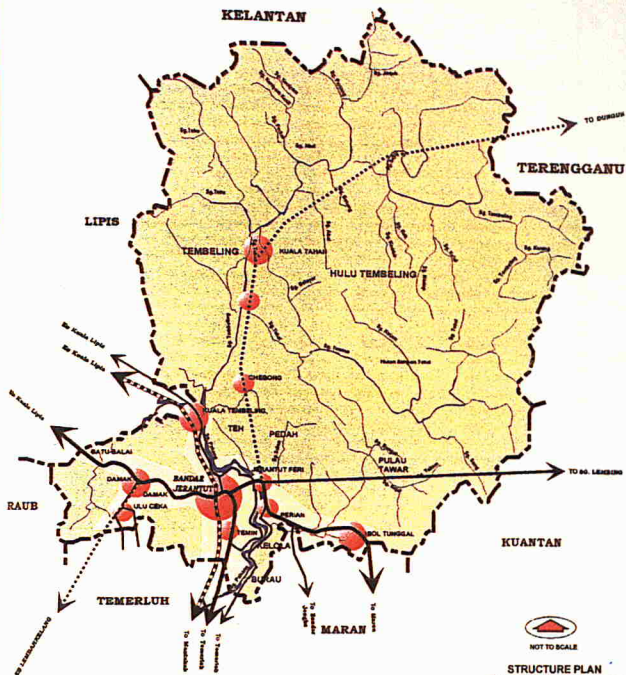
LAND USE	HECTAR	%
MAIN TOWN	750.0	0.1
SERVICE CENTRE	546.0	0.1
KG. BARU TRADITIONAL	752.0	0.1
LAND PLACEMENT PLAN	3220.0	0.4
ORANG ASLI SETTLEMENT	3340.0	0.4
AGRICULTURE	69208.0	9.3
FOREST RESERVE	190600.0	51.6
NATIONAL PARK	190000.0	25.1
WATER CATCHMENT AREA	97930.0	12.9
TOTAL	756346.0	100.0

- River
- Federal Road
- State Road
- Railway
- State Boundary
- District Boundary
- Mukim Boundary
- Jengka Regional Development Board Boundary
- Jerantut District Council Boundary

## LOCATION PLAN



# JERANTUT DISTRICT DEVELOPMENT CONCEPT



NOT TO SCALE

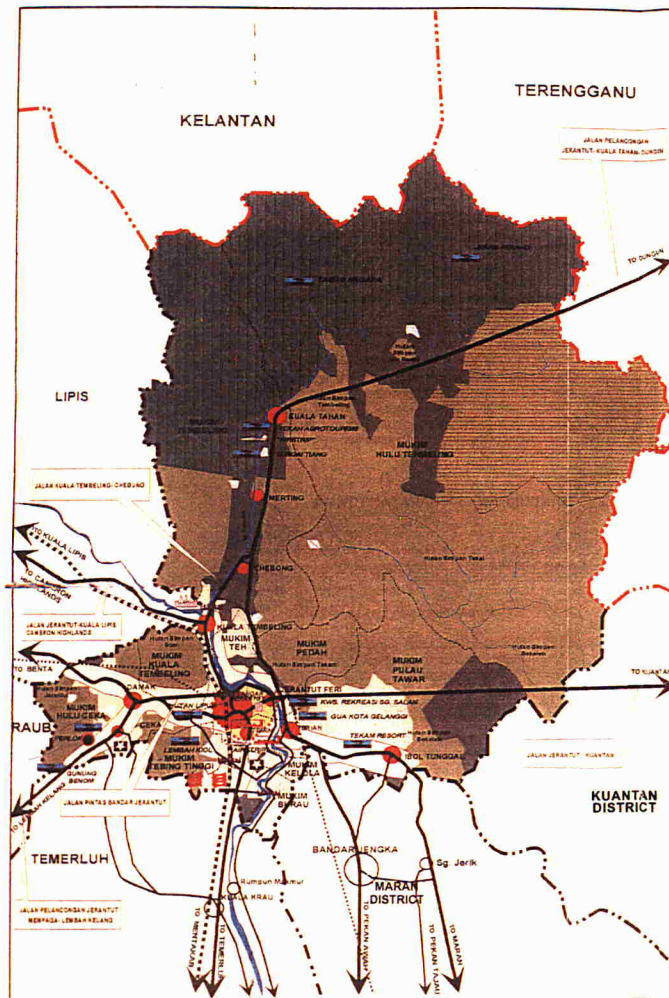
STRUCTURE PLAN  
JERANTUT MD AND PBPT

## LEGEND

	FOCUS OF DEVELOPMENT
	CORRIDOR DEVELOPMENT
	MAIN ROAD
	TOURIST ROAD
	RAILWAY

## LOCATION PLAN





# **KEY DIAGRAM** **JERANTUT STRUCTURE PLAN** **YEAR 2020**



## **LEGEND**

### **URBAN AND SETTLEMENT CORRIDOR**

- DEVELOPMENT CORRIDOR
- URBAN CONURBATION (JERANTUT-TEMIN-JERANTUT FERİ)
- PRIMARY SERVICE CENTRE
- SERVICE CENTRE
- RURAL SERVICE CENTRE
- FELDA SETTLEMENT
- ORANG ASLI SETTLEMENT

### **ECONOMY**

- AGRICULTURE
- INDUSTRIAL AREA
- POTENTIAL MINING AREA
- TOURISM
- LIVESTOCK
- AQUACULTURE

### **TRAFFIC AND TRANSPORTATION**

- PRIMARY DISTRIBUTOR
- DISTRICT DISTRIBUTOR
- RAILWAY LINE
- BRIDGE
- TERMINAL / JETTY
- AIRSTRIIP

### **INFRASTRUCTURE AND UTILITY**

- NATIONAL GRID TRANSMISSION LINE
- GARBAGE DISPOSAL SITE

### **ENVIRONMENT AND CONSERVATION**

- NATIONAL PARK
- FOREST RESERVE
- FOREST
- WATER CATCHMENT AREA
- RIVER

### **OTHERS**

- STATE BOUNDARY
- DISTRICT BOUNDARY
- MUKIM BOUNDARY



PLAN NUMBER

RS / MDJ / 09 / 97



FEDERAL DEPARTMENT OF TOWN AND COUNTRY PLANNING  
 PENINSULAR MALAYSIA  
 MINISTRY OF HOUSING AND LOCAL GOVERNMENT

**11.0**  
**STRUCTURE PLAN OF**  
**MARAN AND MARAN**  
**LOCAL PLANNING**  
**AUTHORITY**  
**1995-2020**

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## 11.0 STRUCTURE PLAN OF MARAN AND MARAN LOCAL PLANNING AUTHORITY 1995 – 2020

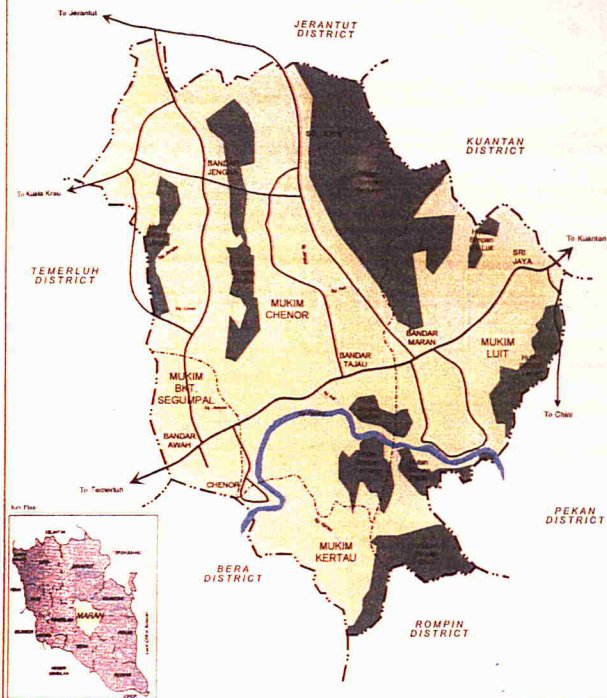
### 11.1 GENERAL INFORMATION OF STUDY AREA

State	:	Pahang Darul Makmur
Gazette Date	:	18 December 1997
Gazette Number	:	994
Gazette Number	:	1995 - 2020
Local Planning Authority	:	Maran District Council, Central Pahang Development Board (DARA), Jengka Regional Development Board and Maran PBPT (Maran District Office)
Study Area	:	Covering the whole Maran District
Size of Study Area	:	191, 665 hectares
Population	:	117, 400 (1995 Forecast) 234, 300 (2020 Forecast)
City / Town	:	Maran, Jengka, Sri Jaya, Pekan Tajau Pekan Awah, Lubok Paku, Sungai Jerik





# MARAN DISTRICT COUNCIL AREA 2020



## LEGEND

- DISTRICT COUNCIL AREA
- FOREST RESERVE
- ROAD

- DISTRICT BOUNDARY
- MUKIM BOUNDARY
- RIVER

## STRUCTURE PLAN MARAN MD AND PBPT



## 11.2 DEVELOPMENT POLICY

### LAND USE

- GT 1 : Authorities will take steps and ensure development concentration in settlement centres and in main development corridors are implemented.
- GT 2 : Authorities will ensure action towards diversifying the local economic foundation in the district of Maran to be in line with the current development flow. (See Policy KP 1, KP 2, KP 3, KP 4, KP 5)
- GT 3 : Authorities will look seriously into efforts of environmental conservation and supervision in the district of Maran especially in areas that have been identified as sensitive from the environmental aspect.
- GT 4 : Authorities will take steps to create and upgrade a land data bank in the district of Maran so that more efficient management systems can be implemented.
- GT 5 : Authorities will ensure and unify comprehensive Malay Reserve (TRM) land development programs to be integrated with the district's economic development trend.
- GT 6 : Authorities will cooperate with all levels of development agencies to identify, formulate and unify planning programs / strategies towards achieving a balanced spatial development.
- GT 7 : Authorities will implement and promote comprehensive development approaches in handling the problem of idle land.
- GT 8 : Traditional villages and Orang Asli settlements will be encouraged and integrated in development.

### HOUSING

- PER 1 : Authorities will take steps and implement comprehensive strategies to increase the quality of life while ensuring peace and comfort of residents in the district of Maran.
- PER 2 : Authorities with relevant government agencies will study and identify sources of finance to cover the cost of providing basic infrastructure such as water supply, electricity, road service, drainage and as such.
- PER 3 : Authorities will take steps to upgrade housing quality within the study area through Villages Rehabilitation Programs or Villages Upgrading.
- PER 4 : Authorities will encourage the availability of low cost housing.
- PER 5 : Authorities and relevant housing agencies needs to undertake an in depth study concerning characteristics and also level of demand for low cost housing that can implemented, while identifying the target group for the housing mentioned, to formulate future in depth programs.

- PER 6 : Authorities will apply a few conditions towards the private sector to upgrade private involvement in the construction of low cost housing.
- PER 7 : Authorities will monitor the implementation of all new development schemes, from the aspect ensuring implementation of low cost housing before being allowed to begin construction of other types of housing.
- PER 8 : Authorities will check application for the approval of new housing areas based on planning standards, Structural Plan and also the needs of the surroundings.
- PER 9 : Authorities will take steps to control the quality of surroundings and also avoid conflicting land use occurring within all housing areas within its' administration area.
- PER 10 : Authorities will study the probability to provide housing for purpose of rental to fulfil the needs of households that are not able to or not intending to purchase homes within the district of Maran.

#### **SETTLEMENT CENTRE**

- PB 1 : Authorities will implement planning strategies towards achieving the district of Moran objective of settlement hierarchy based on current roles and development potentials.
- PB 2 : Authorities will ensure the spatial urban development is balanced for all municipal component land use such as commerce, housing, industry and public institutions, while determining suitable physical expansion direction.
- PB 3 : Authorities will plan and provide new opportunities to improve economic activity that strengthens the economic foundation for the urban / main settlements.
- PB 4 : Authorities will encourage reorganization of current urban land use structure while stressing on the conservation aspect and also a more planned arrangement.
- PB 5 : Authorities will implement responsive urban land use development programs to improve design quality and surroundings of urban development saturated areas.
- PB 6 : Authorities will support implementation development projects that has been committed if it involves city space or outskirts, with condition the projects mentioned are not conflicting with other proposed strategy and also does not create land use conflicts.
- PB 7 : Authorities will comprehensively upgrade the circulation system effectiveness and city traffic management while taking into account new, current and future development projects.
- PB 8 : Authorities will plan and upgrade the availability of public and infrastructure facilities in the current city centre / main settlement areas following the current and future needs.
- PB 9 : Authorities will take the initiative to provide a Local Plan and in depth development control planning guidelines for identified areas.

## DEMOGRAPHY AND SOCIOECONOMY, JOBS AND INCOME

- KP 1 : Develop the agriculture sector with taking steps to introduce and intensify modern technology usage in the relevant sector.
- KP 2 : Provide infrastructure facilities that are adequate and quality, comprehensively.
- KP 3 : Authorities will take needed steps to identify and develop specific industrial zones within this district.
- KP 4 : Provide effort to develop Maran as a district administration centre and Jengka as an institution and service centre at the branch level.
- KP 5 : Authorities will take steps to develop potential tourism areas. (See policy PR 1 & PR 2)
- KP 6 : Authorities and the private sector will provide facilities to improve the capability and skills of the district resident's workforce.
- KP 7 : Steps are needed to decrease the district household income gap that does not conflict with other proposed strategy and does not create land use conflicts.

## COMMERCE

- PDG 1 : Encourage commercial and business floor space development in fixed commercial areas.
- PDG 2 : Ensure commercial floor space is distributed following hierarchy and city importance.
- PDG 3 : Authorities will move food stall activity that is unorganised and relocate to a more suitable and planned site. (See policy PB 2)
- PDG 4 : Encouragement will be given to residents to conduct business activity that possesses the potential to be developed.
- PDG 5 : Encouragement will be given to residents to conduct business activity that possesses the potential to be developed.
- PDG 6 : Use commercial encouragement growth strategy from the low level status to the high level status.
- PDG 7 : Authorities will prioritise the privatisation concept within the implementation of shop and food stall development.

## INDUSTRY

- IND 1 : Steps that are suitable will be undertaken to expedite and expand the output foundation in the industrial sector of this district.
- IND 2 : Specific steps will be taken so that industrial sector development will not disrupt environmental quality. (See policy AS 3)

- IND 3 : Authorities will adopt suitable steps for IKS development in the district of Maran.
- IND 4 : Suitable steps will be adopt to improve Bumiputra participation in the industrial sector.
- IND 5 : Authorities will take necessary steps to improve the industrial sector productivity in the district of Maran. (See policy KP 3)

## **INFRASTRUCTURE AND TRANSPORTATION**

### **INFRASTRUCTURE AND UTILITY WATER SUPPLY**

- BA 1 : Authorities with close cooperation of State Authorities and relevant agencies will ensure the availability of adequate clean water supply.
- BA 2 : Ensure the high water loss rate is reduced.
- BA 3 : Study the effectiveness of privatizing the water supply system.
- BA 4 : Ensure adequate water supply for the purpose of fire control.

### **TELECOMMUNICATION SYSTEM**

- ST 1 : Ensure long term planning is available to increase the capability of existing communication exchanges and lines while constructing the new lines and exchanges.
- ST 2 : Telecommunication companies needs to refer to the authorities before conducting any development or assembly works.

### **ELECTRICITY SUPPLY**

- BE 1 : Ensure adequate electricity supply to accommodate the needs of all user categories.

### **SEWAGE SYSTEM**

- SP 1 : Ensure the creation of a more effective sewage management. (See policy AS 3 & AS 4)
- SP 2 : Ensure systematic disposal methods are effectively implemented. (See policy AS 3 & AS 4)
- SP 3 : Comprehensive centralized sewage system will be made available in major residential areas.
- SP 4 : Ensure traditional human waste disposal systems are replaced with orderly and modern methods.

### **GARBAGE AND TOXIC WASTE MANAGEMENT SYSTEM**

- SS 1 : Study the usage of selected modern disposal methods.
- SS 2 : Ensure the management and disposal of non-toxic industrial waste is handled effectively and safely. (See policy AS3 & AS4)

- SS 3 : Ensure the creation of a more orderly solid waste management system. (See policy AS 3 & AS 4)
- SS 4 : Ensure an orderly method of disposal and enforcement of laws is strictly implemented.
- SS 5 : Ensure strict regulations are followed when selecting suitable disposal sites so as not to create problem to the environment and on nearby residents. (See policy AS 2)
- SS 6 : Ensure a planned garbage transportation route system to enable the workforce and equipment is used effectively. (See policy AS 3 & AS 4)
- SS 7 : Ensure the disposal of medical waste is implemented with an incinerator system.
- SS 8 : Ensure adequate machinery and equipment is available to create an effective solid waste management. (See policy AS 3 & AS 4)
- SS 9 : Ensure adequate solid waste disposal sites are available.
- SS 10 : Industries that produce toxic waste needs to obtain the license from the Environmental Department through the District Council. (See policy AS 2)

#### **DRAINAGE AND IRRIGATION SYSTEM**

- DR 1 : Authorities will ensure the risk and rate of flash floods and river floods is reduced.

#### **TRANSPORTATION AND TRAFFIC**

- PJ 1 : Authorities will create and implement the system of road hierarchy.
- PJ 2 : Conduct repairs and monitor plans to decrease problem on existing roads whilst accommodating future needs.
- PJ 3 : Implement comprehensive road development programs to improve accessibility to all developments, including residential areas to encourage development growth.
- PJ 4 : Ensures adequate road reserves and controlled it from any development.
- PJ 5 : Private developers and landowners need to participate and contribute more in road repair programs.
- PJ 6 : Conduct a comprehensive traffic management scheme to increase the existing facilities operational capability. (See policy PB 7)
- PJ 7 : Provide adequate and comprehensive car parks with stringent enforcement. (See policy PB 7)
- PJ 8 : Provide pedestrians facilities within the city with upgrades of its capability, facilities and safety.

- PJ 9 : Upgrade public transportation systems to ensure that services that are more satisfactory is given to users.

#### **SOCIAL FACILITIES**

- KA 1 : Maran Local Planning Authority will cooperate with all relevant agencies in providing public facilities and public services to ensure the planning and implementation of such services corresponds and effective.
- KA 2 : A suitable, balanced and high accessibility areas will be identified and planned for the purpose of public facilities project sites.
- KA 3 : Planning Standards Guidelines will become the basic guidance in providing public facilities.

#### **ENVIRONMENT, TOURISM AND RECREATION**

##### **ENVIRONMENT**

- AS 1 : Ensure and undertake efforts to improve the environmental quality in the Research Area.
- AS 2 : Environmental Quality Act and laws related to the environment will be taken into account in determining the location of all types of development activity.
- AS 3 : Authorities will adopts environmental pollution control guidelines in planning, implementing and controlling development.
- AS 4 : Authorities will cooperate with the Department of Environment to obtain advice and guidance on pollution controls.
- AS 5 : Authorities will provides adequate buffer zones to control air and noise pollution sources.
- AS 6 : Authorities will ensure main roads within developable areas are provided with sufficiently landscaped buffer zones.
- AS 7 : Authorities will ensures the availability of adequate buffer zones in industrial areas to protect housing and commercial areas from being exposed to air and noise pollution.
- AS 8 : Authorities will ensures the availability of buffer zones along rivers to avoid erosion problems.
- AS 9 : Authorities will ensure the planting of trees / landscape is accomplished as soon as possible once land works are accomplished.
- AS 10 : Authorities will monitors existing and future industrial development control to decrease pollution in the district of Maran.
- AS 11 : Authorities will ensure garbage traps are available according to the specifications and are well maintain.

- AS 12 : Authorities will ensure the availability silt traps and soil erosion prevention barriers follows the specifications specified and are well maintain.

## **TOURISM AND RECREATION**

### **TOURISM**

- PR 1 : Formulate comprehensive tourism development programs to completely exploit the available resources. (See policy KP 5)
- PR 2 : Authorities will intensify development efforts in tourism areas to increase facilities and attraction of such areas.
- PR 3 : Authorities will ensure the availability of adequate accommodation to support the tourism needs.
- PR 4 : Home Stay accommodation concept will be encouraged and expanded in the future.
- PR 5 : Encourage the availability of accommodation facilities of low and medium standard, constructed within centres of tourist attraction as an attraction to stay longer.
- PR 6 : Efforts to promote tourism centres in the district of Maran will be increased.
- PR 7 : Authorities will ensure communication networks to tourism attraction centres are increased. (See policy PJ 3)
- PR 8 : Authorities will encourage the participation of local residents in tourism sector development.
- PR 9 : Authorities would plan and provide an indicative tourism plan and tourism development design plan (action plan) to create a more effective and systematic tourism development.
- PR 10 : The privatisation concept will be completely expanded with any tourism projects.
- PR 11 : Tourism agency activities will best to be standardized to ensure a quality tourism development program.
- PR 12 : Authorities will ensure that the tourism activity development does not disrupt the environmental quality. (See policy AS 2, AS 3 & AS 4)

### **RECREATION**

- PR 13 : Authorities will determine that planned recreation facilities are made available comprehensively and collectively. (See policy PB 8, Ka 1, KA 2 & KA 3)
- PR 14 : Authorities will plan and determine recreation facilities are sufficiently available in every area to balance the existing and future needs. (See policy KA 1, KA 2 & KA 3)



- PR 15 : Ensure available recreation facilities adopt educational elements besides stressing on safety, health and beauty characteristics.
- PR 16 : Authorities will ensure the availability of recreational elements and facilities within recreation areas are suitable with user needs.



*Recreation areas that are nicely landscaped can increase the recreational resources and quality of life*



*Beautiful environments indirectly can enhance the tourism industry and economy*

- PR 17 : Authorities will ensure development plan specifically for recreation planning be made available for potential areas and integrated with tourism development areas.
- PR 18 : Authorities will encourage private sector involvement in providing recreation projects.

## **MANAGEMENT AND IMPLEMENTATION**

### **LOCAL PLANNING AUTHORITY**

- PP 1 : MDM will upgrade and update its function and role as a Local Authority as stated within Act 171, 172 and Act 133 and be active in implementing development projects including infrastructure and socio economy projects.
- PP 2 : MDM City Planning Section be upgraded and staffed by qualified professional and sub-professional level.

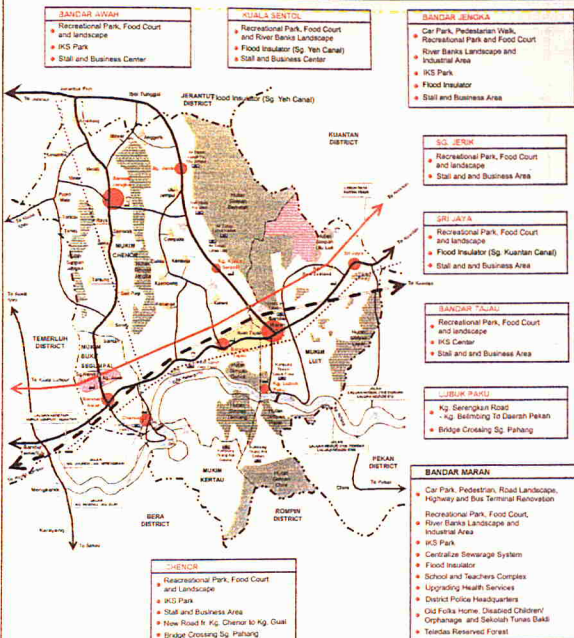
- PP 3 : A comprehensive restructuring of the MDM organizational structure will be made to incorporate qualified supporting staff to fill positions within the newly proposed sections and units.
- PP 4 : MDM will provide services that are more attractive and suitable incentives to the staff with the purpose of increasing their productivity and service quality.
- PP 5 : MDM will expand its administration area encompassing the overall district of Maran to facilitate planning, control and development coordination, besides delivering adequate and satisfactory municipal services.
- PP 6 : An in depth study will be implemented to identify sources and methods to obtain new revenue.
- PP 7 : The District Office as a secretariat to the District Development Committee will be given responsibility to integrate all planning and implementation program / projects that are implemented by various departments and agencies in the district level.

## **11.3**

# **DEVELOPMENT PLAN**

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# PROPOSED PROJECTS IN MARAN DISTRICT



## LEGEND

### MUNICIPAL AND SETTLEMENT CORRIDOR

- DEVELOPMENT CORRIDOR
- CITY MERGING (MARAN CITY-TAUAN CITY)
- MAIN SERVICES CENTER
- SERVICES CENTER
- RURAL SERVICES CENTER
- FELDA SETTLEMENT
- ORANG ASLI SETTLEMENT
- ECONOMY
  - AGRICULTURE
  - INDUSTRY
  - TOURISM
  - MINING
- INFRASTRUCTURE AND UTILITY
  - NATIONAL GRID LINE
  - GARBAGE DISPOSAL CENTER

## TRANSPORTATION SYSTEM

- HIGHWAY
- MAIN DISTRIBUTOR ROAD
- DISTRICT DISTRIBUTOR ROAD
- LOCAL DISTRIBUTOR ROAD
- MULTI-LEVEL JUNCTION
- RAILWAY
- JETTY
- BRIDGE/PIYOWER
- ENVIRONMENT AND PRESERVATION
  - RESERVED FOREST
  - WATER CATCHMENT AREA
  - RIVER
- OTHERS
  - DISTRICT BOUNDARY
  - MUNICIPAL BOUNDARY

## STRUCTURE PLAN MARAN DISTRICT COUNCIL & PBPT



Not To Scale

# MAIN DIAGRAM STRUCTURE PLAN OF MARAN FOR THE YEAR 2000



## LEGEND

### KORIDOR PERBANDARAN DAN PEMETAPAN URBAN AND SETTLEMENT CORRIDOR

- KORIDOR PEMBANGUNAN (DEVELOPMENT CORRIDOR)
- GARISAN BANDAR (BANDAR MARAN-BANDAR TAJAU) (URBAN CORRELATION (MARAN, TAJAU))
- PUSAT PERKHIDMATAN UTAMA (PRIMARY SERVICE CENTRE)
- PUSAT PERKHIDMATAN (SERVICE CENTRE)
- PUSAT PERKHIDMATAN DESA (RURAL SERVICE CENTRE)
- PEMETAPAN FELDA (FELDA SETTLEMENT)
- PEMETAPAN ORANG ASLI (ORANG ASLI SETTLEMENT)

### EKONOMI ECONOMY

- PERTANIAN (AGRICULTURE)
- PERINDUSTRIAN (INDUSTRIAL AREA)
- PELANCONGAN (TOURISM)
- KAWASAN BERPOTENSI UNTUK PERLOMBONGAN (POTENTIAL MINING AREA)

### PENGANGKUTAN DAN LALULINTAS TRAFFIC AND TRANSPORTATION

- LEBUHRAYA (HIGHWAY)
- JALAN PENGAGIH UTAMA (PRIMARY DISTRIBUTOR)
- JALAN PENGAGIH DAERAH (DISTRICT DISTRIBUTOR)
- JALAN PENGAGIH TEMPATAN (LOCAL DISTRIBUTOR)
- PERSIMPANGAN BERTINGKAT (HIGHT INTERCHANGE)
- LANDASAN KERETAPI (RAILWAY LINE)
- JETI (JETTY)
- JAMBATAN / JEJAMBAT (BRIDGE)

### INFRASTRUKTUR DAN UTILITI INFRASTRUCTURE AND UTILITY

- TALAN GRID KEBANGSAAN (NATIONAL GRID TRANSMISSION LINE)
- TAPAK PELUPUSAN SAMPAH (GARBAGE DISPOSAL SITE)

### ALAM SEKITAR DAN PEMELIHARAAN ENVIRONMENT AND CONSERVATION

- HUTAN SIMPAN (FOREST RESERVE)
- KAWASAN TADAHAN AIR (WATER CATCHMENT AREA)
- SUNGAI (RIVER)

### LAIN-LAIN OTHERS

- SEMPADAN DAERAH (DISTRICT BOUNDARY)
- SEMPADAN MUKIM (MUKIM BOUNDARY)

See Plan



PLAN NUMBER

RS / MDM / 10 / 87



FEDERAL DEPARTMENT OF TOWN AND COUNTRY  
PLANNING PENINSULAR MALAYSIA  
MINISTRY OF HOUSING AND LOCAL GOVERNMENT

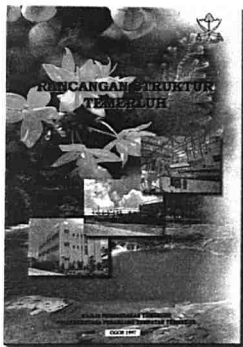
**12.0**  
**STRUCTURE PLAN OF**  
**TEMERLUH AND**  
**TEMERLUH LOCAL**  
**PLANNING**  
**AUTHORITY**  
**1995-2020**

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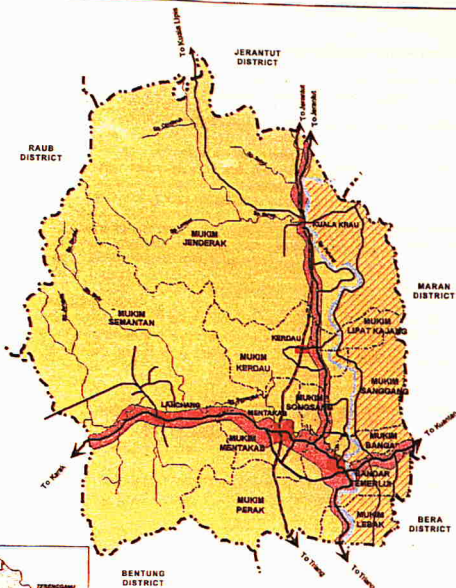
## 12.0 STRUCTURE PLAN OF TEMERLUH AND TEMERLUH LOCAL PLANNING AUTHORITY 1995 - 2020

### 12.1 GENERAL INFORMATION OF STUDY AREA

State	:	Pahang Darul Makmur
Gazette Date	:	18 December 1997
Gazette Number	:	992
Gazette Number	:	1995 - 2020
Local Planning Authority	:	Temerluh Municipal Council Temerluh, Temerluh Local PBPT and Jengka Regional Development Board (LKWJ)
Study Area	:	Covering the whole Temerluh District
Size of Study Area	:	225, 000 hectares
Population	:	128, 500 (1995 Forecast)
	:	256, 600 (2020 Forecast)
City / Town	:	Temerluh, Mentakab, Kuala Krau, Lanchang Kerdau, Paya Pulai, Kampung Bongsu, Paya Luas



# TEMERLUH DISTRICT, 1995



LOCATION PLAN



## LEGEND :

District Boundary

Mukim District

Jengka Regional Development Board (LKWJ) Boundary

District Council Boundary

Temerluh Local Planning Authority

Federal Road

State Road

Railway

STRUCTURE PLAN  
MP & PBPT TEMERLUH

Not To Scale



## 12.2 DEVELOPMENT POLICY

### LAND USE

- GT 1 : Focus development within the identified main development corridors.
- GT 2 : Conserve and control the environment in the district of Temerloh especially in the identified environmentally sensitive areas.
- GT 3 : Upgrade the land bank system to ensure a more efficient management system.
- GT 4 : Ensure and standardize the comprehensive Malay Reserve (TRM) land development programs to be integrated with the economic development trend of the district of Temerloh.
- GT 5 : Cooperation between all levels of land development agencies to identify, formulate and integrate program /strategy on planning towards achieving a balanced spatial development.
- GT 6 : Conduct comprehensive development to handle the problem of idle land.
- GT 7 : Gazette potential mining areas as a part of low intensity development and prioritize the needs of recreation and tourism development.
- GT 8 : Traditional village settlements and Orang Asli reserve settlements will be encouraged and integrated into development.
- GT 9 : Improve agricultural land cultivation that is suitably undertaken as a commercial plantation.

### HOUSING

- PER 1 : Implements the comprehensive strategy to upgrade the basic facility level and the quality of life for all the residents in the district of Temerloh.
- PER 2 : Identify the financial sources to finance basic infrastructures such as water supply, electricity, roads, drainage and as such.
- PER 3 : Upgrade the quality of housing within the Research Area through the village rehabilitation and upgrading programs.
- PER 4 : Encourage the availability of low cost housing according to site and services concept (site scheme).
- PER 5 : Appoint a government agency to plan, standardize and to manage the problem of low cost housing.
- PER 6 : Impose conditions or provide incentives to the private sector to enhance their involvement in the construction of low cost housing.
- PER 7 : Ensure low cost housing are built before the developer is allowed to begin with the construction of other types of housing.

- PER 8 : Check the approval for new housing application are based on planning standards, Structure Plan and the requirements of the surroundings area.
- PER 9 : Control the quality of surroundings and avoid conflicting land use within all housing areas in the district of Temerloh.
- PER 10: Study the possibility of providing low cost housing for rental to fulfill the needs of households that are not able to purchase own houses.

#### SETTLEMENT CENTRES

- PB 1 : Identify and formulate the planning strategies to achieve the settlement hierarchy objectives of Temerloh district based on its role and existing development potentials.
- PB 2 : Ensure a balance spatial urban development for all district land use components such as commerce, housing, industry and public facilities while determining the suitable physical growth direction.



Photo 4:  
Food court, street furniture amenities and related elements that have to be considered especially in within the city



- PB 3 : Plan and provide new opportunities to improve economic activities that strengthen the economic base of major city / settlement.

- PB 4 : Encourage the reorganization of existing city land use pattern, stressing on the aspect of conservation, land use planning and to establishment its image.
- PB 5 : Implement development program and responsive development control measures to improve the quality and design of the surrounding built-up urban areas.
- PB 6 : Implement committed development projects involving city space or its outskirts, which neither conflicts with other proposed strategy or surrounding land use.
- PB 7 : Comprehensively upgrade the circulation and traffic management systems within the city whilst considering the requirements of new development projects.
- PB 8 : Upgrade the availability of public and infrastructure facilities in the city centre / existing major settlement while conforming to the existing and future needs.
- PB 9 : Standardize the availability of Local Plans and in depth development control planning for identified areas.

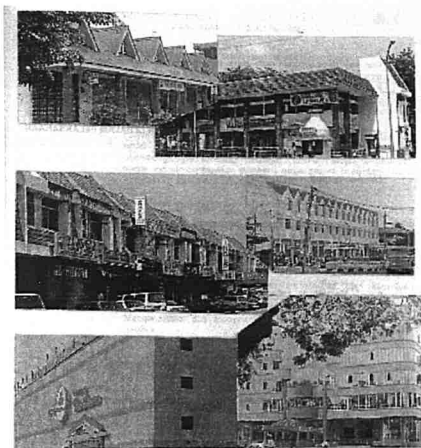
#### **JOBS AND OPPURTUNITIES**

- KP 1 : Develop the agriculture sector and intensify the usage of modern technology.
- KP 2 : Provide adequate and comprehensive infrastructure utilities.
- KP 3 : Develop the Temerloh - Mentakab city as a commercial centre.
- KP 4 : Develop potential tourism areas.
- KP 5 : Decrease income disparity between households in the district.
- KP 6 : Improve the capability and skills of the residential work force of the Temerloh district.

#### **COMMERCE**

- PDG 1 : Focus on commercial and business floor space within the major commercial centres.
- PDG 2 : Ensure that commercial floor space is distributed according to city hierarchy and importance.
- PDG 3 : Relocate unorganized food stall to a more suitable and planned site.
- PDG 4 : Encourage business activity that has development potential.
- PDG 5 : Support successful traders in small towns to conduct business in bigger cities.

- PDG 6 : Encourage upgrading of business activity from a low level status to a higher one.
- PDG 7 : The privatization concept will be prioritized within the shop and food stall development.



*Present commercial hierarchy that needs to be enhanced*

## INDUSTRY

- IND 1 : Expand and strengthen manufacturing base of the industrial sector within the economic development of the Temerloh district.
- IND 2 : Upgrade the growth of small and medium scale industrial development planned for the district of Temerloh.
- IND 3 : Take specific steps to ensure that the development of industrial sector will not disrupt the environmental quality.
- IND 4 : Take specific steps to encourage Bumiputera participation within the industrial sector.

- IND 5 : Undertakes required steps to improve productivity of the industrial sector within the district of Temerloh.

## **INFRASTRUCTURE AND UTILITY**

### **WATER SUPPLY**

- BA 1 : Close cooperation between State Authorities and relevant agencies to determine the availability of an adequate clean water supply.
- BA 2 : Ensure the high water loss rate is reduced.
- BA 3 : Study the effectiveness of privatizing the water supply system.
- BA 4 : Ensure adequate water supply for the purpose of fire control

### **TELECOMMUNICATION SYSTEM**

- ST 1 : Ensure long term planning is available to increase the existing telecommunication exchanges and lines capability while constructing new lines and exchanges.

### **ELECTRICITY SUPPLY**

- BE 1 : Ensure adequate electricity supply to support the needs of all user categories.

### **SEWAGE SYSTEM**

- SP 1 : Ensure the creation of a more effective sewage management.
- SP 2 : Ensure systematic disposal methods are effectively implemented.
- SP 3 : Comprehensive centralized sewage system will be made available in major residential areas.
- SP 4 : Ensure traditional human waste disposal systems are replaced with orderly and modern methods.

### **WASTE MANAGEMENT SYSTEM**

- SS 1 : Encourage the usage of selected modern disposal methods.
- SS2 : Ensure the management and disposal of non-toxic industrial waste is effectively and safely manage.
- SS 3 : Ensure the creation of a more orderly solid waste management system.
- SS 4 : An orderly method of disposal and enforcement of laws will strictly implemented.
- SS 5 : Ensure strict regulations are followed when selecting suitable disposal sites so as not to create problem to the environment.
- SS 6 : Plan a garbage transportation route system so that the workforce and equipment is used effectively.

- SS 7 : Implement the disposal of medical waste is implemented with an incinerator system.
- SS 8 : Make available adequate machinery and equipment to create an effective solid waste management.
- SS 9 : Make available adequate solid waste disposal sites.
- SS 10 : Ensure industries that produce toxic waste are required to obtain the license from the Department of Environment through the Municipal Council.

#### **DRAINAGE AND IRRIGATION SYSTEM**

- PS : Decrease the rate of flash floods and river floods by improving the drainage and irrigation system in the District of Temerloh.

#### **TRANSPORTATION AND TRAFFIC**

- PL 1 : Create an orderly road hierarchy system.
- PL 2 : Plan and monitors road maintenance and upgrade the level of existing roads to accommodate existing and future needs.
- PL 3 : Implement comprehensive road development programs to upgrade its accessibility to all development and residential areas to encourage growth.
- PL 4 : Ensure adequate road reserves and controlled it from any development.
- PL 5 : Ensure private sector and landowners contribute in the planning of road maintenance.
- PL 6 : Conduct a comprehensive traffic management scheme to increase the operational capability of existing facilities.
- PL 7 : Provide adequate and comprehensive car parks while tightening its enforcement. (See policy PB 7)
- PL 8 : Provide pedestrians facilities within the city to upgrade its capability, facilities and safety.
- PL 9 : Upgrade public transportation systems to guarantee a satisfactory service while accommodating future needs.

#### **SOCIAL FACILITIES**

- KA 1 : Cooperate with relevant agencies in providing social facilities to ensure planning and implementation that is corresponding and effective.
- KA 2 : Identify suitable and strategic areas for social facilities development.
- KA 3 : Make use of the planning standard guidelines in the process of planning and providing social facilities.

- KA 4 : Allocate social facilities that are adequate in term of number, quality of service for all residents in the district of Temerloh.

## **ENVIRONMENT**

- AS 1 : Ensure and make efforts to maintain the quality of the environment in the district of Temerloh.
- AS 2 : Prepare an environment management plan for the district of Temerloh.
- AS 3 : Locations of all types of development activities needs to be approved based on the allocation of the environment act and laws related to the environment.
- AS 4 : Make use of environment pollution control guidelines in planning, implementing and controlling developments.
- AS 5 : Cooperate with the Department of Environment to obtain advice and pollution control guidance.
- AS 6 : Control the development of highland areas (especially areas with height exceeding 250 feet and areas exceeding 20% in height), forest reserves and Gunung Senyum.
- AS 7 : Provide adequate buffer zones to ensure the control of air and noise pollution sources.
- AS 8 : Ensure main road near developable areas have sufficiently landscaped buffer areas.
- AS 9 : Ensure planting of trees / landscaping is accomplished as soon as possible after land works are completed.
- AS 10 : Tighten the development control on existing and future industries to reduce pollution in the district of Temerloh.
- AS 11 : Ensure garbage traps are available according to its specifications and well maintain.
- AS 12 : Ensure the availability of silt traps and erosion prevention barriers are made available according to its specifications and well maintained.

## **TOURISM AND RECREATION**

### **TOURISM**

- PR 1 : Ensure a comprehensive and orderly tourism development program that is able to completely exploit tourism resources.
- PR 2 : Enhance development efforts in existing tourism areas to improve and strengthen these areas in the future.
- PR 3 : Ensure the availability of adequate accommodation to support the tourism needs of the future.

- PR 4 : Encourage and expand the home stay accommodation concept in the future.
- PR 5 : Ensure that more low and medium standard accommodations are constructed within attraction centres to attract more tourists and visitors to stay longer.
- PR 6 : Upgrade promotional efforts to introduce tourism centres in the district of Temerloh.
- PR 7 : Ensure communication systems to tourist attraction centres are upgraded and improved in future.
- PR 8 : Ensure local residents participation of the district of Temerloh in the tourism sector in the future.
- PR 9 : Provide indicative tourism plans and tourism development design plans to create tourism development that is more effective and systematic.
- PR 10 : Encourage privatization concepts completely within any tourism projects for the district of Temerloh.
- PR 11 : Ensure tourism agency activities are standardized and emphasized to guarantee a quality tourism development program.
- PR 12 : Ensure that the tourism activity development does not disrupt the quality of the environment.

#### **RECREATION**

- PR 13 : Ensure planned recreation facilities are comprehensive, integrated and complete.
- PR 14 : Ensure recreation facilities adopt education elements while stressing on safety, health and attraction characteristics.
- PR 15 : Provide recreation development plan for potential area that needs to be integrated with tourism development.
- PR 16 : Encourage private sector involvement in provision of recreation projects.

#### **MANAGEMENT**

- PP 1 : Upgrade and update the function of the Temerloh Municipal Council as a Local Authority Local that corresponds to Act 171, 172 and Act 133, so that it is more active in implementing development projects.
- PP 2 : Upgrade the ability of the City Planning Section in the Temerloh Municipal Council with professional staff.
- PP 3 : Comprehensively rearrange the organization structure of the Temerloh Municipal Council to include more qualified support staff.
- PP 4 : Promote an attractive service scheme and incentive that is suitable to the staff with the purpose to improve productivity and quality of its service.



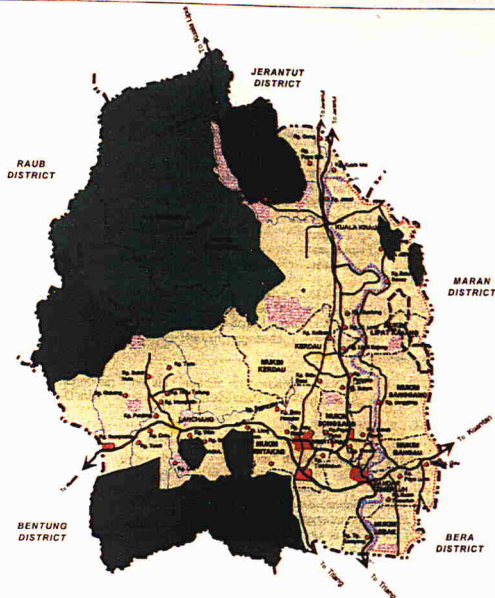
- PP 5 : Expand its administration area until it encompasses the overall district of Temerloh to facilitate planning, control and coordinate development, while delivering adequate and satisfactory municipal services.
- PP 6 : Give responsibility to the District Office as a secretariat to the District Development Committee to integrate all planning and implementation program / projects that are implemented by various departments and agencies at the district level.
- PP 7 : Provide an in depth study to identify sources and methods to obtain revenue.

## **12.3**

# **DEVELOPMENT PLAN**

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# LAND USE 1995



## LEGEND :

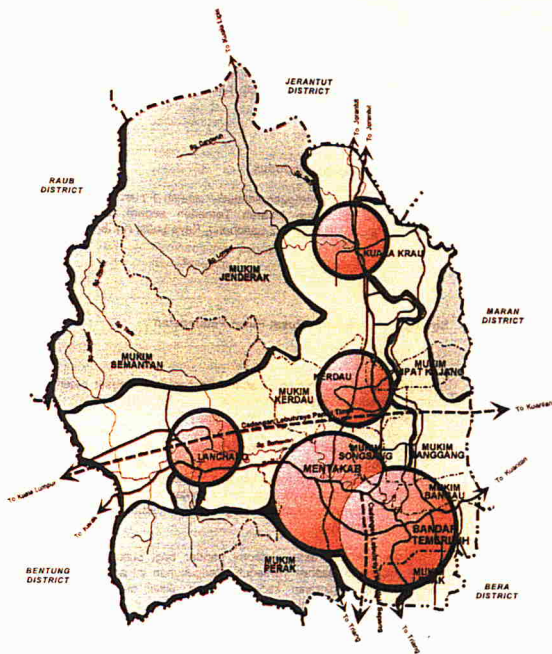
LAND USE	AREA (hectares)	PERCENT
Town	1100.0	0.5
Main Settlement centre	340.0	0.1
Traditional Village	225.0	0.1
Industrial	726.1	0.3
Agraculture	110688.9	49.3
Orang Asli Reserve	5470.0	2.4
Forest Reserve	35230.0	15.7
Magastua Forest Reserve	50970.0	26.2
Water Catchment Area	12120.0	5.4
<b>TOTAL</b>	<b>225070.0</b>	<b>100.0</b>

## STRUCTURE PLAN TEMERLUH MP & PBPT



- Federal Road
- State Road
- Railway
- River
- District Boundary
- Mukim Boundary
- Jengka Regional Development Board (LKWJ) Boundary

# DISTRICT DEVELOPMENT STRATEGY



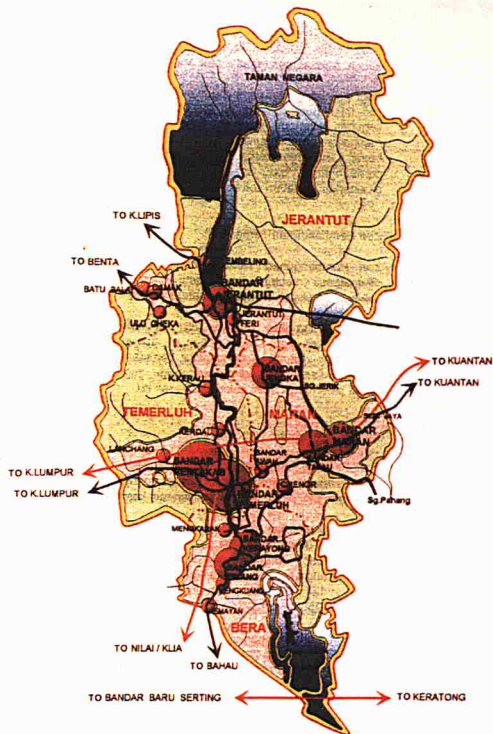
## LEGEND :

-  Environment Control Zone
-  Development Zone
-  Resident Concentration Zone

## STRUCTURE PLAN TEMERLOH MP & PBPT



## FUTURE ZONE PROPOSAL FOR TEMERLUH, JERANTUT, MARAN AND BERA



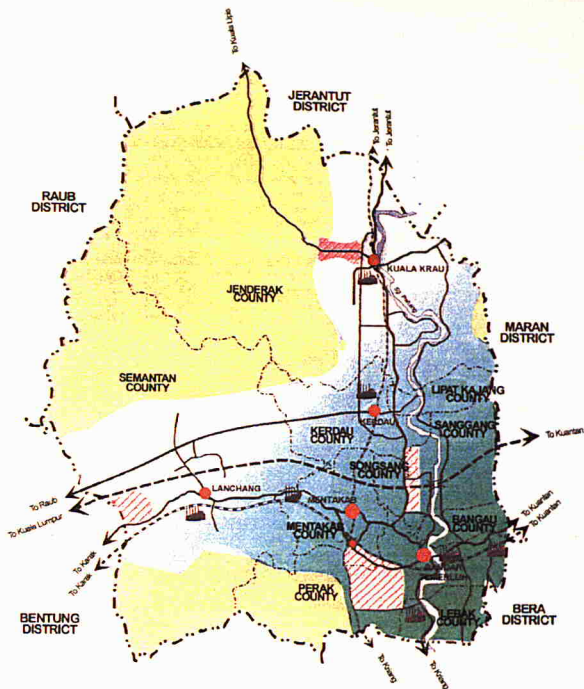
**LEGEND :**

- |  |                             |
|--|-----------------------------|
|  | Conservation & Tourism Zone |
|  | Environmental Control Zone  |
|  | Restricted Development Zone |
|  | Development Zone            |
|  | Resident Concentration Zone |
|  | Primary Link                |

**STRUCTURE PLAN  
TEMERLUH, JERANTUT, MARAN AND BERA**



# TEMERLUH DISTRICT INDUSTRIAL AREA 2020



## LEGEND :

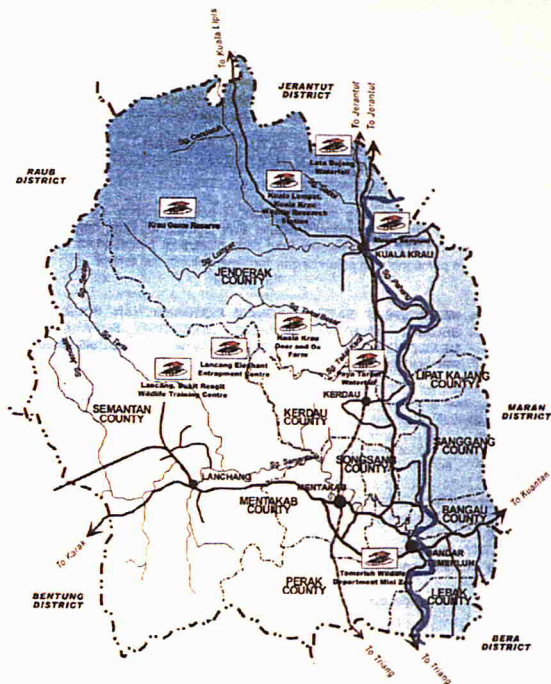
-  Development Corridor
-  Industry Park Settlement Area
-  Proposed Industrial Park (Land Port)
-  Proposed Small & Medium Industry Area

MP & PBPT TEMERLUH  
STRUCTURAL PLAN



WITHOUT SCALE

# TEMERLUH DISTRICT FUTURE TOURISM AREA



LEGEND :



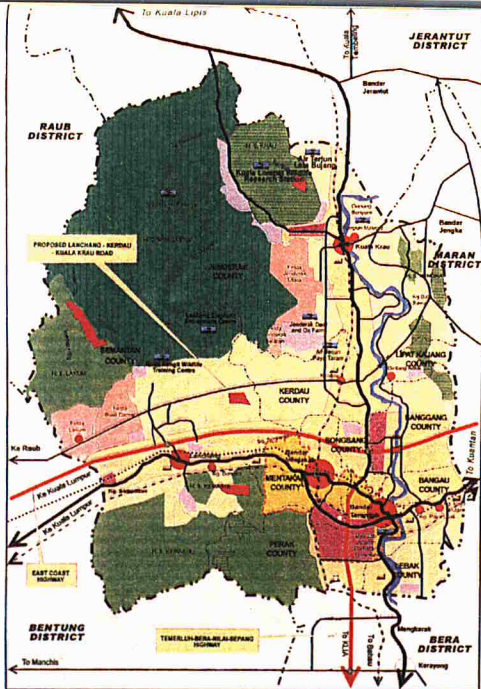
Tourism Area

MP & PBPT TEMERLUH  
STRUCTURE PLAN



WITHOUT SCALE





# KEY DIAGRAM TEMERLUH STRUCTURE PLAN 2020



Scale 1:50,000

## LEGEND

### URBAN AND SETTLEMENT CORRIDOR

- DEVELOPMENT CORRIDOR
- URBAN CORRIDOR (TEMERLUH MONTAGAR)
- PRIMARY SERVICE CENTRE (TEMERLUH MONTAGAR)
- SERVICE CENTRE
- RURAL SERVICE CENTRE
- PELDA SETTLEMENT
- CHANGAJU SETTLEMENT

### ECONOMY

- AGRICULTURE
- INDUSTRIAL PARK
- SMALL AND MEDIUM SCALE INDUSTRY
- TOURISM
- POTENTIAL MINING AREA

### TRAFFIC AND TRANSPORTATION

- ROADWAY
- PRIMARY DISTRIBUTOR
- DISTRICT DISTRIBUTOR
- ROADWAY INTERCHANGE
- OVER PASS / UNDER PASS
- RAILWAY LINE
- ISLAND PORT
- BRIDGE

### INFRASTRUCTURE AND UTILITY

- NATIONAL GRID TRANSMISSION LINE
- GARBAGE DISPOSAL SITE

### ENVIRONMENT AND CONSERVATION

- STATE PARK
- FOREST RESERVE
- WATER CATCHMENT AREA
- RIVER

### OTHERS

- DISTRICT BOUNDARY
- MURIM BOUNDARY



PLAN NUMBER

RS / MPT / 05 / 97



FEDERAL DEPARTMENT OF  
 TOWN AND COUNTRY PLANNING  
 MINISTRY OF HOUSING AND LOCAL GOVERNMENT



**13.0**  
**STRUCTURE PLAN OF**  
**BERA AND BERA**  
**LOCAL PLANNING**  
**AUTHORITY**  
**1995-2020**

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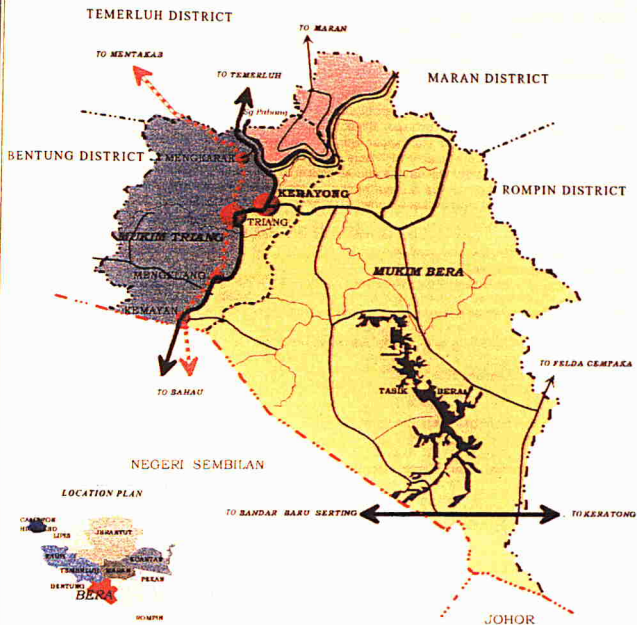
### 13.0 STRUCTURE PLAN OF BERA AND BERA LOCAL PLANNING AUTHORITY 1995-2020

#### 13.1 GENERAL INFORMATION OF STUDY AREA

State	:	Pahang Darul Makmur
Gazette Date	:	18 December 1997
Gazette Number	:	995
Gazette Number	:	1995 - 2020
Local Planning Authority	:	Bera PBPT (Bera District Office), 5 Local Concils, South East Pahang Development Board (DARA) and Jengka Regional Development Board (LKWJ)
Study Area	:	Covering the whole Bera District
Size of Study Area	:	221, 444 hectares
Population	:	74, 500 (1995 Forecast) 138, 000 (2020 Forecast)
City / Town	:	Kerayong Triang Kemayan Mengkuang Mengkarak



# BERA DISTRICT



LOCATION PLAN



## LEGEND

- FEDERAL ROAD
- RAILWAY
- STATE BOUNDARY
- DISTRICT BOUNDARY
- MUKIM BOUNDARY
- BERA LAKE
- LOCAL COUNCIL
- JENGA REGIONAL DEVELOPMENT BOARD (LKWJ)
- SOUTH EAST PAHANG DEVELOPMENT BOARD (DARA)
- BERA LOCAL PLANNING AUTHORITY AREA

## STRUCTURE PLAN BERA DISTRICT



## 13.2 DEVELOPMENT POLICY

### LAND USE AND PHYSICAL DEVELOPMENT

- GT 1 : Focus the development of the district of Bera in main development corridors that has been identified within the key diagram.
- GT 2 : Stimulate the district urbanization rate by diversifying the local economic base in line with the development trend.
- GT 3 : Conserve and control the environment of the district of Bera especially in areas that have been identified as sensitive from the environment aspect.
- GT 4 : Authorities will decide on the Bera District Council boundaries in line with development trend and encompassing areas that has been identified as district development catalysts.
- GT 5 : Authorities will take steps to increase the land bank as a preparation for future development.
- GT 6 : Rural development will be integrated with municipal district development corridor for a balance spatial development.
- GT 7 : Traditional villages and Orang Asli settlements will be integrated within development programs and steps to reorganize villages will be implemented for areas unsafe for habitation.
- GT 8 : Authorities will ensure development strategy and programs that are formulated corresponds to the strategy of other development agencies towards achieving a balanced district spatial development.
- GT 9 : Comprehensive development to overcome the problem of idle land would be implemented.

### HOUSING

- PER 1 : Suitable housing types would be available for all levels of residents.
- PER 2 : Authorities will provide various and adequate low cost housing in line with the needs of the target group.
- PER 3 : Planning of density zoning for residential areas would lead to the formation of community development complete with infrastructure and public services.
- PER 4 : Main villages would be developed through suitable economic infrastructure and activity.
- PER 5 : Authorities will impose a few loose conditions towards the private sector to improve private sector involvement in the construction of low cost housing.

### CITY CENTRE AND MAJOR SETTLEMENT

- PB 1 : The strength of the district city centres are guided by hierarchy and municipal zones that have been determined by the residential concentration strategy zones.

- PB 2 : The economic base of the city and major settlements would be expanded to the tertiary or service industries.
- PB 3 : Conduct redevelopment on parts of the city, which is old, and at the same time problematic while improving the identity and function of the city through the development of a new town (bandar baru).
- PB 4 : Ensure lives in the cities and major settlements are more comfortable and peaceful.
- PB 5 : Stress upon the effort identify the city image of specific cities and encourage the private sector to play a role to achieve this.
- PB 6 : Rural settlement development needs to be in line with or at par with urban development.
- PB 7 : Provide budget allocations for the availability of a Local Plan and detailed development control planning guidelines.

#### **JOBS AND OPPURTUNRIES**

- KP 1 : Authorities will take steps to expand the economic base of the district by diversifying the economic activity.
- KP 2 : Establish a district investment committee to intensify industrial activity that create job opportunities and improve income levels.
- KP 3 : Authorities will take more aggressive steps to improve the benefits of comparative and competitive advantage of the district.
- KP 4 : Authorities and the private sector would work together to develop an international standard tourism areas.
- KP 5 : Bera - Jempol district boundary development committee plays and important role from the aspect of standardization and mutual development.

#### **COMMERCE**

- PDG 1 : Authorities will encourage commercial and business floor space development in the predetermined commercial centres.
- PDG 2 : Authorities and the private sector would provide food stall sites that are orderly and planned, complete with water supply, electricity, landscape and car parks.
- PDG 3 : Authorities will practice expansion encouragement strategy from a low level to a high level businesses.
- PDG 4 : Encourage Bumiputra involvement in business activities towards the formation of a Bumiputra business community.

#### **INDUSTRY**

- IND 1 : Implement comprehensive steps for the development of industry in the district of Bera.
- IND 2 : Ensure that industrial sector development will not disrupt the quality of the environment.

- IND 3 : Authorities will encourage IKS in all district PPD and specific community centres.

## **INFRASTRUCTURE AND UTILITY**

### **WATER SUPPLY**

- BA 1 : Water supply must be provided in line with the needs of residents, housing and industrial development projects.
- BA 2 : Cooperation and coordination between utility provider is important and starts from the planning stage, implementation and until the maintenance stage.
- BA 3 : Efforts to improve capability of existing water plants and construction of new plants need to stress upon increasing the revenue for the district.

### **TELECOMMUNICATION SYSTEMS**

- ST 1 : Long term planning and implementation needs to be available to increase the capability of the existing exchanges and lines and construction of new lines and exchanges.

### **ELECTRICITY SUPPLY**

- BE 1 : Adequate electricity supply will be available to fulfill the needs of all category of users and areas.

### **SEWAGE SYSTEM**

- SP 1 : Authorities will ensure an overall centralized sewage management system is implemented.

### **GARBAGE MANAGEMENT SYSTEM**

- SS 1 : Authorities need to create solid waste management systems that are efficient and comprehensive.
- SS 2 : Implement orderly disposal methods and strict enforcement of laws.
- SS 3 : Provide suitable disposal sites so that it does not become a problem to the environment and nearby residents.
- SS 4 : Ensure the operations of industries that produce toxic waste are controlled according to Department of Environment regulation.

### **DRAINAGE AND IRRIGATION SYSTEM**

- PS 1 : The availability of a district drainage master plan needs to be given appropriate priority.

### **TRANSPORTATION AND TRAFFIC**

- PL 1 : Update road hierarchy systems.
- PL 2 : Exploit the district location from a regional perspective while repairing existing main roads for transportation networks as a comprehensive district corridor developments catalyst.

- PL 3 : Plan and monitor a comprehensive traffic management schemes in the city to ensure its efficiency.
- PL 4 : Authorities needs to provide pedestrians facilities within the city to encourage walking culture
- PL 5 : Authorities needs to improve existing public transportation systems to give a more satisfactory service level and to accommodate future needs.

#### **SOCIAL FACILITIES**

- KM 1 : All planning and preparation of social facilities are standardized according to the interest of the district population in general and the local community specifically.
- KM 2 : Health, fire brigade, police and postal services will be increased so that it is more efficient, modern and comprehensive.
- KM 3 : Education, places of worship, burial, recreation facilities and human and youth development would be made available adequately and satisfactory.

#### **ENVIRONMENT**

- AS 1 : Authorities will undertakes steps to control the overall environmental quality of the district.
- AS 2 : Authorities will refer and adopts the environment pollution control guidelines for approvals of development projects.
- AS 3 : Authorities will ensure that adequate buffer zone areas are available to decrease the effect of air and noise pollution.
- AS 4 : Efforts will be implemented to landscape major district roads and public areas
- AS 5 : Authorities will ensure garbage and silt traps are available according to specifications and are well maintained.

#### **TOURISM AND RECREATION**

- PR 1 : Gazette Lake Bera "core zone" as an area of natural environment conservation area and control the surrounding zone from all activity that will disrupt the natural quality.
- PR 2 : Authorities will encourage efforts to develop existing tourism products to attract more visitors.
- PR 3 : Authorities will ensure the availability of accommodation is adequate to support the tourism need until the year 2020.
- PR 4 : Authorities will plan and provide tourism plans and tourism management plans (action area plan) to create a more effective and systematic tourism development.
- PR 5 : Authorities will ensure that the tourism activities do not disrupt the quality of the environment.

- PR 6 : Authorities will determine that planned recreation facilities need to be available in a comprehensive and integrated way.

#### **MANAGEMENT AND IMPLEMENTATION**

- PP 1 : The District Office as a secretariat to the District Development Committee would be given the responsibility to integrate all planning and implementation program / projects that were implemented by the various departments and agencies at the district level.
- PP 2 : Bera District Council (MDB) needs to function effectively in efforts to plan, control and standardize development projects within its area of administration.
- PP 3 : An in-depth study will be implemented to identify sources and methods to increase district revenue.
- PP 4 : MDB administration areas will end up encompassing the whole Bera district except for permanent forest reserves areas.
- PP 5 : Provide Local Plans according to priority.
- PP 6 : Implement development projects in the respective level of agency according to programs within RM 7 (Priority Projects) and future yearly Malaysia Plans.

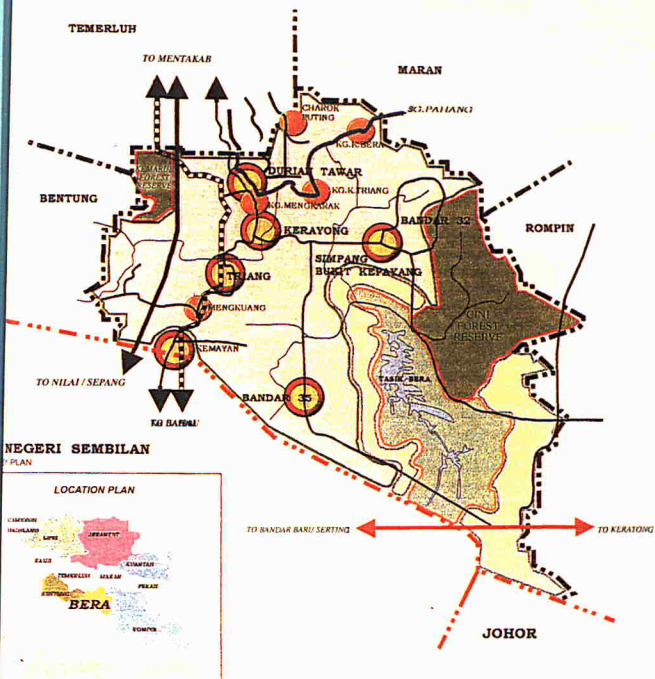


## **13.3**






# **DEVELOPMENT PLAN**

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## BERA DISTRICT DEVELOPMENT STRATEGY



### LEGEND

-  Preservation and Tourism Zone (20%)
-  Environment Control Zone (20%)
-  Limited Development Zone (4%)
-  Development Zone (46%)
-  Population Centre And Rural Growth Centre Zone (10%)

**STRUCTURE PLAN  
BERA DISTRICT**



WITHOUT SCALE

## BERA LAKE

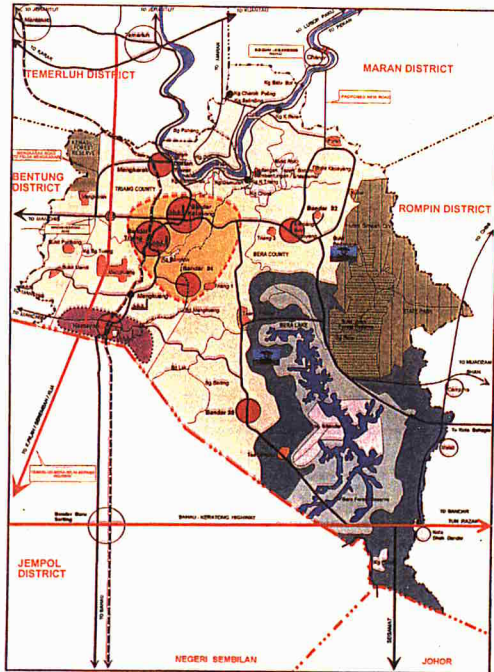


.....: **Buffer Zone / Intermediate Zone (27, 500.00 Ha)**

(Preservation under the RAMSAR convention 26, 000 Ha)

WITHOUT SCALE

WITHOUT SCALE



# KEY DIAGRAM BERA STRUCTURE PLAN 2020



## LEGEND

### URBAN AND SETTLEMENT CORRIDOR

- DEVELOPMENT CORRIDOR
- URBAN CORRIDOR (TRANSGRAVATION)
- PRIMARY SERVICE CENTRE (TRANSGRAVATION)
- SERVICE CENTRE
- RURAL SERVICE CENTRE
- FELDA SETTLEMENT
- CRAMS AGRI SETTLEMENT

### ECONOMY

- AGRICULTURE
- INDUSTRIAL AREA
- TOURISM

### TRAFFIC AND TRANSPORTATION

- ROADWAY
- PRIMARY DISTRIBUTOR
- DISTRICT DISTRIBUTOR
- LOCAL DISTRIBUTOR
- ROADWAY INTERCHANGE
- RAILWAY LINE
- TERMINAL/JETTY

### INFRASTRUCTURE AND UTILITY

- GARBAGE DISPOSAL SITE
- PROPOSED SEWERAGE SYSTEM / S/LT TRAP

### ENVIRONMENT AND CONSERVATION

- STATE PARK
- FOREST RESERVE
- WATER CATCHMENT AREA
- LAKE BERA CONSERVATION ZONE
- PIPER

### OTHERS

- STATE BOUNDARY
- DISTRICT BOUNDARY
- COUNTY BOUNDARY



PLAN NUMBER

RS / MDR / 11 / 87



FEDERAL DEPARTMENT OF  
TOWN AND COUNTRY PLANNING  
MINISTRY OF HOUSING AND LOCAL GOVERNMENT

**GENERAL INFORMATION AND STRUCTURE PLAN POLICIES  
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