

**GENERAL INFORMATION AND STRUCTURE PLAN POLICIES  
KELANTAN STATE**

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Peninsular 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 Act (Amendment) 2001, Act A1129 which refers to publications that are connected with town and country planning. As many as 11 publications have been produced for each state in the Peninsular of Malaysia where the Kelantan 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 the implements the Structure Plan, district center, main cities 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 focus. 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 Kelantan, this publication contains 11 Structure Plans that cover all eleven districts of the state.

**2.0**  
**KELANTAN STATE**  
**STRUCTURE PLANS**

---

## 2.0 KELANTAN STATE STRUCTURE PLANS

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

Structure Plan	Gazette Date
i. Structure Plan of Kota Bharu Municipal Council for the year 2000	15 March 1990
ii. Structure Plan of Jeli District Council	31 January 1991
iii. Structure Plan of Machang District Council	31 January 1991
iv. Structure Plan of Pasir Puteh District Council	31 January 1991
v. Structure Plan of Tanah Merah District Council	31 January 1991
vi. Structure Plan of Kota Bharu District Council and Kota Bharu Local Planning Authority	31 December 1991
vii. Structure Plan of Bachok District Council and Bachok Local Planning Authority	31 December 1999
viii. Structure Plan of Pasir Mas District Council and Pasir Mas Local Planning Authority	31 December 1999
ix. Structure Plan of Tumpat District Council and Tumpat Local Planning Authority	31 December 1999
x. Structure Plan of Gua Musang District Council and Gua Musang Local Planning Authority 1995 - 2020	31 December 1999
xi. Structure Plan North Kuala Krai District Council, South Kuala Krai District Council and Kuala Krai Kuala Krai Local Planning Authority 1995 - 2020	31 December 1999

### **Structure Plan of Kota Bharu Municipal Council for the year 2000**

Structure Plan of Kota Bharu Municipal Council was prepared by the Kota Bharu Municipal Council Local Planning Authority, covering an area of 4,027 hectares.

### **Structure Plan of Jeli District Council**

Structure Plan of Jeli District Council covers an area of 785 square km. It is under the administration of the Jeli District Council Local Planning Authority.

### **Structure Plan of Machang District Council**

Structure Plan District Council Machang was prepared by the Machang District Council, covering an area of 5.23 square km.

### **Structure Plan of Pasir Puteh District Council**

Structure Plan of Pasir Puteh District Council is under the administration of the Pasir Puteh District Council Local Planning Authority with a gazetted area of 50 square km.

### **Structure Plan of Tanah Merah District Council**

Structure Plan of Tanah Merah District Council was prepared by the Tanah Merah District Council with a gazetted area of 136.6 square km.

### ***Structure Plan of Kota Bharu District Council and Kota Bharu Local Planning Authority***

*Structure Plan of Kota Bharu District Council and Kota Bharu Local Planning Authority* was prepared by the Kota Bharu District Council and the Kota Bharu Local Planning Authority (areas outside the Kota Bharu District Council), covers the whole area of the Kota Bharu Territories except for the Kota Bharu Municipal Council with an area of 29,392 hectares. It is situated in a development intensive area which is adjacent to the Kota Bharu Municipal Council area in the north, the Bachok Territories in the east, the Pasir Mas Territories in the west and the Machang Territories in the south. The Kota Bharu District Council has an area of 15,812 hectares or about 54% of the total Kota Bharu Territories area, covering the Districts of Pangkal Kalong, Kadok and Peringat and parts of the Salor, Pendek, Beta and Banggu Districts.

### ***Structure Plan of Bachok District Council and Bachok Local Planning Authority***

*Structure Plan of Bachok District Council and Bachok Local Planning Authority*, covers the whole Bachok Territories which is 264 square km wide encompasses the Bachok District Council areas and the Bachok Local Planning Authority areas. It is the second smallest territory that is situated in the north with the Kota Bharu Territories in the west and the Pasir Puteh Territories in the south. The Bachok District Council is 12,960 hectares of the territory size, it covers five Districts which are; Perupok, Tanjung Pauh, Repek, Gunung and Mahligai. The Bachok Local Planning Authority has an area size of 13,460 hectares from the total territory size.

### ***Structure Plan of Pasir Mas District Council and Pasir Mas Local Planning Authority***

*Structure Plan of Pasir Mas District Council and Pasir Mas Local Planning Authority*, covers the whole area of the Pasir Mas Territories that is about 57,845 hectares encompassing the Pasir Mas District Council areas and the Pasir Mas Local Planning Authority areas. It is the biggest territory in the northern region which is bordered by the Kota Bharu Territories in the east, the Tumpat Territories in the north, the Tanah Merah Territories in the south and Thailand in the west. The Pasir Mas District Council has an area of 12,960 hectares of the territory size, covering the whole District of Pasir Mas, Kubang Sepat and parts of the Bunut Susu, Kubang Gadong, Kuala Lemal, Kangkong, Gual Periook and Rantau Panjang District. The Local Planning Authority has an area of 44,885 hectares of the Pasir Mas Territories.

### ***Structure Plan of Tumpat District Council Tumpat and Tumpat Local Planning Authority***

*Structure Plan of Tumpat District Council and Tumpat Local Planning Authority*, covers the whole Tumpat Territories which are 168 square km, covering the areas of the Tumpat District Council and the Tumpat Local Authority areas. It is a Territory in the western region of Kelantan bordered by the Pasir Mas Territories to the south, the Kota Bharu Territories to the east and Thailand to the west. The northern part is a sandy beach area that is facing the South China Sea.

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

*Structure Plan of Gua Musang District Council and Gua Musang Local Planning Authority 1995 - 2020* was prepared by the Gua Musang District Council and the Gua Musang Local Planning Authority. It is situated in the South Kelantan Development Board (KESEDAR) area and it is the biggest territory in the state of Kelantan covering 797,977 hectares. The Gua Musang District Council has an area of 12,949 hectares whereas the Gua Musang Local Planning Authority is 785,028 hectares.

***Structure Plan of North Kuala Krai District Council, South Kuala Krai District Council and Kuala Krai Local Planning Authority 1995 - 2020***

*Structure Plan of North Kuala Krai District Council, South Kuala Krai District Council and Kuala Krai Local Planning Authority 1995 – 2020*, covers the whole Kuala Krai Territories which are the North Kuala Krai District Council (12, 949 hectares), South Kuala Krai District Council (162, 129 hectares) and Kuala Krai Local Planning Authority (60, 611 hectares). The Kuala Krai Territory has a size of 235, 689 hectares. The North Kuala Krai District Council has Kuala Krai town, while there are four main settlements in the South Kuala Krai District which are Debong, Laloh, Manik Urai and Kemubu.



**3.0**

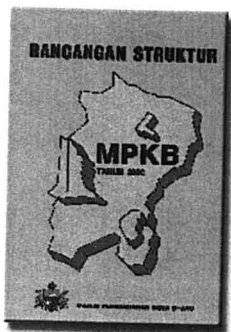
**STRUCTURE PLAN OF KOTA  
BHARU MUNICIPAL  
COUNCIL 2000**

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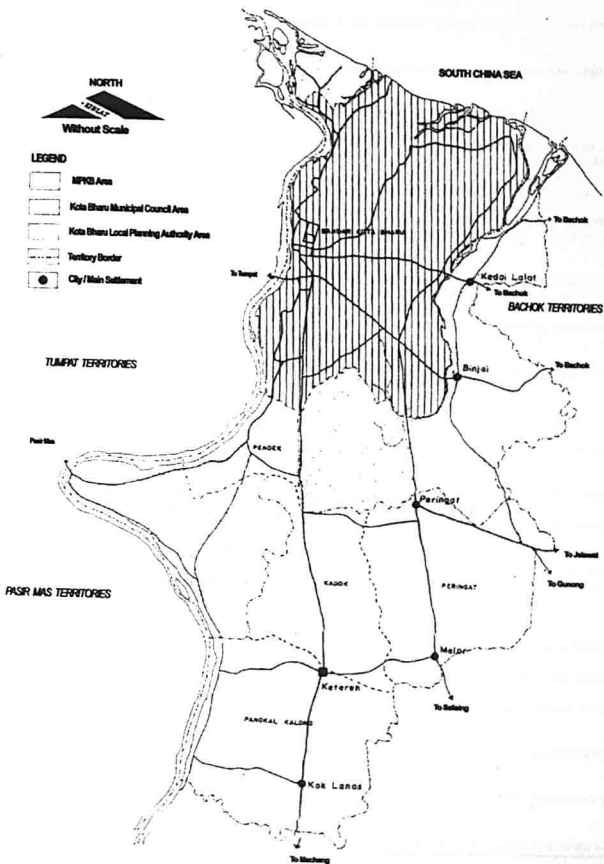
### 3.0 STRUCTURE PLAN OF KOTA BHARU MUNICIPAL COUNCIL FOR THE YEAR 2000

#### 3.1 GENERAL INFORMATION OF STUDY AREA

State	:	Kelantan Darul Naim
Gazette Date	:	15 March 1990
Gazette Number	:	Pukn. 348 / ( 53 )
Utilization Length	:	-
Local Planning Authority	:	Kota Bharu Municipal Council
Study Area	:	Covering the Kota Bharu city centre areas and surrounding areas
Size of Study Area	:	4, 027 acres
Population	:	263, 600 (1990) 356, 600 (2000 Forecast)
City / Town	:	Kota Bharu Pengkalan Chepa Kubang Kerian



# STUDY AREA



### 3.2 DEVELOPMENT POLICY

#### ECONOMIC BASE

- AE 1 : Encourage and expand more stable economic activities to create more job opportunities.
- AE 2 : The development of industrial and non-basic sectors shall be given the priority for expansion.
- AE 3 : Utilise existing resources and maximize land use to strengthen and improve the current economy.

#### AGRICULTURE, LIVESTOCK AND FISHERY

- PT 1 : Rubber planting activities must be redeveloped and downstream activities must be encouraged to process wood and manufacture products based on rubber trees.
- PT 2 : Vegetable farming must be intensified commercially and organisationally.
- PT 3 : Paddy farming outside the KADA irrigation project must be developed in a commercial/large-scale manner by the private sector, associations or cooperatives.
- PT 4 : Lands use for tobacco planting must be diversified with crops or create jobs that provides more stable source of income.
- PT 5 : Ruminant livestock must be focused on commercial cattle farming besides rearing non-ruminant animals such as chickens and ducks.
- PT 6 : Focus on deep-sea fishing towards fully developing the potential of fishing resources in the Malaysian Exclusive Economic Zone (EEZ).

#### COMMERCIAL AND INDUSTRIAL

- PI 1 : Encourage the development of commercial floor spaces based on its priorities within the development area.
- PI 2 : Commercial floor spaces shall be provided in consistent with population increase.
- PI 3 : The development of hawkers centre shall be conducted in a better manner and strategically located.
- PI 4 : The development of modern small and medium-scale industries shall be encouraged.

#### LAND USE

- GT 1 : Ensure that urban development is focused in the allocated development zones.
- GT 2 : Encourage new housing development in identified development priority areas.
- GT 3 : Ensure the development of business activities and social services are distributed based on its hierarchy of settlement centres.
- GT 4 : Ensure that the development of villages is coordinated with the development in the rural growth centres.
- GT 5 : Cooperate with agricultural agencies to identify and develop idle agricultural lands.

- GT 6 : Strive to channel municipal facilities into settlement areas and areas that are outside of the Council area.
- GT 7 : Provide guidelines and land use policies for each Local Plan of the major settlement centres.

#### **TOWN CENTRE AND MAJOR SETTLEMENTS**

- PB 1 : Cooperate with state and regional development agencies to identify and develop planning strategies towards achieving the settlement hierarchy targets based on the roles and potentials of existing developments.
- PB 2 : Cooperate with the Local Planning Authority to ensure that urban spatial developments are balanced for all urban land use components such as commerce, housing, industrial premises and public institutions while determining a suitable direction for physical expansion.
- PB 3 : Plan and provide new opportunities to improve urban economic activities that will result in the strengthening of the economic base of the major town/settlement.
- PB 4 : Encourage the reorganisation of the land use structure for existing major town/settlements by stressing on restoration aspects as well as a more organised arrangement.
- PB 5 : Implement development programmes and urban land use control measures that are responsive towards the increase in townscape quality and the sustainable urban development environment.
- PB 6 : Improve the effectiveness of the traffic circulation and traffic management system through long term and short term actions.
- PB 7 : Plan and improve the provision of public amenities and infrastructure in the existing town centre/major settlement based on current and future requirements.
- PB 8 : Conduct a Local Plan study as a follow-up to the Structure Plan as a detailed planning and development control measures guideline.

#### **HOUSING**

- PR 1 : A comprehensive development programme shall be formed to ensure a complete management and housing development coordination system.
- PR 2 : Encourage and prioritise low-cost housing developments consistent with the demand of local population.
- PR 3 : Encourage the involvement private developers by provision of incentives in the development of housing projects.
- PR 4 : Applications for the approval of new housing areas shall be based on the key diagram of the Structure Plan as well as pre-determined environmental requirements and standards.
- PR 5 : Monitor approved housing projects so that they can be implemented within the allocated time period.
- PR 6 : Coordinate and cooperate with the related agencies to execute restoration programmes for village areas.

## TRANSPORTATION

- PG 1 : Transportation issues must stressed more on the reduction of trip generations through more organised development pattern.
- PG 2 : Introduce a road hierarchy system to ensure a more organised and effective project implementation.
- PG 3 : Control and limit developments along both sides of major roads.
- PG 4 : Implement comprehensive road repair programmes and the construction of new roads.
- PG 5 : The Council and the Local Plan Authority shall create a more comprehensive traffic management scheme to increase the operational efficiency of existing facilities especially in the town centre.
- PG 6 : Improve the management methods and parking facilities in appropriate areas especially in the town centre and tourism areas.
- PG 7 : Facilities for pedestrians must be planned and developed to guarantee and increase safety.
- PG 8 : The quality of the bus and taxi services shall be comprehensively improved to create an efficient, comfortable and effective public transportation service.
- PG 9 : PBPT shall take steps to improve the landscape features and environment of certain roads.

## UTILITIES

- UT 1 : The irrigation and flood control system shall be improved to reduce the risks of property damage and to ensure water resources can be utilised appropriately.
- UT 2 : The management of the sewerage system shall be improved so that the level of cleanliness and health for residents can be increased.
- UT 3 : The management of the solid waste disposal system shall be improved to increase control and to avoid negative effects.
- UT 4 : The disposal of industrial wastes shall be given attention especially for material containing toxic elements.
- UT 5 : The Local Planning Authority shall cooperate with the agencies involved to accelerate the execution of electrical supply projects to ensure sufficient supply based on current and future needs.
- UT 6 : The Local Planning Authority shall be in close contact with the agencies concerned to ensure a sufficient supply of clean water for current and future needs.
- UT 7 : The Local Planning Authority shall cooperate with the agencies involved to control the rate of water loss and to avoid wastage.
- UT 8 : The Local Planning Authority shall cooperate with the agencies concerned to fully equip and increase the capacity of phone lines and public phones to support current and future needs.

## **SOCIAL FACILITIES**

- KM 1 : Coordinate and increase the cooperation with the parties involved to ensure the effectiveness of the planning and implementation of social facility projects.
- KM 2 : The Local Planning Authority shall assist in providing social facilities and services sufficiently and based on the priority, demand and needs of the local population.
- KM 3 : The Local Planning Authority shall ensure that social facilities provided are accessible to the residents and are in the vicinity of settlement centres.
- KM 4 : The Local Planning Authority shall ensure sufficient land allocation is provided to satisfy current and future needs.

## **ENVIRONMENT**

- AS 1 : The Local Planning Authority must strive to improve the quality of the environment.
- AS 2 : The Local Planning Authority must ensure that no excessive developments are implemented in areas categorised as environmentally sensitive areas such as mangroves and nipa forests.
- AS 3 : Allocation in the Environmental Quality Act as well as other laws related to the environment must be taken into consideration in determining the locations of all types of development activity.
- AS 4 : The adoption of the Environmental Control Guidelines shall be increased in the planning, implementation and control of developments.
- AS 5 : Sufficient buffer zones shall be provided to ensure control over air and noise pollution sources.
- AS 6 : Relocate industries unsuitable with their surrounding activities to the identified areas.
- AS 7 : The planting of trees and landscape shall be conducted immediately after the completion of earth works.

## **TOURISM AND RECREATION**

- PL 1 : Existing and potential tourism resources shall be identified and developed comprehensively.
- PL 2 : Development efforts in existing tourism locations shall be intensified to increase and strengthen their respective areas for the future.
- PL 3 : Certain initiatives shall be taken to develop as well as highlight tourism resources that possess historical, cultural and local heritage elements as tourist attractions for the future.
- PL 4 : Ensure that tourism development activities will not jeopardise the quality of the environment.
- PL 5 : Transportation networks linking tourist attraction centres shall be upgraded and priority shall be given to the repair and upgrade of existing access roads.
- PL 6 : Participation from the local residents shall be encouraged and shall be given the priority in the development of the tourism sector in the research area.

- PL 7 : The Local Planning Authority shall cooperate with the agencies concerned to ensure accommodation facilities are sufficiently provided to cater to the needs of tourism.
- PL 8 : The Local Planning Authority and the agencies involved shall encourage and expand the 'home stay' concept.
- PL 9 : Determine that recreational areas are sufficiently provided and are distributed based on the allocated hierarchy whilst maintaining existing and proposed recreational areas.

#### **COASTAL AND ESTUARIES**

- PM 1 : PBPT shall make an effort together with the parties involved to curb coastal erosion to reduce negative effects towards the environment and the economy.
- PM 2 : Control and take steps to prevent water pollution to ensure environmental quality.
- PM 3 : Efforts must be conducted to create the centralisation of fishing yield landings.
- PM 4 : PBPT shall strive to restore the ecosystem in coastal areas.

#### **MANAGEMENT AND FINANCE**

- PK 1 : The whole of Kota Bharu administrative area shall be included in the Kota Bharu District Council area.
- PK 2 : MDKB shall upgrade and improve its functions and roles as a Local Planning Authority as mentioned in Acts 171, 172 and 173.
- PK 3 : Restructure the organisational structure of the Council consistent with its role as a Local Planning Authority.
- PK 4 : A comprehensive study shall be conducted to study the aspects of human resources development, productivity improvement and Council services.
- PK 5 : The Council shall form an Urban Planning Unit and it shall be given sufficient staff to effectively function as a Local Planning Authority.
- PK 6 : The Council shall establish the Kota Bharu Structure Plan Coordination Committee (JPRSKB) to guide future planning and development.
- PK 7 : The Council shall be responsible to coordinate the planning and implementation of all development projects that are conducted by departments and government agencies at the territorial level.
- PK 8 : The Council shall strengthen its financial position including through the identification of new sources of income.



## **3.3**

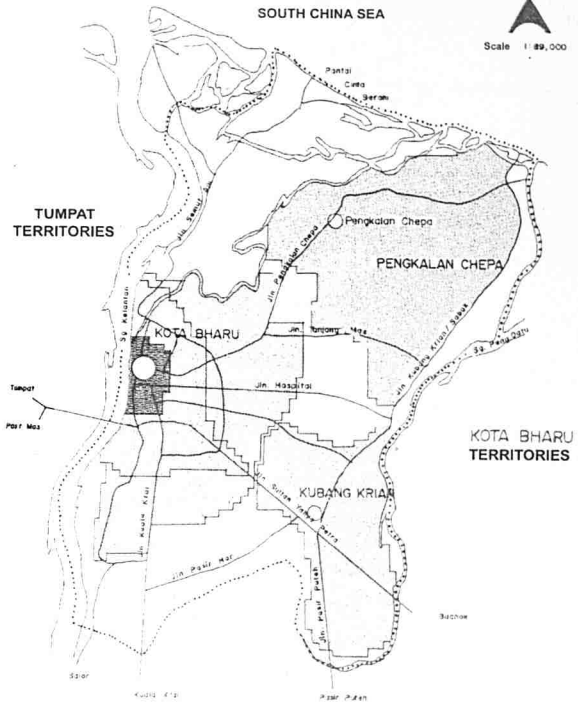
# **DEVELOPMENT PLAN**







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# DEVELOPMENT AREAS

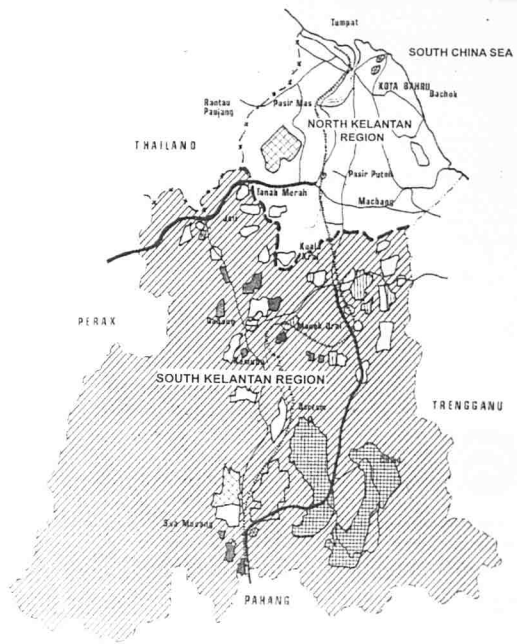
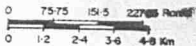













SOUTH CHINA SEA



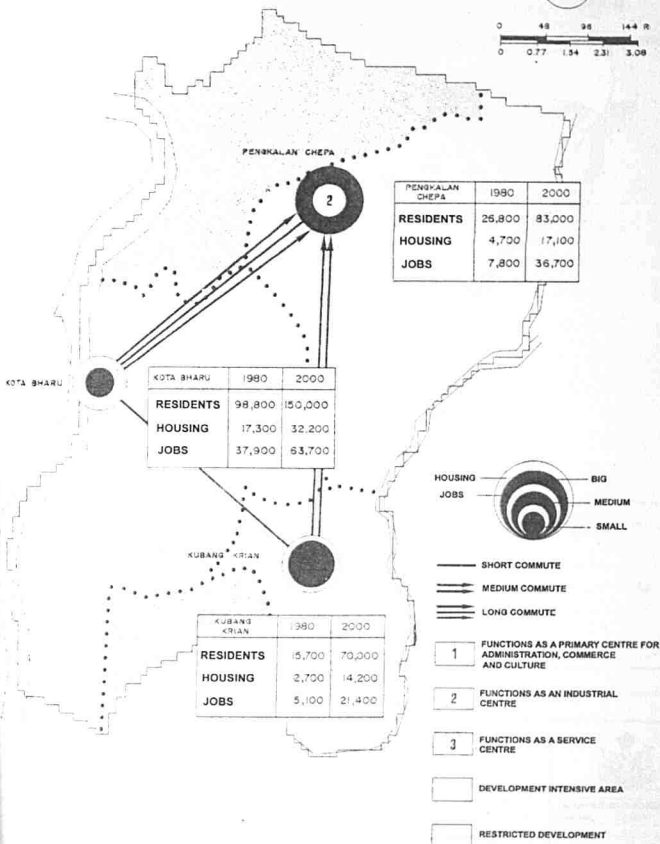
- |   |                               |   |              |
|---|-------------------------------|---|--------------|
|  | Outskirt of Urban Conurbation |  | Urban Centre |
|  | Planning Centre Area          |  | MPKB Border  |
|  | Commercial Area Centre        |  | MPKB Border  |

# KELANTAN STATE DEVELOPMENT



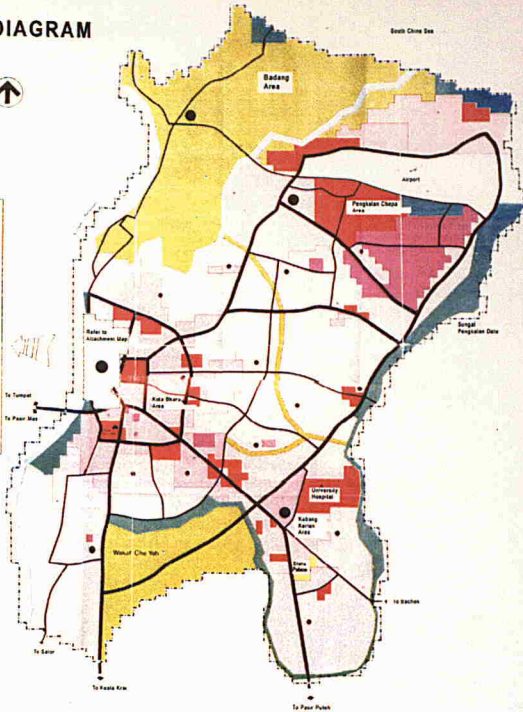
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|--|------------------------------|---|--------------------------|
|  | KESEDAR                      |  | Commercial Area          |
|  | Collective Settlement        |  | FELDA                    |
|  | State Land Development Board |  | Road                     |
|  | PERAK                        |  | Kelantan Regional Border |
|  | Class C Plan                 |  | Railway Track            |
|  |                              |  | Highway                  |

# SELECTED DEVELOPMENT STRATEGY



# KEY DIAGRAM

Ref: M/MS/7/PS-01



## STRUCTURE PLAN KOTA BHARU MUNICIPAL COUNCIL

### LEGEND



KOTA BHARU MUNICIPAL COUNCIL

*Signature*

THE CHAIRMAN, KOTA BHARU MUNICIPAL COUNCIL  
M/MS/7/PS-01  
M.A.S. MOHAMMAD KHALIL BUKARI



KELANTAN STATE GOVERNMENT

APPROVED: DATE:

TAJ TAR, TAN SRI DATU PAHA MOHAMMAD BIN MANSOR  
PUTU BUKARI SIA PUA SIA SIA  
PUSKAWAT JAMBUJANGKANG PERSEKUTUAN NEGARA

**4.0**  
**STRUCTURE PLAN OF**  
**JELI DISTRICT**  
**COUNCIL**

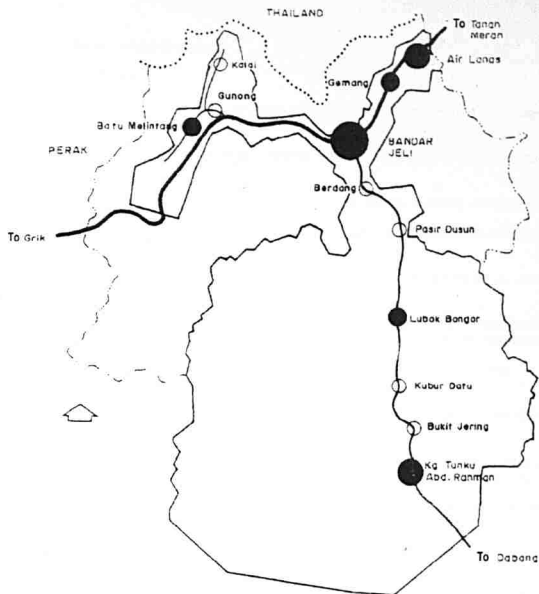
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#### 4.0 STRUCTURE PLAN OF JELI DISTRICT COUNCIL

##### 4.1 GENERAL INFORMATION OF STUDY AREA

State	:	Kelantan Darul Naim
Gazette Date	:	31 January 1991
Gazette Number	:	46
Utilization Length	:	-
Local Planning Authority	:	Jeli District Council
Study Area	:	Covering the whole Jeli District Council (MDJ)
Size of Study Area	:	785 square km
Population	:	43, 000 (2000 Forecast)
	:	50, 000 (2005 Forecast)
City / Town	:	Jeli





Settlement Status	Name of Settlement	Notes
● (Large Solid Black)	1- Bandar Jeli	Main Centre in the county and Jeli District Council
● (Medium Solid Black)	1- Air Panas 2- Kg. Tunku Abd. Rahman	Rural Centre status of KESEDAR settlement
● (Small Solid Black)	1- Batu Melintang 2- Gemang	Not listed as Rural Centre status in KESEDAR settlement
	3- Lubok Bongor	Rural Centre status of KESEDAR settlement
○ (Open Circle)	1- Kaiti 2- Kg. Berdang 3- Pasir Dusun 4- Kubur Datu 5- Bukit Jering 6- Gunong	New proposal

### Settlement Hierarchy



## **4.2 DEVELOPMENT POLICY**

### **LAND USE**

- POLICY 1: The Council shall create an organized and sufficient land use system for the needs of all types of development.
- POLICY 2: The Council shall cooperate with other agencies in identifying flood areas and the steps to reduce it.
- POLICY 3: The Council shall strive to develop its area by providing well-planned growth centres.
- POLICY 4: The Council shall cooperate with other agencies to control intrusions into government lands.
- POLICY 5: The Council shall encourage housing developments in areas identified as development priority areas.
- POLICY 6: The Council shall ensure that social facilities and community services are provided consistent with the hierarchy of settlements and future development priorities.
- POLICY 7: The Council shall ensure the expansion of industrial activities is focused in areas identified as industrial zones.
- POLICY 8: The Council shall strive to preserve green areas for ecological balance and environmental preservation.
- POLICY 9: The Council shall strive to control developments on both sides of the East-West Highway in its area.
- POLICY 10: The Council shall ensure that productive agricultural areas are preserved and their land use maintained.
- POLICY 11: The Council shall cooperate with other government agencies to ensure that permanent forest reserves are preserved and conserved.
- POLICY 12: The Council shall cooperate with other agencies in developing attractive and potential areas as tourist attractions.
- POLICY 13: The Council shall ensure that the Jeli Town Centre becomes as priority development area.
- POLICY 14: The Council shall ensure that communication and transportation facilities are expanded throughout its area.

### **HOUSING**

- POLICY 15: The Council shall conduct a comprehensive development programme to ensure a complete housing development management and coordination system.
- POLICY 16: The Council shall encourage and prioritise low-cost housing developments in the Council area consistent with local demands.
- POLICY 17: The Council shall strive to encourage private sector involvement by provision incentives in the development of housing projects
- POLICY 18: The Council shall cooperate and coordinate with the related agencies in implementing restoration programmes for village areas.

POLICY 19: The Council shall examine applications for the approval of new housing areas based on the key diagram as well as environmental requirements and related standards.

POLICY 20: The construction of squatter houses is not allowed and existing squatter settlements shall be relocated when required.

POLICY 21: The Council shall monitor approved housing projects to assure its completion within the allocated time.

#### **COMMERCIAL AND PLANNING**

POLICY 22: The Council shall ensure that business spaces and commercial facilities are sufficiently provided.

POLICY 23: The Council shall ensure that support facilities are sufficiently and comfortably provided.

POLICY 24: The Council shall provide secure and comfortable business locations along the highway and certain major roads to facilitate the public.

POLICY 25: The Council shall ensure that materials and the designs for retail premises are safe and suitable with the image of the town centre.

POLICY 26: The Council shall strive to increase the participation and transactional skills of Bumiputeras in the business sector.

#### **JELI TOWN CENTRE**

POLICY 27: The Council shall give priority in encouraging the development of the Jeli New Town Centre.

POLICY 28: The Council shall increase development coordination with all government departments and agencies.

POLICY 29: The Council with the cooperation from government agencies shall provide sufficient support facilities in encouraging business developments in the Jeli Town Centre.

POLICY 30: The Council shall re-examine the planning for the Jeli town centre with KESEDAR so that its land use pattern can be adapted with current needs and the urban economic reality.

POLICY 31: The Council shall provide a pedestrian footpath between the old and new Town Centres.

POLICY 32: The Council with cooperation from other agencies shall hasten the provision of facilities in the Jeli New Town Centre.

POLICY 33: The Council shall develop rest areas in certain locations along the East-West highway.

POLICY 34: The Council shall not allow land use conflicting with the types of activities allocated in the plan for Town Centre developments.

#### **INDUSTRIAL**

POLICY 35: The Council shall cooperate with the related agencies in the effort to develop light industries by providing sufficient sites and support facilities.

POLICY 36: The Council shall ensure that the expansion of small industries is organised and progressive.

POLICY 37: The Council shall cooperate with other agencies in encouraging the growth of the tourism industry.

POLICY 38: The Council shall ensure that the expansion of workshops is organised and progressive.

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

POLICY 39: The Council shall coordinate with and increase cooperation with the parties involved to ensure the effectiveness of planning and the implementation of social service projects.

POLICY 40: The Council shall assist in providing social facilities based on the priorities and needs of local residents.

POLICY 41: The Council shall assist in ensuring that social facilities are placed in locations accessible to residents and in settlement centres.

#### **INFRASTRUCTURE AND UTILITIES**

POLICY 42: The Council shall increase cooperation with the agencies/departments concerned with infrastructure facilities and utilities to ensure that the particular services have consistent planning programmes and implementation.

POLICY 43: The Council shall assist and cooperate with the rural development agency to increase the coverage and quality of infrastructure facilities.

POLICY 44: The Council shall ensure that new developments are implemented in areas with sufficient infrastructure facilities or in areas that allow minimal operational costs.

POLICY 45: The Council shall ensure that every household receives clean and sufficient water supply from JKR.

POLICY 46: The Council shall improve the garbage collection and disposal service in the council area to guarantee environmental cleanliness.

POLICY 47: The Council shall strive to improve residents' quality of health by having a proper sewerage system.

POLICY 48: The Council shall strive to provide an integrated drainage system to control the flood problem in the council area.

POLICY 49: The Council and JPS shall ensure that the planned irrigation system can function fully to increase agricultural productivity and control floods.

POLICY 50: The Council shall assist LLN in ensuring proper electrical supply throughout the council area.

POLICY 51: The Council shall assist STMB in ensuring that developments in the Council area receive sufficient telephone services consistent with the population demand.

#### **TRANSPORTATION**

POLICY 52: The Council shall strive towards upgrading road link networks throughout the Council area to ease traffic flow.

POLICY 53: The Council shall assist transportation companies in improving the public transportation service in the Council area.

POLICY 54: The Council shall provide sufficient parking spaces in the town centre consistent with urban growth.

POLICY 55: The Council shall provide parking spaces for heavy vehicles in suitable locations equipped with the related support facilities.

#### **ENVIRONMENT**

POLICY 56: The Council shall control air, water and noise pollution sources through current legal and non-legal provisions.

POLICY 57: The Council shall control the establishment of industries and shall create buffer zones in the Jeli industrial zone.

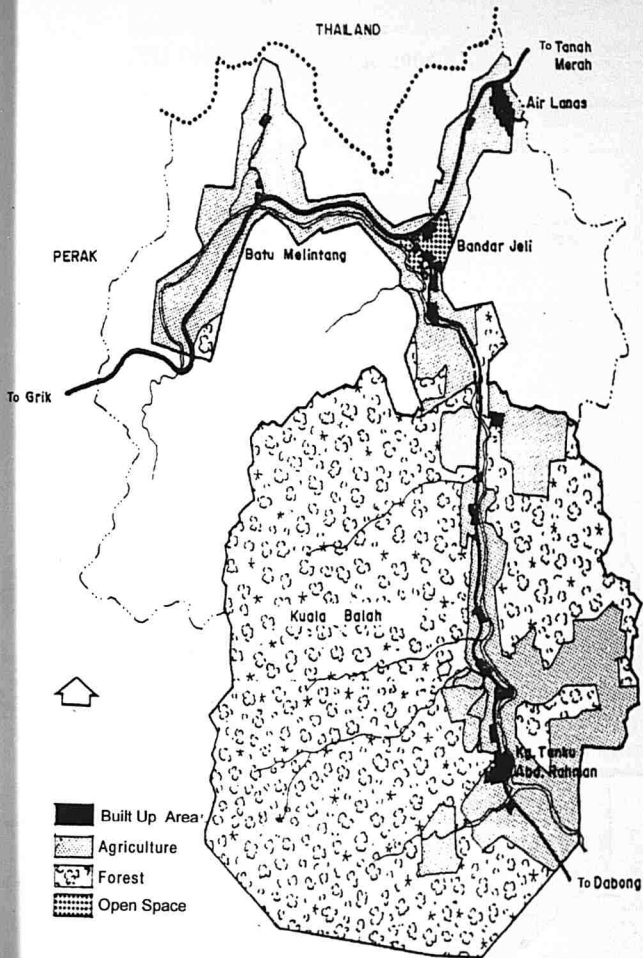
POLICY 58: The Council shall maintain and preserve certain natural resource areas covering forest areas, productive agricultural lands and major rivers.

POLICY 59: The Council shall create, restore and beautify the physical environment by balancing between hard landscape and soft landscape structures.

POLICY 60: The Council shall create and upgrade landscape programmes along highways and major roads.

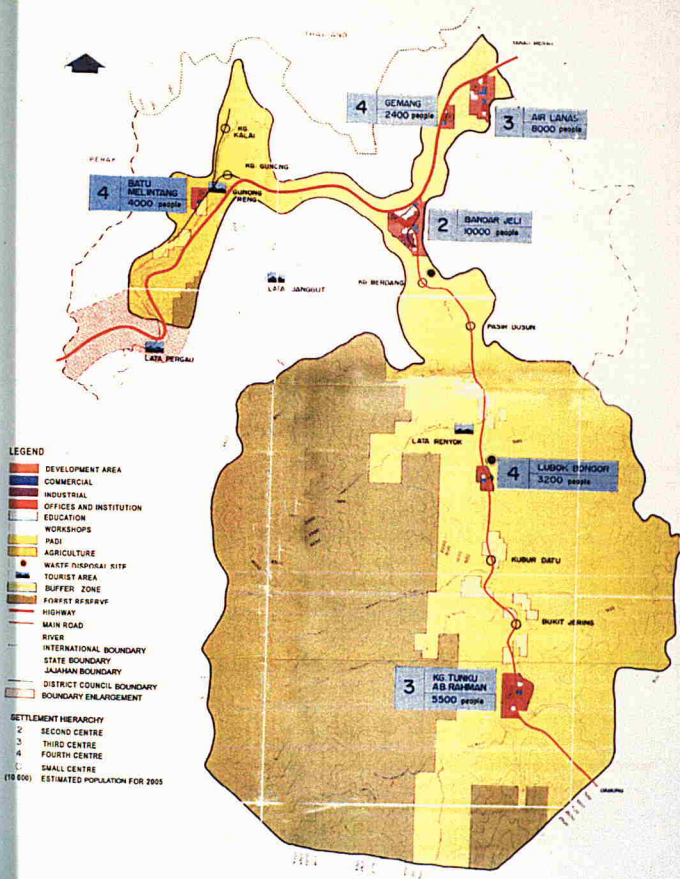
**4.3**  
**DEVELOPMENT PLAN**

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Existing Land Use

# KEY DIAGRAM DRAFT STRUCTURE PLAN OF JELI DISTRICT COUNCIL 2005



**5.0**  
**STRUCTURE PLAN OF**  
**MACHANG DISTRICT**  
**COUNCIL**

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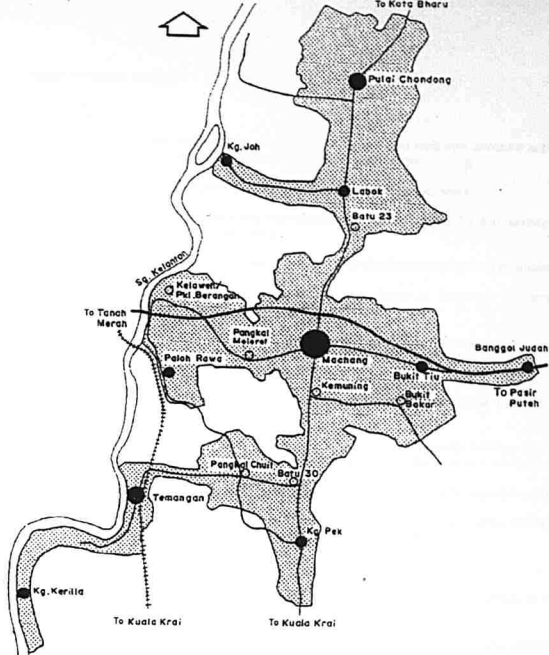


## 5.0 STRUCTURE PLAN OF MACHANG DISTRICT COUNCIL

### 5.1 GENERAL INFORMATION OF STUDY AREA

State	:	Kelantan Darul Naim
Gazette Date	:	31 January 1991
Gazette Number	:	44
Utilization Length	:	-
Local Planning Authority	:	Machang District Council
Study Area	:	Covering the whole Machang District Council areas
Size of Study Area	:	5.23 square km
Population	:	63, 900 (2000 Forecast) 70, 000 (2005 Forecast)
City / Town	:	Machang Pulai Chondong Temangan





Settlement Status	Name of Settlement	Note
●	1. Machang	
●	1. Pulai Chandong 2. Temangan	
●	1. Bukit Tiu	New proposal upgrade to 4
	2. Labok 3. Banggol Judah 4. Kg. Pek	New proposal upgrade to fourth and Rural Growth Centre
	5. Kg. Joh 6. Kg. Keritta 7. Paloh Rowa	Rural Growth Centre
○	1. Batu 23 2. Kemuning / Pangkal Berangan 3. Kelaweh / Pangkal Berangan 4. Pangkal Meleret 5. Batu 30 6. Pangkal Chuit 7. Bukit Bakar	New Proposal

Machang District Council Hierarchy

## **5.2 DEVELOPMENT POLICY**

### **LAND USE**

- POLICY 1: The Council shall ensure an efficient and organised land use structure especially in urban development areas and major settlement centres.
- POLICY 2: The Council shall strive to control developments along highways.
- POLICY 3: The Council shall cooperate with agricultural agencies to identify and develop idle and unproductive agricultural lands.
- POLICY 4: The Council shall ensure productive agricultural lands preserved and maintained.
- POLICY 5: The Council shall cooperate with the Department of Drainage and Irrigation in identifying flood areas and the steps to reduce it.
- POLICY 6: The Council shall encourage housing developments in identified areas.
- POLICY 7: The Council shall ensure only low-density housing developments in villages.
- POLICY 8: The Council shall ensure the expansion of industrial activities is focused in areas identified as industrial zones.
- POLICY 9: The Council shall ensure that social facilities and community services are provided consistent with the hierarchy of settlements and future development priorities.
- POLICY 10: The Council shall create buffer zones for industrial and garbage disposal areas.
- POLICY 11: The Council shall re-evaluate administrative boundaries to increase the level of service and to streamline development coordination control.

### **HOUSING**

- POLICY 12: The Council shall conduct a comprehensive development programme to ensure a complete housing development management and coordination system.
- POLICY 13: The Council shall encourage and prioritise low-cost housing developments in the Council area consistent with local demands.
- POLICY 14: The Council shall cooperate and coordinate with the related agencies in implementing restoration programmes for village areas.
- POLICY 15: The Council shall strive to encourage private sector involvement by provision of incentives in the development of housing projects.
- POLICY 16: The Council shall examine applications for the approval of new housing areas based on the key diagram as well as environmental requirements and related standards.
- POLICY 17: The construction of squatter houses is not allowed and existing squatter settlements shall be relocated when required.
- POLICY 18: The Council shall monitor approved housing projects to assure completion within the allocated time.

### **COMMERCIAL AND BUSINESS**

- POLICY 19: The Council shall ensure that business spaces and commercial facilities are sufficiently provided.

POLICY 20: The Council shall ensure that support facilities are sufficiently and comfortably provided.

POLICY 21: The Council shall provide secure and comfortable business locations along the highway and certain major roads to facilitate the public

POLICY 22: The Council shall ensure that materials and the designs for retail premises are safe and suitable with the image of the town centre.

POLICY 23: The Council shall re-evaluate the old retail area of the Machang town to enhance its function as a business centre.

POLICY 24: The Council shall strive to increase the participation and transactional skills of Bumiputeras in the business sector.

#### **TOWN CENTRE**

POLICY 25: The Council shall preserve and develop the Town Centre area as a major administrative, business and services centre in the Council area.

POLICY 26: The Council shall identify and develop workshops and light industries on the fringes of Machang town.

POLICY 27: The Council shall relocate and provide area for government institutions on the outskirts of Machang town.

POLICY 28: The Council shall repair and improve the circulation system in the Machang town to ensure the safety of users especially pedestrians.

POLICY 29: The Council shall increase and strengthen Bumiputera involvement in business and commercial activities.

POLICY 30: The Council shall cooperate with government agencies such as PKINK to develop the business growth centre.

POLICY 31: The Council shall restructure the old town area.

#### **INDUSTRIAL**

POLICY 32: The Council shall cooperate with the related agencies in the effort to develop light industries by providing sufficient sites and support facilities.

POLICY 33: The Council shall ensure that the growth of workshops is controlled and progressive.

POLICY 34: The Council shall ensure that the growth of small industries is organised and progressive.

POLICY 35: The Council shall cooperate with other agencies in encouraging the growth of the tourism industry to increase attractiveness and productivity.

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

POLICY 36: The Council shall coordinate with and increase cooperation with the parties involved to ensure the effectiveness of planning and the implementation of social service projects.

POLICY 37: The Council shall assist in providing social facilities based on the priorities and needs of local residents.

POLICY 38: The Council shall assist in ensuring that social facilities are placed in locations accessible to residents and in settlement centres.

POLICY 39: The Council shall assist to ensure that sufficient land and sites are provided to satisfy current and future needs.

POLICY 40: The Council shall develop recreational facilities especially for district and regional level.

#### **INFRASTRUCTURE AND UTILITIES**

POLICY 41: The Council shall increase cooperation with the agencies/departments concerned with infrastructure facilities and utilities to ensure a coordinated planning and implementation of infrastructure programmes.

POLICY 42: The Council shall assist and cooperate with the rural development agency to increase the coverage and quality of infrastructure facilities.

POLICY 43: The Council shall ensure that new developments are implemented in areas with sufficient infrastructure facilities or in areas that allow minimal operational costs.

POLICY 44: The Council shall assist JKR in ensuring that every household receives clean and sufficient water supply.

POLICY 45: The Council shall improve the garbage collection and disposal service in the council area to guarantee environmental cleanliness.

POLICY 46: The Council shall strive to improve residents' quality of health by having a proper sewerage system.

POLICY 47: The Council shall strive to provide a integrated drainage system to control the flood problem in the council area.

POLICY 48: The Council and JPS shall ensure that the planned irrigation system can function fully to increase agricultural productivity and control floods.

POLICY 49: The Council shall assist LLN in ensuring complete electrical supply throughout the council area.

POLICY 50: The Council shall assist STMB in ensuring that developments in the Council area receive sufficient telephone services consistent with the population demand.

#### **TRANSPORTATION**

POLICY 51: The Council shall strive towards upgrading road link networks throughout the Council area to ease traffic flow.

POLICY 52: The Council shall assist transportation companies in improving the public transportation service throughout the Council area.

POLICY 53: The Council shall manage the traffic system in a more efficient and organised manner especially in the city.

POLICY 54: The Council shall provide sufficient and comfortable parking spaces in the town centre consistent with urban growth.

POLICY 55: The Council shall provide parking spaces for heavy vehicles in suitable locations equipped with the related support facilities.

#### **ENVIRONMENT**

POLICY 56: The Council with the cooperation from the Department of Environment shall control air, water and noise pollution sources through legal and non-legal allocations.

- POLICY 57: The Council shall ensure quarry activities in Chondong Island can reduce its negative effects towards the environment.
- POLICY 58: The Council shall create buffer zones in new industrial locations to reduce the problems caused by air pollution.
- POLICY 59: The Council shall maintain and preserve certain natural resource areas covering forest areas, productive agricultural lands and major rivers.
- POLICY 60: The Council shall preserve historical buildings and sites.
- POLICY 61: The Council shall preserve and maintain landscape features in rural village areas.
- POLICY 62: The Council shall create, restore and beautify the physical environment by balancing between hard landscape and soft landscape structures.
- POLICY 63: The Council shall create and upgrade landscape programmes along highways and major roads.

**5.3**  
**DEVELOPMENT PLAN**

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# KEY DIAGRAM

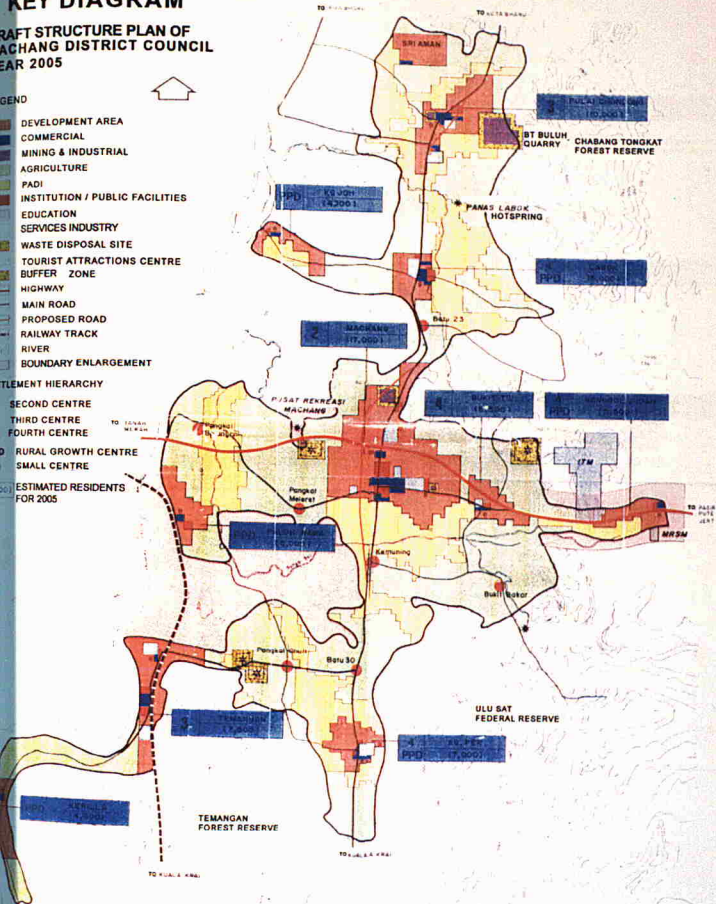
## DRAFT STRUCTURE PLAN OF MACHANG DISTRICT COUNCIL YEAR 2005

### LEGEND

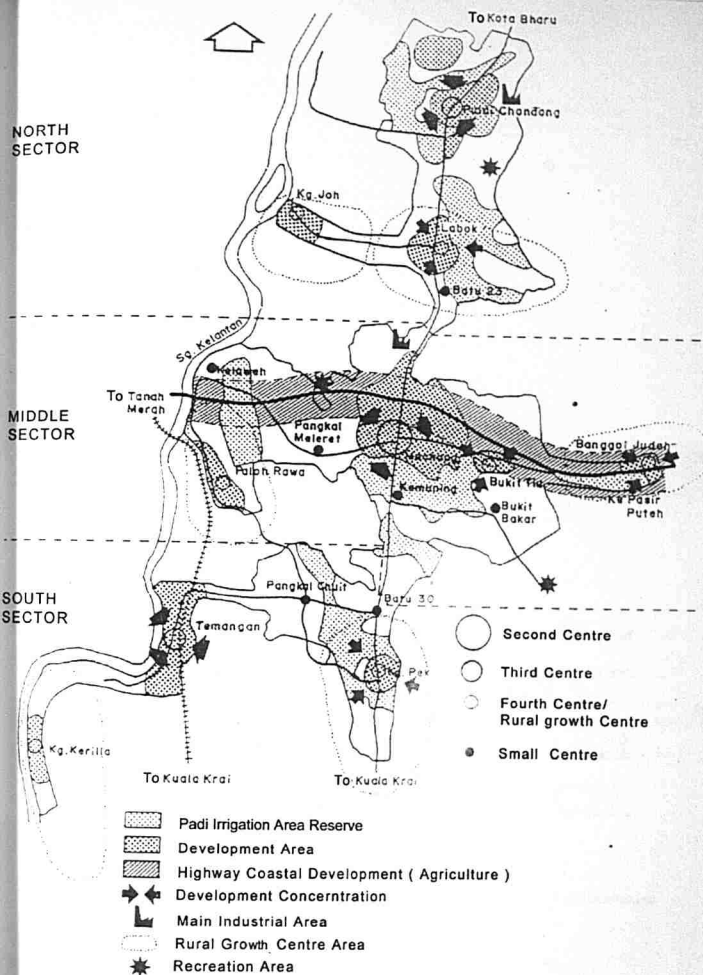
- DEVELOPMENT AREA
- COMMERCIAL
- MINING & INDUSTRIAL
- AGRICULTURE
- PADI
- INSTITUTION / PUBLIC FACILITIES
- EDUCATION
- SERVICES INDUSTRY
- WASTE DISPOSAL SITE
- TOURIST ATTRACTIONS CENTRE
- BUFFER ZONE
- HIGHWAY
- MAIN ROAD
- PROPOSED ROAD
- RAILWAY TRACK
- RIVER
- BOUNDARY ENLARGEMENT

### DEVELOPMENT HIERARCHY

- SECOND CENTRE
- THIRD CENTRE
- FOURTH CENTRE
- RURAL GROWTH CENTRE
- SMALL CENTRE
- ESTIMATED RESIDENTS FOR 2005







**SPATIAL DEVELOPMENT STRATEGY**

**6.0**  
**STRUCTURE PLAN OF**  
**PASIR PUTEH**  
**DISTRICT COUNCIL**

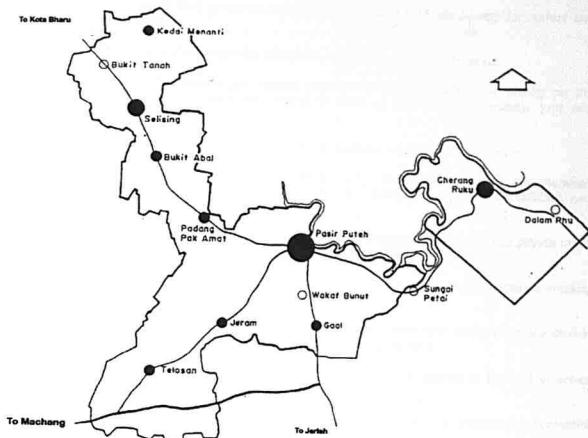
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## 6.0 STRUCTURE PLAN OF PASIR PUTEH DISTRICT COUNCIL

### 6.1 GENERAL INFORMATION OF STUDY AREA

State	:	Kelantan Darul Naim
Gazette Date	:	31 January 1991
Gazette Number	:	45
Utilization Length	:	-
Local Planning Authority	:	Pasir Puteh District Council
Study Area	:	Covering the whole Pasir Puteh District Council
Size of Study Area	:	50 square miles
Population	:	70, 000 (2000 Forecast)
	:	75, 000 (2005 Forecast)
City / Town	:	Pasir Puteh





**Settlement Level**

● **Secondary Settlement**

● **Third Settlement**

● **Fourth Settlement (PPD)**

○ **Small Centre**

**Settlement Name**

1- Pasir Puteh

1- Cherang Ruku  
2- Selising

1- Padang Pak Amat  
2- Kedai Menanti  
3- Bukit Abal  
4- Jeram  
5- Telosan  
6- Gool

1- Dalam Rhu  
2- Wakaf Bunut  
3- Bukit Tanah  
4- Sungai Petai

**Notes**

- Proposed improvement from Fourth Settlement

} Rural Growth Centres  
and Newly Proposed Fourth Settlement

} New Proposal

**Settlement Hierarchy**

## 6.2 DEVELOPMENT POLICY

### LAND USE

- POLICY 1: The Council shall create an organised and efficient land use system for current and future needs.
- POLICY 2: The Council shall cooperate with other agencies to develop idle lands.
- POLICY 3: The Council through the related government agencies shall give priority on the development of productive agricultural lands so that they can increase jobs and income for farmers.
- POLICY 4: The Council shall preserve productive agricultural areas from other use.
- POLICY 5: The Council shall encourage new housing development around the identified settlement centres and give priority towards areas with good public facilities and accessibility.
- POLICY 6: The Council shall encourage the construction of low cost houses in idle private lands as well as government lands.
- POLICY 7: The Council shall encourage medium cost housing projects in the identified housing areas.
- POLICY 8: The Council shall ensure that social facilities and community services are provided in coordination with settlements and future development focus.
- POLICY 9: The Council shall ensure that the growth of small industries is focused in areas identified as industrial zones.
- POLICY 10: The Council shall cooperate with other agencies in developing attractive and potential areas as tourist attractions.
- POLICY 11: The Council shall ensure that certain green areas are preserved to maintain ecological and environmental balance.
- POLICY 12: The Council shall re-evaluate its boundaries in certain areas.

### HOUSING

- POLICY 13: The Council shall conduct a comprehensive development programme to ensure a complete housing development management and coordination system.
- POLICY 14: The Council shall encourage and prioritise low-cost housing developments in the Council area consistent with local demands.
- POLICY 15: The Council shall strive to encourage private sector involvement by provision of incentives in the development of housing projects
- POLICY 16: The Council shall cooperate and coordinate with the related agencies in implementing restoration programmes for village areas.
- POLICY 17: The Council shall examine applications for the approval of new housing areas based on the key diagram as well as environmental requirements and related standards.
- POLICY 18: The construction of squatter houses is not allowed and existing squatter settlements shall be relocated when required.
- POLICY 19: The Council shall monitor approved housing projects to assure completion within the allocated time.

## **COMMERCIAL AND PLANNING**

- POLICY 20: The Council shall ensure that business spaces and commercial facilities are sufficiently provided.
- POLICY 21: The Council shall ensure that support facilities are sufficiently and comfortably provided.
- POLICY 22: The Council shall provide secure and comfortable business locations along the highway and certain major roads to facilitate the public.
- POLICY 23: The Council shall ensure that materials and the designs for retail premises are safe and suitable with the image of the town centre.
- POLICY 24: The Council shall strive to increase the participation and transactional skills of Bumiputeras in the business sector.

## **TOWN CENTRE**

- POLICY 25: The Council shall encourage the development of business spaces in empty lots and old housing and residential sites in the town centre.
- POLICY 26: The Council shall create a traffic management system and comprehensive pedestrian routes in the Town Centre.
- POLICY 27: The Council shall ensure that the positioning of government offices and business centres are integrated to ease public use.
- POLICY 28: The Council shall encourage the participation of Bumiputeras in business activities in the town centre.
- POLICY 29: The Council shall ensure that the role of Pasir Puteh as a Town Centre and the district council.
- POLICY 30: The Council shall ensure no conflicting land use in the town centre.

## **INDUSTRIAL**

- POLICY 31: The Council shall cooperate with the related agencies in the effort to develop light industries by providing sufficient sites and support facilities.
- POLICY 32: The Council shall ensure that the expansion of small industries is organised and progressive.
- POLICY 33: The Council shall ensure that the expansion of small industries is organised and progressive.
- POLICY 34: The Council shall cooperate with other agencies in encouraging growth in the tourism industry to increase attractiveness and productivity.

## **SOCIAL FACILITIES AND COMMUNITY SERVICES**

- POLICY 35: The Council shall coordinate and increase cooperation with the parties involved to ensure the effectiveness of planning and the implementation of social service projects.
- POLICY 36: The Council shall assist in providing social facilities and community services based on the priorities, demands and needs of local residents.
- POLICY 37: The Council shall assist in ensuring that social facilities are placed in locations accessible to residents and are near settlement centres.

POLICY 38: The Council shall ensure sufficient allocation of lands to satisfy current and future needs.

POLICY 39: The Council shall modernise and develop recreational facilities especially in provisions for the district and the region.

#### **INFRASTRUCTURE AND UTILITIES**

POLICY 40: The Council shall increase cooperation with the agencies/departments concerned in providing infrastructure facilities.

POLICY 41: The Council shall assist and cooperate with the rural development agency to increase the coverage and quality of infrastructure facilities.

POLICY 42: The Council shall ensure that new developments are implemented in areas with sufficient infrastructure facilities or in areas that allow implementation using minimal costs.

POLICY 43: The Council shall cooperate with JKR to ensure that every household receives clean and sufficient tap water supply.

POLICY 44: The Council shall upgrade and widen the garbage collection and disposal service.

POLICY 45: The Council shall strive to improve residents' quality of health by having a proper sewerage system.

POLICY 46: The Council shall strive to provide an integrated drainage system to control the flood problem in the council area.

POLICY 47: The Council shall cooperate with the JPS to ensure that the planned irrigation system can function fully to increase agricultural productivity and control floods.

POLICY 48: The Council shall ensure proper electrical supply service throughout the council area.

POLICY 49: The Council shall assist STMB in ensuring that developments in the Council area receive sufficient telephone services consistent with the population demand.

#### **TRANSPORTATION**

POLICY 50: The Council shall provide sufficient parking spaces in the town centre consistent with urban growth.

POLICY 51: The Council shall provide parking spaces for heavy vehicles in suitable locations equipped with the related support facilities.

POLICY 52: The Council shall strive towards upgrading road link networks throughout the area to ease traffic flow.

POLICY 53: The Council shall assist transportation companies in improving the public transportation service throughout the Council area.

POLICY 54: The Council shall manage the traffic system in a more and efficient and organised manner especially in the city.

POLICY 55: The Council shall cooperate with the agencies involved in providing support facilities in a mini port.

## ENVIRONMENT

POLICY 56: The Council shall control air, water and noise pollution sources through legal and non-legal means.

POLICY 57: The Council shall create buffer zones in new industrial locations.

POLICY 58: The Council shall maintain and preserve certain natural resource areas covering forest areas, highlands, productive agricultural lands, beaches and major rivers.

POLICY 59: The Council shall preserve and beautify historical buildings and sites.

POLICY 60: The Council shall preserve and maintain landscape features in village areas.

POLICY 61: The Council shall create, restore and beautify the physical environment by balancing between hard landscape and soft landscape structures.

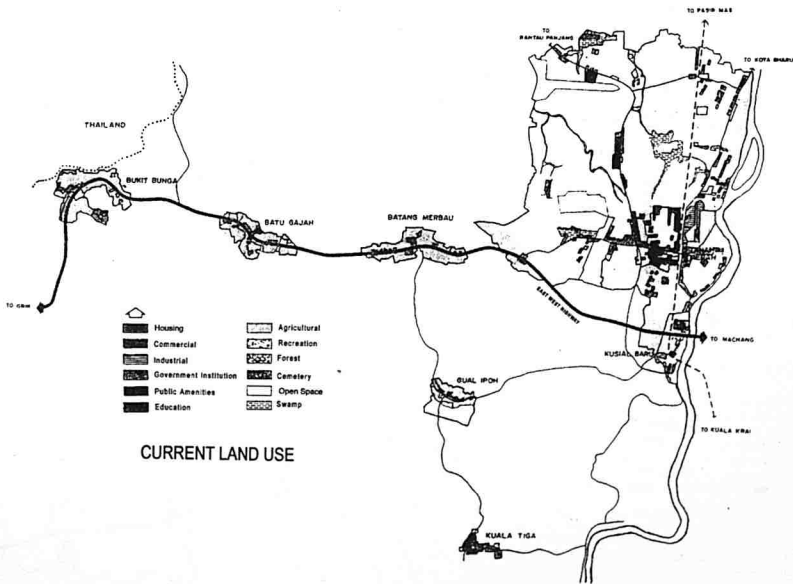
POLICY 62: The Council shall create and upgrade landscape programmes along highways and major roads.

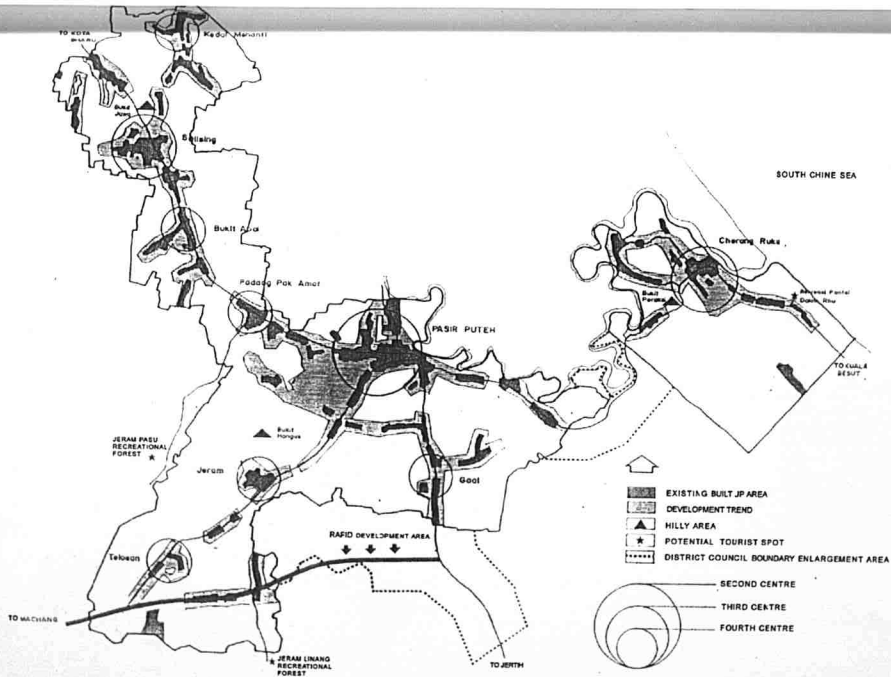


## **6.3**

# **DEVELOPMENT PLAN**

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SPATIAL DEVELOPMENT STRATEGY

# KEY DIAGRAM

## DRAFT STRUCTURE PLAN OF PASIR PUTEH DISTRICT COUNCIL YEAR 2000

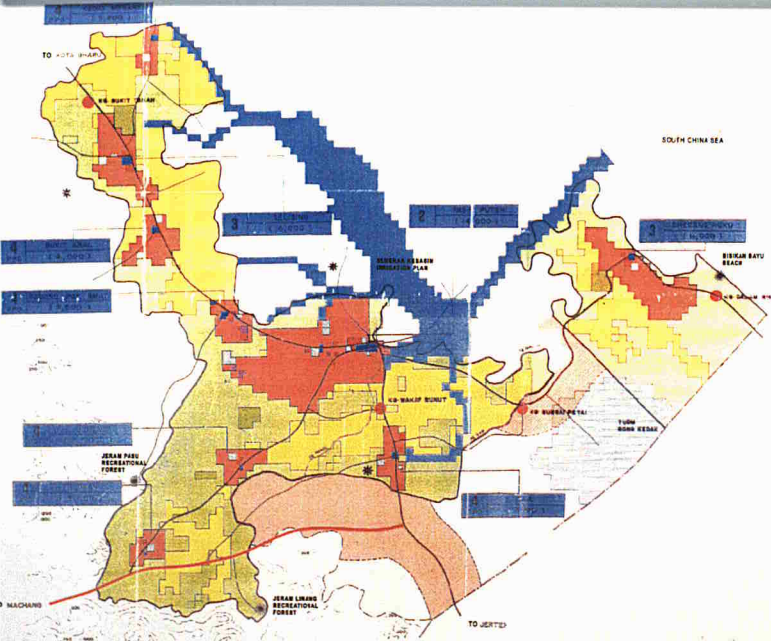


### LEGEND

- DEVELOPMENT AREA ←
- COMMERCIAL
- INSTITUTION & PUBLIC FACILITIES
- EDUCATION
- INDUSTRIAL
- SMALL CENTRE
- PADI
- IRRIGATION PLAN
- RIVER
- AGRICULTURE AND VILLAGES
- FOREST / HILL
- TOURIST ATTRACTIONS
- BORDER ENLARGEMENT AREA
- WASTE DISPOSAL AREA
- ARMY AREA
- HIGHWAY
- MAIN ROAD
- SMALL ROAD
- STATE BOUNDARY
- COUNTY BOUNDARY
- DISTRICT COUNCIL BOUNDARY

### SETTLEMENT HIERARCHY

- SECOND CENTRE
- THIRD CENTRE
- FOURTH CENTRE
- RURAL GROWTH CENTRE
- POPULATION ESTIMATION FOR 2005



Source: Structure Plan Pasir Puteh District Council

**7.0**  
**STRUCTURE PLAN OF**  
**TANAH MERAH DISTRICT**  
**COUNCIL**

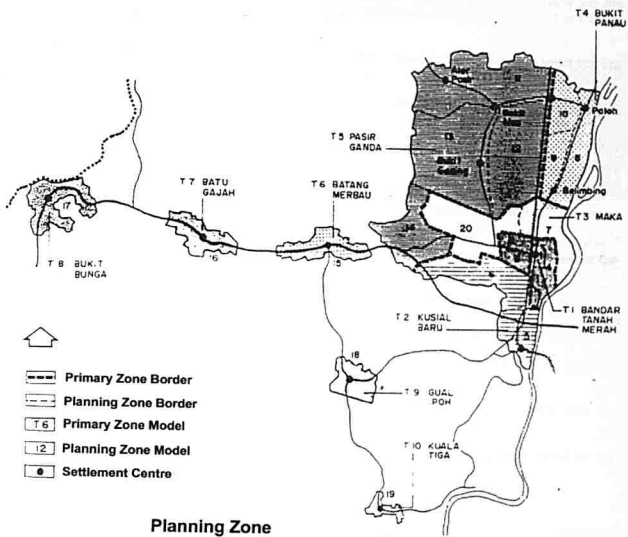
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## 7.0 STRUCTURE PLAN OF TANAH MERAH DISTRICT COUNCIL

### 7.1 GENERAL INFORMATION OF STUDY AREA

State	:	Kelantan Darul Naim
Gazette Date	:	31 January 1991
Gazette Number	:	43
Utilization Length	:	-
Local Planning Authority	:	Tanah Merah District Council
Study Area	:	Covering the whole Tanah Merah District Council areas
Size of Study Area	:	136.6 square km
Population	:	60, 000 (2000 Forecast) 70, 000 (2005 Forecast)
City / Town	:	Tanah Merah





## 7.2 DEVELOPMENT POLICY

### LAND USE

- POLICY 1: The Council shall ensure an efficient and organised land use structure especially in major settlement centres and along highways.
- POLICY 2: The Council through the related government agencies shall give priority on the development of productive agricultural lands to improve the economy in the Council area.
- POLICY 3: The Council shall cooperate with government agencies to develop idle lands that are potentially productive.
- POLICY 4: The Council shall make an effort to overcome the flooding problem through the repair and the creation of a comprehensive and proper drainage and irrigation system.
- POLICY 5: The Council shall make an effort to control developments along highways.
- POLICY 6: The Council shall only allow industrial developments in certain areas.
- POLICY 7: The Council shall cooperate with other agencies in developing attractive and potential areas as tourist attractions.
- POLICY 8: The Council shall encourage the development of new housing areas as shown in the key diagram of the Structure Plan.
- POLICY 9: The Council shall ensure only low-density housing developments in village areas.
- POLICY 10: The Council shall create buffer zones for industrial and garbage disposal areas.
- POLICY 11: The Council shall ensure that certain green areas are preserved to maintain ecological and environmental balance.
- POLICY 12: The Council shall ensure that public facilities are provided consistent with the hierarchy of settlements and future development priorities.
- POLICY 13: The Council shall re-evaluate its administrative boundaries for the purpose of the coordination development areas.

### HOUSING

- POLICY 14: The Council shall formed a comprehensive development programme to ensure a complete housing development management and coordination system.
- POLICY 15: The Council shall encourage and prioritise low-cost housing developments in the Council area consistent with local demands.
- POLICY 16: The Council shall strive to encourage private sector involvement by provision of incentives in the development of housing projects
- POLICY 17: The Council shall cooperate and coordinate with the related agencies in implementing restoration programmes for village areas.
- POLICY 18: The Council shall examine applications for the approval of new housing areas based on the key diagram as well as environmental requirements and related standards.
- POLICY 19: The construction of squatter houses is not allowed and existing squatter settlements shall be relocated when required.



POLICY 20: The Council shall monitor approved housing projects to assure completion within the allocated time.

#### COMMERCIAL

POLICY 21: The Council shall ensure that business spaces and commercial facilities are sufficiently provided.

POLICY 22: The Council shall ensure that support facilities are sufficiently and comfortably provided.

POLICY 23: The Council shall control the growth of shops and stalls as well as commercial support facilities so that business areas are more organised and progressive.

POLICY 24: The Council shall ensure that materials and the designs for retail premises are consistent and suitable with the respective settlement centres.

POLICY 25: The Council shall strive to increase the participation and transactional skills of Bumiputeras in the business sector.

#### TOWN CENTRE

POLICY 26: The Council shall implement a comprehensive town centre land use planning to create an environment that is efficient, progressive and suitable with its function as an administrative and business centre of the Council and the Tanah Merah Territories.

POLICY 27: The Council shall plan and implement developments in the town centre based on the concept of optimally using business activities and government institutions.

POLICY 28: The Council shall implement an efficient, comfortable and safe traffic management system.

POLICY 29: The Council shall implement a comprehensive pedestrian system.

POLICY 30: The Council shall plan and implement the development of stall spaces in strategic locations to increase job opportunities for local residents.

POLICY 31: The Council shall control growth of retail premises to avoid widespread and scattered developments.

POLICY 32: The Council shall provide sufficient parking spaces in suitable locations.

#### INDUSTRIAL

POLICY 33: The Council shall cooperate with the related agencies in the effort to develop light industries by providing sufficient sites and support facilities.

POLICY 34: The Council shall ensure that the expansion of small industries is organised and progressive.

POLICY 35: The Council shall ensure that the expansion of small industries is organised and progressive.

POLICY 36: The Council shall cooperate with other agencies in encouraging growth in the tourism industry to increase attractiveness and productivity.

## **SOCIAL FACILITIES AND COMMUNITY SERVICES**

- POLICY 37: The Council shall coordinate and increase cooperation with the parties involved to ensure the effectiveness of planning and the implementation of social service projects.
- POLICY 38: The Council shall assist in providing community services based on the priorities, demands and needs of local residents.
- POLICY 39: The Council shall assist in ensuring that social facilities are placed in locations accessible to residents and in settlement centres.
- POLICY 40: The Council shall ensure sufficient allocation of lands to satisfy current and future needs.
- POLICY 41: The Council shall ensure that the planning for recreational areas satisfies the needs of the population.

## **INFRASTRUCTURE AND FACILITIES**

- POLICY 42: The Council shall increase cooperation with the agencies/departments concerned with infrastructure facilities and utilities to ensure that the particular services have consistent planning programmes and implementation.
- POLICY 43: The Council shall assist and cooperate with the rural development agency to increase the coverage and quality of infrastructure facilities.
- POLICY 44: The Council shall ensure that new developments are implemented in areas with sufficient infrastructure facilities or in areas that allow minimal operational costs.
- POLICY 45: The Council shall assist the JKR to ensure that every household receives clean and sufficient tap water supply.
- POLICY 46: The Council shall improve the garbage collection and disposal service in the council area to guarantee environmental cleanliness.
- POLICY 47: The Council shall strive to improve residents' quality of health by having a proper sewerage system.
- POLICY 48: The Council shall strive to provide a integrated drainage system to control the flood problem in the Council area.
- POLICY 49: The Council and JPS shall ensure that the planned irrigation system can function fully to increase agricultural productivity and control floods.
- POLICY 50: The Council shall assist the LLN to ensure proper electrical supply service throughout the council area.
- POLICY 51: The Council shall assist STMB in ensuring that developments in the Council area receive sufficient telephone services consistent with the population demand.

## **TRANSPORTATION**

- POLICY 52: The Council shall strive towards upgrading road link networks throughout the Council area to ease traffic flow.
- POLICY 53: The Council shall manage the traffic system in a more and efficient and organised manner especially in the city.
- POLICY 54: The Council shall provide sufficient parking spaces in the town centre consistent with urban growth.

POLICY 55: The Council shall provide parking spaces for heavy vehicles in suitable locations equipped with the related support facilities.

POLICY 56: The Council shall assist transportation companies in identifying and improving the public transportation service throughout the Council area.

#### **ENVIRONMENT**

POLICY 57: The Council shall control air, water and noise pollution sources through existing legal and non-legal means.

POLICY 58: The Council shall maintain and preserve certain natural resource areas covering forest areas, productive agricultural lands and major rivers.

POLICY 59: The Council shall preserve and maintain landscape features in village areas.

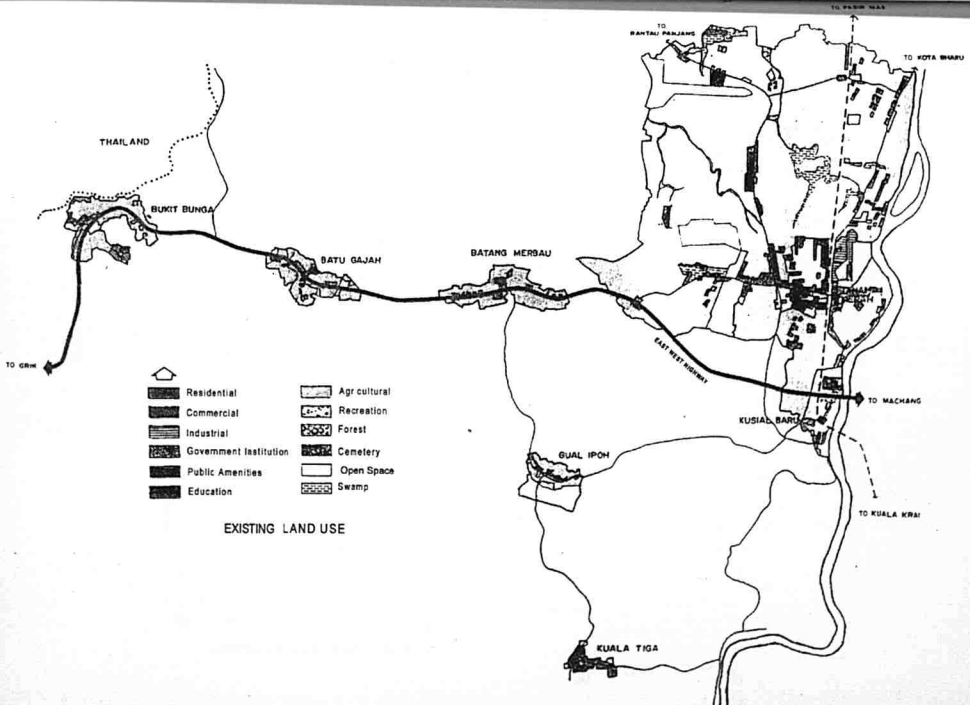
POLICY 60: The Council shall create, restore and beautify the physical environment by balancing between hard landscape and soft landscape structures.

POLICY 61: The Council shall create and upgrade landscape programmes along highways and major roads.

## **7.3**

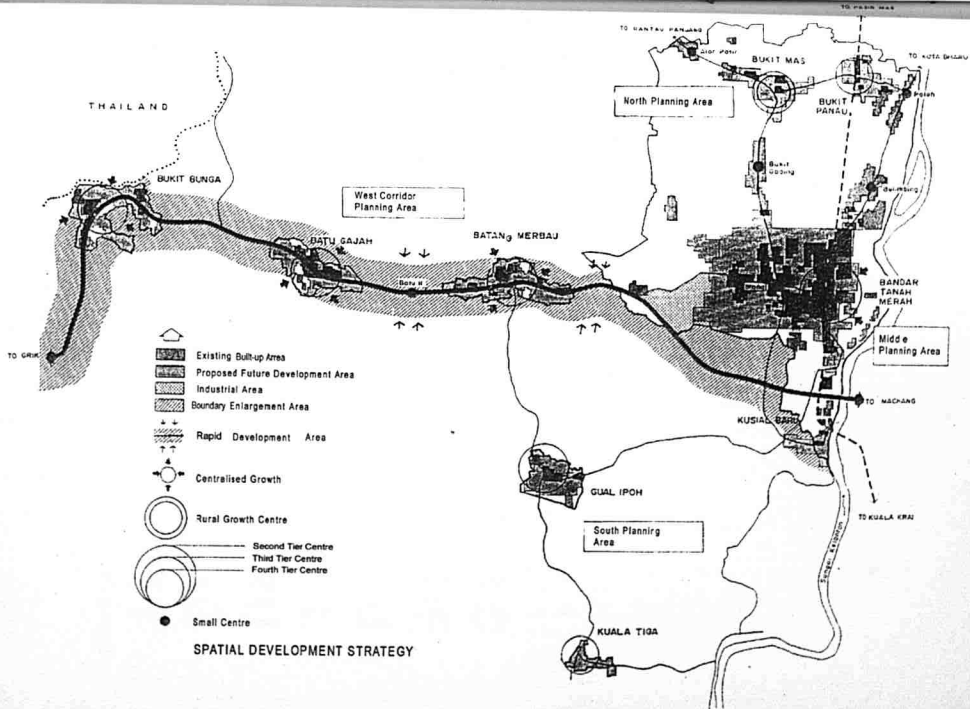
# **DEVELOPMENT PLAN**

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- |   |                        |   |              |
|---|------------------------|---|--------------|
|  | Residential            |  | Agr cultural |
|  | Commercial             |  | Recreation   |
|  | Industrial             |  | Forest       |
|  | Government Institution |  | Cemetery     |
|  | Public Amenities       |  | Open Space   |
|  | Education              |  | Swamp        |

EXISTING LAND USE



**SPATIAL DEVELOPMENT STRATEGY**

**8.0**  
**STRUCTURE PLAN OF**  
**KOTA BHARU**  
**DISTRICT COUNCIL**  
**AND KOTA BHARU**  
**LOCAL PLANNING**  
**AUTHORITY**

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## 8.2 DEVELOPMENT POLICY

### ECONOMIC BASE

- AE 1 : Encourage and expand more stable economic activities to create an increase in job opportunities.
- AE 2 : The development of the industrial and non-basic sectors shall be given the priority for expansion.
- AE 3 : Utilise existing resources and maximize land use to strengthen and improve the current economy.

### AGRICULTURE, LIVESTOCK AND FISHERY

- PT 1 : Rubber planting activities must be redeveloped and downstream activities must be encouraged to process wood and manufacture products based on rubber trees.
- PT 2 : Vegetable farming must be intensified in a commercially and organisationally.
- PT 3 : Paddy farming outside the KADA irrigation project must be developed in a commercial/large scale manner by the private sector, associations or cooperatives.
- PT 4 : Lands use for tobacco planting must be diversified with crops or jobs that has a more stable source of income.
- PT 5 : Ruminant livestock must be focused on commercial cattle farming besides developing other non-ruminant animals such as chickens and ducks.
- PT 6 : Focus on deep-sea fishing towards fully developing the potential of fishing resources in the Malaysian Exclusive Economic Zone (EEZ).

### COMMERCIAL AND INDUSTRIAL

- PI 1 : Encourage the development of commercial floor spaces based on development area priorities.
- PI 2 : Commercial floor spaces shall be provided consistent with population increase.
- PI 3 : The development of hawkers centre shall be conducted in a more proper manner and strategically located.
- PI 4 : The development of modern small and medium-scale industries shall be encouraged.

### LAND USE

- GT 1 : Ensure that urban development is focused in the allocated development zones.
- GT 2 : Encourage new housing development in identified development priority areas.
- GT 3 : Ensure the development of business activities and social services are distributed based on the hierarchy of settlement centres.
- GT 4 : Ensure that the development of village areas is coordinated with the development in the rural growth centres.
- GT 5 : Cooperate with agricultural agencies to identify and develop idle agricultural lands.
- GT 6 : Ensure that the development of village areas is coordinated with the development in the rural growth centres.

- GT 7 : Strive to channel municipal facilities into settlement areas and areas that are outside of the Council area.
- GT 8 : Provide guidelines and land use policies and prepare a Local Plan for the major settlement centres.

#### **TOWN CENTRE AND MAJOR SETTLEMENTS**

- PB 1 : Cooperate with state and regional level development agencies to identify and develop planning strategies towards achieving the settlement hierarchy targets based on the roles and potentials of existing developments.
- PB 2 : Cooperate with the Local Planning Authority to ensure that urban spatial developments are balanced for all urban land use components such as commerce, housing, industrial premises and public institutions while determining a suitable direction for physical expansion.
- PB 3 : Plan and provide new opportunities to improve urban economic activities that can then bring towards the strengthening the economic base of the major town/settlement.
- PB 4 : Encourage the reorganisation of the land usage structure for existing major town/settlements by stressing on restoration aspects as well as a more organised arrangement.
- PB 5 : Implement development programmes and urban land use control measures that are responsive towards the increase in urban design quality and the sustainable urban development environment.
- PB 6 : Improve the effectiveness of the urban routing and traffic management system through long term and short term actions.
- PB 7 : Plan and improve the provision of public amenities and infrastructure in the existing town centre/major settlement based on current and future requirements.
- PB 8 : Conduct a Local Plan study as a follow-up to the Structure Plan as a detailed planning and development control measures guideline.

#### **HOUSING**

- PR 1 : A comprehensive development programme shall be formed to ensure a complete management and housing development coordination system.
- PR 2 : Encourage and prioritise low-cost housing developments consistent with the local population demand.
- PR 3 : Encourage the involvement private developers by provision incentives in the development of housing projects.
- PR 4 : Applications for the approval of new housing areas shall be based on the key diagram of the Structure Plan as well as pre-determined environmental requirements and standards.
- PR 5 : Monitor approved housing projects so that they can be implemented within the allocated time period.
- PR 6 : Coordinate and cooperate with the related agencies to execute restoration programmes for village areas.

## TRANSPORTATION

- PG 1 : Transportation issues must be stressed more on the reduction of journey requirements through more organised development.
- PG 2 : Introduce a road hierarchy system to ensure a more organised and effective project implementation.
- PG 3 : Control and limit developments along both sides of major roads.
- PG 4 : Implement comprehensive road repair programmes and the construction of new roads.
- PG 5 : The Council and the Local Planning Authority shall create a more comprehensive traffic management scheme to increase the operational efficiency of existing facilities especially in the town centre.
- PG 6 : Improve the management methods and parking facilities in appropriate areas especially in the town centre and tourism areas.
- PG 7 : Facilities for pedestrians must be planned and developed to guarantee and increase safety.
- PG 8 : The quality of the bus and taxi services shall be comprehensively improved to create an efficient, comfortable and effective public transportation service.
- PG 9 : PBPT shall take steps to improve the landscape features and environment of certain roads.

## UTILITIES

- UT 1 : The irrigation and flood control system shall be improved to reduce the risks of property damage and to ensure water resources can be utilised appropriately.
- UT 2 : The management of the sewerage system shall be improved so that the level of cleanliness and health for residents can be increased.
- UT 3 : The management of the solid waste disposal system shall be improved to increase control and to avoid negative effects.
- UT 4 : The disposal of industrial wastes shall be given attention especially for material containing toxic elements.
- UT 5 : The Local Planning Authority shall cooperate with the agencies involved to accelerate the execution of electrical supply projects to ensure sufficient supply based on current and future needs.
- UT 6 : The Local Planning Authority shall be in close contact with the agencies concerned to ensure a sufficient supply of clean water for current and future needs.
- UT 7 : The Local Planning Authority shall cooperate with the agencies involved to control the rate of water loss and to avoid wastage.
- UT 8 : The Local Planning Authority shall cooperate with the agencies concerned to fully equip and increase the capacity of phone lines and public phones to support current and future needs.

## **SOCIAL FACILITIES**

- KM 1 : Coordinate and increase the cooperation with the parties involved to ensure the effectiveness of the planning and implementation of social facility projects.
- KM 2 : The Local Planning Authority shall assist in providing social facilities and services sufficiently and based on the priority, demand and needs of the local population.
- KM 3 : The Local Planning Authority shall ensure that the social facilities provided are accessible to the residents and are in the vicinity of settlement centres.
- KM 4 : The Local Planning Authority shall ensure sufficient land allocation is provided to satisfy current and future needs.

## **ENVIRONMENT**

- AS 1 : The Local Planning Authority must strive to improve the quality of the environment.
- AS 2 : The Local Planning Authority must ensure that there exist no excessive developments in areas categorised as environmentally sensitive areas such as mangroves and nipah forests.
- AS 3 : Allocation in the Environmental Quality Act as well as other laws related to the environment must be taken into consideration in determining the locations of all types of development activity.
- AS 4 : The adoption of the Environmental Control Guidelines shall be increased in the planning, implementation and control of developments.
- AS 5 : Sufficient buffer zones shall be provided to ensure control over air and noise pollution sources.
- AS 6 : Relocate industries unsuitable with their surrounding activities to the identified areas.
- AS 7 : The planting of trees and landscape shall be conducted immediately after the completion of earth works.

## **TOURISM AND RECREATION**

- PL 1 : Existing and potential tourism resources shall be identified and developed comprehensively.
- PL 2 : Development efforts in existing tourism locations shall be intensified to increase and strengthen their respective areas for the future.
- PL 3 : Certain initiatives shall be taken to develop as well as highlight tourism resources that possess historical, cultural and local heritage element as tourist attractions for the future.
- PL 4 : Ensure that tourism development activities will not jeopardise the quality of the environment.
- PL 5 : Transportation networks linking tourist attraction centres shall be upgraded and priority shall be given to the repair and upgrade of existing access roads.
- PL 6 : Participation from the local residents shall be encouraged and shall be given the priority in the development of the tourism sector in the research area.
- PL 7 : The Local Planning Authority shall cooperate with the agencies concerned to ensure accommodation facilities are sufficiently provided to cater to the needs of tourism.

- PL 8 : The Local Planning Authority and the agencies involved shall encourage and expand the 'home stay' concept.
- PL 9 : Determine that recreational areas are sufficiently provided and are distributed based on the allocated hierarchy as well as maintain existing and proposed recreational areas.

#### COASTAL AND ESTUARIES

- PM 1 : PBPT shall make an effort together with the parties involved to curb coastal erosion to reduce negative effects towards the environment and the economy.
- PM 2 : Control and take steps to prevent water pollution to ensure environmental quality.
- PM 3 : Efforts must be conducted to create the centralisation of fishing yield landings.
- PM 4 : PBPT shall strive to restore the ecosystem in coastal areas.

#### MANAGEMENT AND FINANCE

- PK 1 : The whole of Kota Bharu administrative area except the MPKB area shall be included in the Kota Bharu District Council area.
- PK 2 : MDKB shall upgrade and improve its functions and roles as a Local Planning Authority as mentioned in Acts 171, 172 and 173.
- PK 3 : Restructure the organisational structure of the Council consistent with its role as a Local Planning Authority.
- PK 4 : A comprehensive study shall be conducted to study the aspects of human resources development, productivity improvement and Council services.
- PK 5 : The Council shall form an Urban Planning Unit and it shall be given sufficient staff to effectively function as a Local Planning Authority.
- PK 6 : The Council shall establish the Kota Bharu Structure Plan Coordination Committee (JPRSKB) to guide future planning and development.
- PK 7 : The Council shall be responsible to coordinate the planning and implementation of all development projects that are conducted by departments and government agencies at the territorial level.
- PK 8 : The Council shall strengthen its financial position including through the identification of new sources of income.

**8.3**  
**DEVELOPMENT PLAN**

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# STRUCTURE PLAN OF KOTA BHARU DISTRICT COUNCIL & KOTA BHARU LOCAL PLANNING AUTHORITY

## KEY DIAGRAM (Proposed Plan)



### LEGEND

#### URBAN HIERARCHY

- 1 Main Centre
- 2 Second Centre
- 3 Minor Urban Centre
- 4 Minor Urban Centre
- 5 Rural Settlement Centre

#### DEVELOPMENT AREA

- Primary Development
- Low Density Development

#### LAND USE

- Residential
- Village
- Commercial
- Industrial
- Small and Medium Scale/Industry
- Public Learning Centre
- District Hospital
- Fire Department
- Public Utilities
- Waste Disposal Site
- Camp
- Football
- Tennis Park
- Golf Course
- Tourist Attraction Centres
- Historical
- Sanctuary
- High Land
- River

#### Special Use

- Forest
- Reserve Area (Army Camp)
- Agriculture
- Padi
- Other Crops

#### INFRASTRUCTURE/COMMUNICATION

- Federal Road
- State Road
- Secondary Distributor for New Japan
- Proposed Secondary Distributor

#### OTIC/IS

- Bus Terminal
- River
- Jajahan Boundary
- 1993 District Council Boundary
- PRIMARY LOCAL PLANNING AREA

SOUTH CHINE SEA

Jajahan  
Tumpat

KBMC

Jajahan  
Bachok

Jajahan  
Pasir Mas

Jajahan  
Pasir Puteh

Jajahan  
Machang



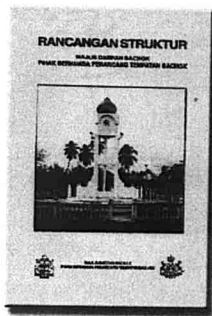
**9.0**  
**STRUCTURE PLAN OF**  
**BACHOK DISTRICT**  
**COUNCIL AND**  
**BACHOK LOCAL**  
**PLANNING**  
**AUTHORITY**

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9.0 STRUCTURE PLAN OF BACHOK DISTRICT COUNCIL AND BACHOK LOCAL PLANNING AUTHORITY

9.1 GENERAL INFORMATION OF STUDY AREA





State	:	Kelantan Darul Naim
Gazette Date	:	31 December 1999
Gazette Number	:	27
Utilization Length	:	-
Local Planning Authority	:	Bachok District Council & Bachok PBPT
Study Area	:	Covering the Bachok Territories which encompass that Bachok District Council areas and the Bachok Local Planning Authority areas
Size of Study Area	:	264 square km (129.5 square km of Bachok District Council areas and 134.6 square km of Bachok PBPT areas)
Population	:	82, 000 (2000 Forecast) 110, 000 (2010 Forecast)
City / Town	:	Bachok

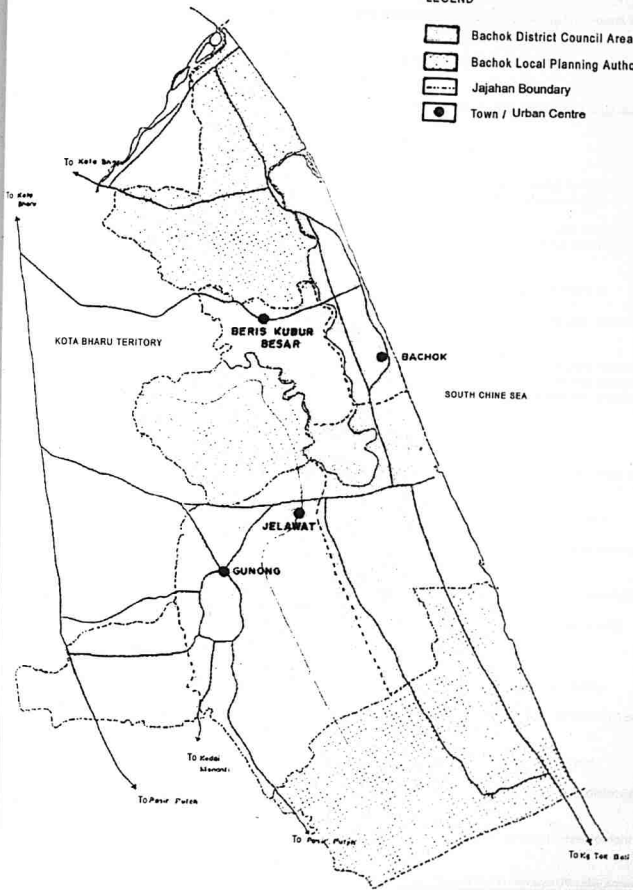


# STUDY AREA



## LEGEND

-  Bachok District Council Area
-  Bachok Local Planning Authority Area
-  Jajahan Boundary
-  Town / Urban Centre



PASIR PUTEH TERRITORY

## 9.2 DEVELOPMENT POLICY

### ECONOMIC BASE

- AE 1 : Encourage and expand more stable economic activities to create an increase in job opportunities.
- AE 2 : The development of the industrial and non-basic sectors shall be given the priority for expansion.
- AE 3 : Utilise existing resources and maximize land usage to strengthen and improve the current economy.

### AGRICULTURE, LIVESTOCK AND FISHERY

- PT 1 : Continue to develop coconut-planting activities while encouraging handicrafts and furniture production based on the various components of the coconut tree.
- PT 2 : Clustered tobacco planting must be continued while planting techniques in the form of plantations that are more commercialised and export oriented must be introduced and intensified.
- PT 3 : Vegetable farming must be intensified in a commercial and organised manner.
- PT 4 : Ruminant livestock must be focused on commercial cattle farming besides developing other non-ruminant animals such as chickens and ducks.
- PT 5 : Focus on deep sea fishing towards fully developing the potential of fishing resources in the Malaysian Exclusive Economic Zone (EEZ) as well as implement marketing support service programmes for the purpose of providing a variety of marketing facilities.

### COMMERCIAL AND INDUSTRIAL

- PI 1 : Encourage the development of commercial floor spaces based on development area priorities.
- PI 2 : Commercial floor spaces shall be provided consistent with population increase.
- PI 3 : The development of hawkers centre shall be conducted in a more proper manner and strategically located.
- PI 4 : The development of modern small and medium-scale industries shall be encouraged.
- PI 5 : Create skilled labour in the manufacturing industry to encourage industrial growth.

### LAND USAGE

- GT 1 : Ensure that urban development is focused in the allocated development zones.
- GT 2 : Provide detailed guidelines and land use development policies by preparing Local Plans for major settlement areas.
- GT 3 : Encourage new housing development in identified development priority areas.
- GT 4 : Ensure the development of business activities and social services are distributed based on the hierarchy of settlement centres.
- GT 5 : Ensure that the development of village areas is coordinated with the development in the rural growth centres.

- GT 6 : Ensure that the development of village areas is coordinated with the development in the rural growth centres.
- GT 7 : Cooperate with agricultural agencies to identify and develop idle agricultural lands.
- GT 8 : Ensure that certain areas are maintained as green areas and as environmental preservation areas.

#### **TOWN CENTRE AND MAJOR SETTLEMENTS**

- PB 1 : Cooperate with state and regional level development agencies to identify and develop planning strategies towards achieving the settlement hierarchy targets based on the roles and potentials of existing developments.
- PB 2 : Cooperate with the Local Planning Authority to ensure that urban spatial developments are balanced for all urban land use components such as commerce, housing, industrial premises and public institutions while determining a suitable direction for physical expansion.
- PB 3 : Plan and provide new opportunities to improve urban economic activities that can then bring towards the strengthening the economic base of the major town/settlement.
- PB 4 : Encourage the reorganisation of the land usage structure for existing major town / settlements by stressing on restoration aspects as well as a more organised arrangement.
- PB 5 : Implement development programmes and urban land usage control measures that are responsive towards the increase in design quality and the urban development saturation environment.
- PB 6 : Improve the effectiveness of the urban traffic circulation and traffic management system through long term and short term actions.
- PB 7 : Plan and improve the provision of public amenities and infrastructure in the existing town centre/major settlement based on current and future requirements.
- PB 8 : Conduct a Local Plan study as a follow-up to the Structure Plan as a detailed planning and development control measures guideline.

#### **HOUSING**

- PR 1 : A comprehensive development programme shall be formed to ensure a complete management and housing development coordination system.
- PR 2 : Encourage and prioritise low-cost housing developments consistent with the local population demand.
- PR 3 : Encourage the involvement of private developers by provision of incentives in the development of housing projects.
- PR 4 : Applications for the approval of new housing areas shall be based on the key diagram of the Structure Plan as well as pre-determined environmental requirements and standards.
- PR 5 : Monitor approved housing projects so that they can be implemented within the allocated time period.
- PR 6 : Coordinate and cooperate with the related agencies to execute restoration programmes for village areas.

## TRANSPORTATION

- PG 1 : Transportation issues must be stressed more on the reduction of journey requirements through more organised development.
- PG 2 : Introduce a road hierarchy system to ensure a more organised and effective project implementation.
- PG 3 : Control and limit developments along both sides of major roads.
- PG 4 : Implement comprehensive road repair programmes and the construction of new roads.
- PG 5 : Create a more comprehensive traffic management scheme to increase the operational efficiency of existing facilities especially in the town centre and tourism areas.
- PG 6 : Improve the management methods and parking facilities in appropriate areas especially in the town centre and tourism areas.
- PG 7 : Facilities for pedestrians must be planned and developed to guarantee and increase safety.
- PG 8 : The quality of the bus and taxi services shall be comprehensively improved to create an efficient, comfortable and effective public transportation service.
- PG 9 : The Local Planning Authority shall take steps to improve the landscape features and environment of certain roads.

## UTILITIES

- UT 1 : The irrigation and flood control system shall be improved to reduce the risks of property damage and to ensure water resources can be utilised appropriately.
- UT 2 : The management of the sewerage system shall be improved so that the level of cleanliness and health for residents can be increased.
- UT 3 : Identify new solid waste disposal sites and improve the management of the solid waste disposal system to increase control and to avoid negative effects.
- UT 4 : The disposal of industrial wastes shall be given attention especially for material containing toxic elements.
- UT 5 : The Local Planning Authority shall cooperate with the agencies involved to accelerate the execution of electrical supply projects to ensure sufficient supply based on current and future needs.
- UT 6 : The Local Planning Authority shall be in close contact with the agencies concerned to ensure a sufficient supply of clean water for current and future needs.
- UT 7 : The Local Planning Authority shall cooperate with the agencies involved to control the rate of water loss and to avoid wastage.
- UT 8 : The Local Planning Authority shall cooperate with the agencies concerned to fully equip and increase the capacity of phone lines and public phones to support current and future needs.

## **COMMUNITY FACILITIES AND SERVICES**

- KM 1 : Coordinate and increase the cooperation with the parties involved to ensure the effectiveness of the planning and implementation of social facility projects.
- KM 2 : Provide sufficient social facilities and community services based on the priority, demand and needs of the local population.
- KM 3 : The Local Planning Authority shall ensure that social facilities provided are accessible to the residents and are in the vicinity of settlement centres.
- KM 4 : The Local Planning Authority shall ensure sufficient land allocation is provided to satisfy current and future needs.

## **ENVIRONMENT**

- AS 1 : The Local Planning Authority must strive to improve the quality of the environment.
- AS 2 : The Local Planning Authority must ensure that there exist no excessive developments in areas categorised as environmentally sensitive areas especially in the Gelam Forest.
- AS 3 : Allocation in the Environmental Quality Act as well as other laws related to the environment must be taken into consideration in determining the locations of all types of development activity.
- AS 4 : The adoption of the Environmental Control Guidelines shall be increased in the planning, implementation and control of developments.
- AS 5 : Ensure control over air and noise pollution sources and provide sufficient buffer zones.
- AS 6 : Relocate industries unsuitable with their surrounding activities to the identified areas.
- AS 7 : The planting of trees and landscape shall be conducted immediately after the completion of earth works.

## **TOURISM AND RECREATION**

- PL 1 : Existing and potential tourism resources shall be identified and developed comprehensively.
- PL 2 : Development efforts in existing tourism locations shall be intensified to increase and strengthen their respective areas for the future.
- PL 3 : Certain initiatives shall be taken to develop as well as highlight tourism resources that possess historical, cultural and local heritage elements as tourist attractions.
- PL 4 : Ensure that tourism development activities will not jeopardise the quality of the environment.
- PL 5 : Transportation networks linking tourist attraction centres shall be upgraded and priority shall be given to the repair and upgrade of existing access roads.
- PL 6 : Participation from the local residents shall be encouraged and shall be given the priority in the development of the tourism sector in the research area.
- PL 7 : The Local Planning Authority shall cooperate with the agencies concerned to ensure accommodation facilities are sufficiently provided to cater to the needs of tourism.

- PL 8 : The Local Planning Authority and the agencies involved shall encourage and expand the 'home stay' concept in the future.
- PL 9 : Determine that recreational areas are sufficiently provided and are distributed based on the allocated hierarchy as well as maintain existing and proposed recreational areas.

#### **COASTAL AND ESTUARIES**

- PM 1 : The Local Planning Authority shall make an effort together with the parties involved to curb coastal erosion to reduce negative effects towards the environment and the economy.
- PM 2 : Control and take steps to prevent water pollution to ensure environmental quality.
- PM 3 : Efforts must be conducted to create the centralisation of fishing yield landings.
- PM 4 : The State Planning Authority must create a small port to assist in improving the economy of the Kelantan State.

#### **MANAGEMENT AND FINANCE**

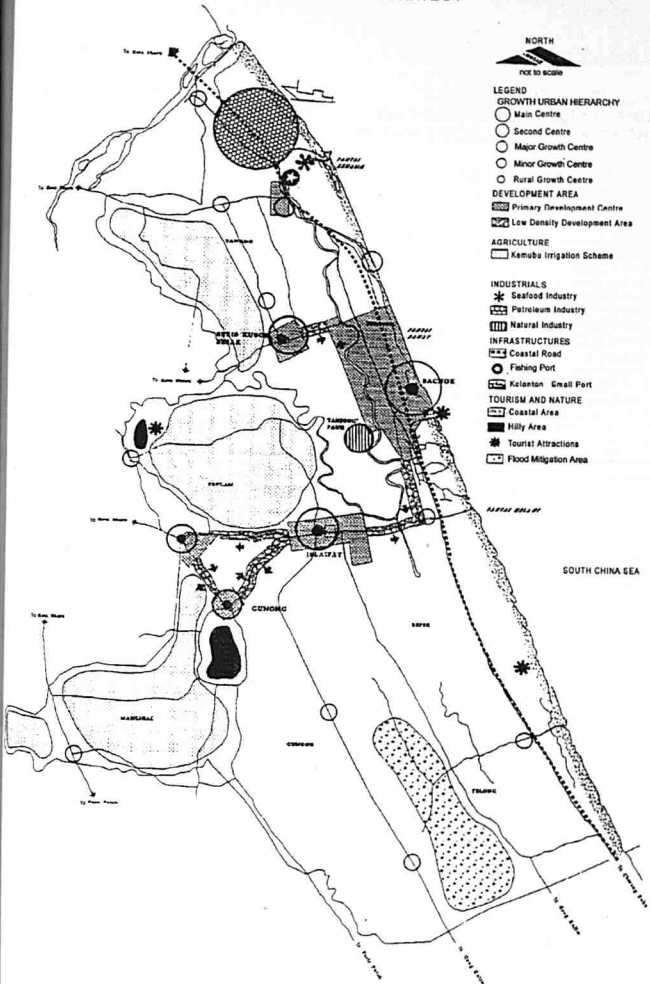
- PK 1 : The Bachok District Council area shall be expanded to cover the whole territory.
- PK 2 : Bachok District Council shall upgrade and improve its functions and roles as a Local Planning Authority as mentioned in Acts 171, 172 and 173.
- PK 3 : Restructure the organisational structure of the Council consistent with its role as a Local Planning Authority.
- PK 4 : A comprehensive study shall be conducted to study the aspects of human resources development, productivity improvement and Council services.
- PK 5 : The Council shall form an Urban Planning Unit and it shall be given sufficient staff to effectively function as a Local Planning Authority.
- PK 6 : The Council shall establish the Bachok Structure Plan Coordination Committee (JPRSB) to guide future planning and development.
- PK 7 : The Council shall be responsible to coordinate the planning and implementation of all development projects that are conducted by departments and government agencies at the territorial level.
- PK 8 : The Council shall strengthen its financial position including through the identification of new sources of income.



**9.3**  
**DEVELOPMENT PLAN**

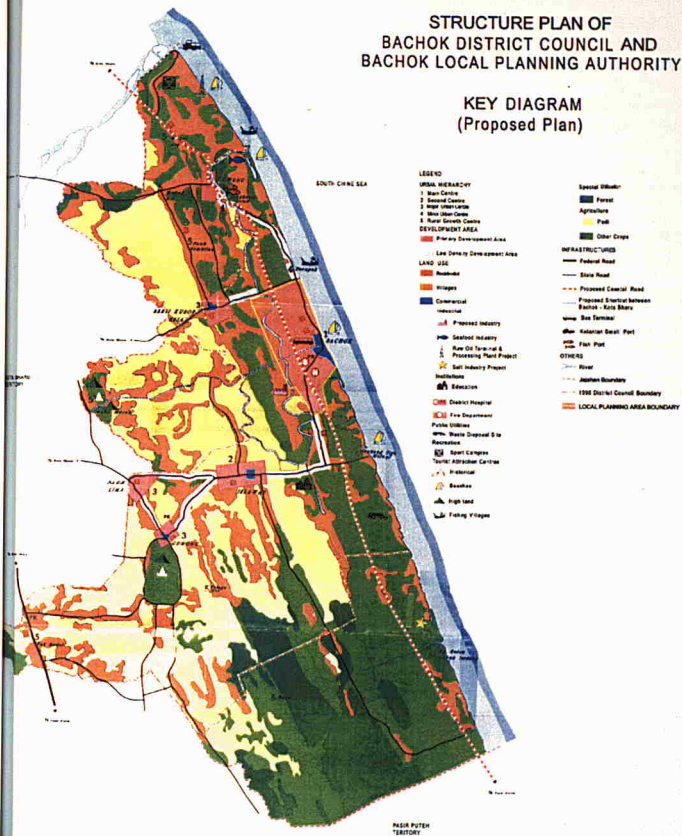
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# PROPOSED DEVELOPMENT STRATEGY



# STRUCTURE PLAN OF BACHOK DISTRICT COUNCIL AND BACHOK LOCAL PLANNING AUTHORITY

## KEY DIAGRAM (Proposed Plan)



PAKIR PUTEH  
TERITORY

**10.0**  
**STRUCTURE PLAN OF**  
**PASIR MAS DISTRICT**  
**COUNCIL AND PASIR**  
**MAS LOCAL**  
**PLANNING**  
**AUTHORITY**

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10.0 STRUCTURE PLAN OF PASIR MAS DISTRICT COUNCIL AND PASIR MAS LOCAL PLANNING AUTHORITY

10.1 GENERAL INFORMATION OF STUDY AREA



State	:	Kelantan Darul Naim
Gazette Date	:	31 December 1999
Gazette Number	:	27
Utilization Length	:	-
Local Planning Authority	:	Pasir Mas District Council & Pasir Mas PBPT
Study Area	:	Covering the whole Pasir Mas Territories which involve the Pasir Mas District Council and the Pasir Mas Local Planning Authority
Size of Study Area	:	57, 845 hectares / 578 square km (12, 960 hectares of Pasir Mas District Council areas, 44, 885 hectares of Pasir Mas PBPT areas)
Population	:	116, 000 (2000 Forecast) 150, 000 (2010 Forecast)
City / Town	:	Pasir Mas Rantau Panjang To' Uban Chabang Empat Tendong Bunut Susu

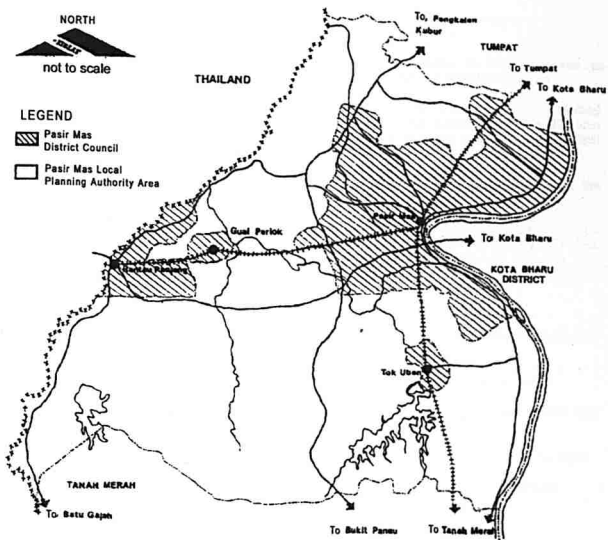


# STUDY AREA



## LEGEND

-  Pasir Mas District Council
-  Pasir Mas Local Planning Authority Area



## 10.2 DEVELOPMENT POLICY

### ECONOMIC BASE

- AE 1 : Encourage and expand more stable economic activities to create an increase in job opportunities.
- AE 2 : The development of the industrial and non-basic sectors shall be given the priority for expansion.
- AE 3 : Utilise existing resources and maximize land use to strengthen and improve the current economy.

### AGRICULTURE, LIVESTOCK AND FISHERY

- PT 1 : Preserve rubber and oil palm plantations that provide an income source to smallholders as well as create an industrial chain based on latex and palm oil.
- PT 2 : Paddy planting, which is a traditional employment for farmers must be conducted commercially and in a large scale similar to the Mulong - Lating Mini Estate. This can be done through the restructuring of fields, the awarding of shares and through combining with other crops or farm animals.
- PT 3 : Fruit plants that possess potential for future purposes must be developed for the purpose of export to other states in Malaysia or for the purpose of processing.
- PT 4 : The field of in livestock farming especially beef and milk cattle and buffalos must be commercially developed while non-ruminant livestock especially poultry and duck must be commercially developed for the local demand and also for demands from outside of the Kelantan state.

### COMMERCIAL AND INDUSTRIAL

- PI 1 : Encourage the development of commercial floor spaces based on development area priorities.
- PI 2 : Commercial floor spaces shall be provided consistent with population increase.
- PI 3 : The development of hawkers centre shall be conducted in a more proper manner and strategically located.
- PI 4 : The development of modern small and medium-scale industries shall be encouraged.
- PI 5 : Create skilled labour in the manufacturing sector to encourage industrial growth.

### LAND USE

- GT 1 : Ensure that urban development is focused in the allocated development zones.
- GT 2 : Provide guidelines and land use policies by preparing a Local Plan for the major settlement centres.
- GT 3 : Encourage new housing development in identified development priority areas.
- GT 4 : Ensure the development of business activities and social services are distributed based on the hierarchy of settlement centres.
- GT 5 : Ensure that the development of village areas is coordinated with the development in the rural growth centres.

- GT 6 : Ensure that productive agricultural areas are maintained and preserved.
- GT 7 : Cooperate with agricultural agencies to identify and develop idle agricultural lands.
- GT 8 : Ensure that certain areas are maintained as green areas and environmental conservation areas.

#### **TOWN CENTRE AND MAJOR SETTLEMENTS**

- PB 1 : Cooperate with state and regional level development agencies to identify and structure planning strategies towards achieving the settlement hierarchy targets based on the roles and potentials of existing developments.
- PB 2 : Cooperate with the Local Planning Authority to ensure that urban spatial developments are balanced for all urban land use components such as commerce, housing, manufacturing and public institutions while determining a suitable direction for physical expansion.
- PB 3 : Plan and provide new opportunities to improve urban economic activities that can then bring towards the strengthening the economic base of the major town/settlement.
- PB 4 : Encourage the restructuring of the land use structure for existing major town/settlements by stressing on restoration aspects as well as a more organised arrangement.
- PB 5 : Implement development programmes and urban land use control measures that are responsive towards the increase in urban design quality and the sustainable urban development environment.
- PB 6 : Improve the effectiveness of the urban traffic circulation and traffic management system through long term and short term actions.
- PB 7 : Plan and improve the provision of public amenities and infrastructure in the existing town centre/major settlement based on current and future requirements.
- PB 8 : Conduct a Local Plan study as a follow-up to the Structure Plan as a detailed planning and development control guideline.

#### **HOUSING**

- PR 1 : A comprehensive development programme shall be formed to ensure a complete management and housing development coordination system.
- PR 2 : Encourage and prioritise low-cost housing developments consistent with the local population demand.
- PR 3 : Encourage the involvement private developers by provision incentives in the development of housing projects.
- PR 4 : Applications for the approval of new housing areas shall be based on the key diagram of the Structure Plan as well as pre-determined environmental requirements and standards.
- PR 5 : Monitor approved housing projects so that they can be implemented within the allocated time period.
- PR 6 : Coordinate and cooperate with the related agencies to execute restoration programmes for village areas.



## **TRANSPORTATION**

- PG 1 : Transportation issues must be stressed more on the reduction of journey requirements through more organised development.
- PG 2 : Introduce a road hierarchy system to ensure a more organised and effective project implementation.
- PG 3 : Control and limit developments along both sides of major roads.
- PG 4 : Implement comprehensive road repair programmes and the construction of new roads.
- PG 5 : The Council and the Local Planning Authority shall create a more comprehensive traffic management scheme to increase the operational efficiency of existing facilities especially in the town centre.
- PG 6 : Improve the management methods and parking facilities in appropriate areas especially in the town centre and tourism areas.
- PG 7 : Facilities for pedestrians must be planned and developed to guarantee and increase safety.
- PG 8 : The quality of the bus and taxi services shall be comprehensively improved to create an efficient, comfortable and effective public transportation service.
- PG 9 : Improve the quality of the railway service by introducing a light rapid transit (LRT) system in the form of rail buses to connect major areas of activity.
- PG 10 : An inland port shall be provided to encourage the use of the railway as the main transport for commodities and the effectiveness of the handling of cargo shall be increased.
- PG 11 : PBPT shall take steps to improve the landscape features and environment of certain roads

## **UTILITIES**

- UT 1 : The irrigation and flood control system shall be improved to reduce the risks of property damage and to ensure water resources can be utilised appropriately.
- UT 2 : The management of the sewerage system shall be improved so that the level of cleanliness and health for residents can be increased.
- UT 3 : The management of the solid waste disposal system shall be improved to increase control and to avoid negative effects.
- UT 4 : The disposal of industrial wastes shall be given attention especially for material containing toxic elements.
- UT 5 : The Local Planning Authority shall cooperate with the agencies involved to accelerate the execution of electrical supply projects to ensure sufficient supply based on current and future needs.
- UT 6 : The Local Planning Authority shall be in close contact with the agencies concerned to ensure a sufficient supply of clean water for current and future needs.
- UT 7 : The Local Planning Authority shall cooperate with the agencies involved to control the rate of water loss and to avoid wastage.

- UT 8 : The Local Planning Authority shall cooperate with the agencies concerned to fully equip and increase the capacity of phone lines and public phones to support current and future needs.

#### **PUBLIC FACILITIES**

- KM 1 : PBPT shall coordinate and increase the cooperation with the parties involved to ensure the effectiveness of the planning and implementation of social facility projects.
- KM 2 : PBPT shall assist in providing social facilities and services sufficiently and based on the priority, demand and needs of the local population.
- KM 3 : PBPT shall ensure that the social facilities provided are accessible to the residents and are in the vicinity of settlement centres.
- KM 4 : PBPT shall ensure sufficient land allocation are provided to satisfy current and future needs.

#### **ENVIRONMENT**

- AS 1 : PBPT must strive to improve the quality of the environment.
- AS 2 : PBPT must ensure that there exist no excessive developments in areas categorised as sensitive from the aspect of the environment especially in Gelam Forest.
- AS 3 : Allocation in the Environmental Quality Act as well as other laws related to the environment must be taken into consideration in determining the placement of all types of development activity.
- AS 4 : The adoption of the Environmental Control Guidelines shall be increased in the planning, implementation and control of developments.
- AS 5 : Sufficient buffer zones shall be provided to ensure control over air and noise pollution sources.
- AS 6 : Relocate industries unsuitable with their surrounding activities to the identified areas.
- AS 7 : The planting of trees and landscape shall be conducted immediately after the completion of earth works.

#### **TOURISM AND RECREATION**

- PL 1 : Existing and potential tourism resources shall be identified and developed comprehensively.
- PL 2 : Development efforts in existing tourism locations shall be intensified to increase and strengthen their respective areas for the future.
- PL 3 : Certain initiatives shall be taken to develop as well as highlight tourism resources that possess historical, cultural and local heritage elements as tourist attractions.
- PL 4 : Ensure that tourism development activities will not jeopardise the quality of the environment.
- PL 5 : Connection networks linking tourist attraction centres shall be upgraded and priority shall be given to the repair and upgrade of existing access roads.
- PL 6 : Participation from the local residents shall be encouraged and shall be given the priority in the development of the tourism sector in the research area.

- PL 7 : The Local Planning Authority shall cooperate with the agencies concerned to ensure accommodation facilities are sufficiently provided to cater to the needs of tourism.
- PL 8 : The Local Planning Authority and the agencies involved shall encourage and expand the 'home stay' concept.
- PL 9 : Determine that recreational areas are sufficiently provided and are distributed based on the allocated hierarchy as well as maintain existing and proposed recreational areas.

#### **RESOURCE MANAGEMENT AND FINANCE**

- PK 1 : The Pasir Mas District Council area shall be expanded to include the whole territory.
- PK 2 : The council shall upgrade and improve its functions and roles as a Local Planning Authority as mentioned in Acts 171, 172 and 173.
- PK 3 : Restructure the organisational structure of the Council consistent with its role as a Local Planning Authority.
- PK 4 : A comprehensive study shall be conducted to study the aspects of human resources development, productivity improvement and Council services.
- PK 5 : The Council shall form an Urban Planning Unit and it shall be given sufficient staff to effectively function as a Local Planning Authority.
- PK 6 : The Council shall establish the Pasir Mas Structure Plan Coordination Committee (JPRSPM) to guide future planning and development.
- PK 7 : The Council shall be responsible to coordinate the planning and implementation of all development projects that are conducted by departments and government agencies at the territorial level.
- PK 8 : The Council shall strengthen its financial position including through the identification of new sources of income.

**10.3**  
**DEVELOPMENT PLAN**

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# FOUR ESTABLISHED SETTLEMENTS LAND USE

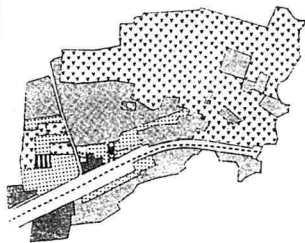
PASIR MAS



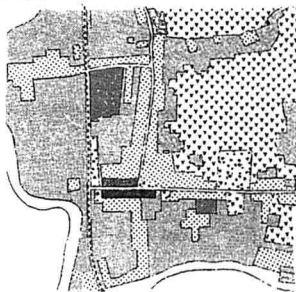
RANTAU PANJANG



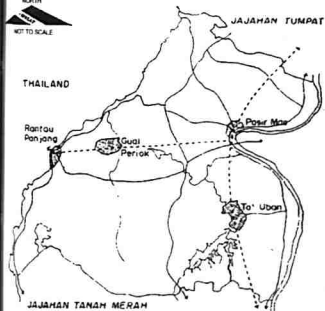
GUAI PERIOK



TA' UBAN

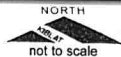


THAILAND

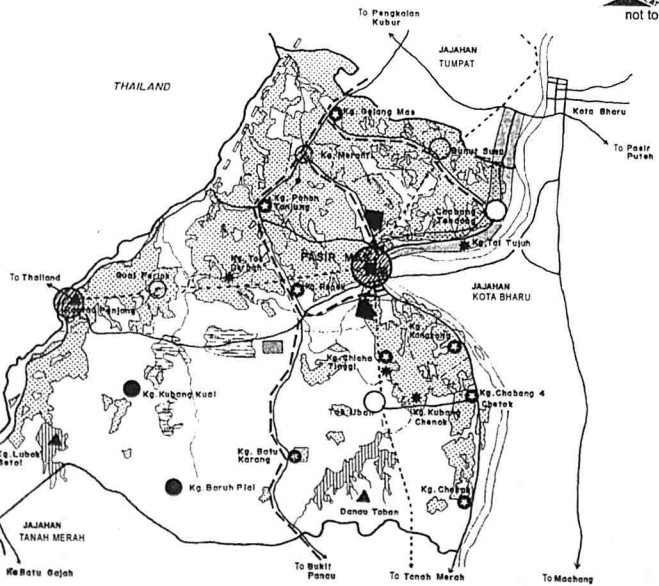


## LEGEND






- RESIDENTIAL
- COMMERCIAL AREA
- INDUSTRIAL AREA
- GOVERNMENT USAGE
- SCHOOLS/EDUCATION CENTRE
- RELIGIOUS CENTRE
- PADI
- AGRICULTURE
- OPEN SPACE
- RECREATION
- CEMETERY
- RAILWAY TRACK






THAILAND






LEGEND :

-  Main Centre
-  Second Centre
-  Major Growth Centre
-  Minor Growth Centre
-  Rural Growth Centre







INFRASTRUCTURES

-  Proposed KESBAN Road
-  Proposed Dry Port
-  Proposed Road Repair

TOURISM AND ENVIRONMENT

-  Tourist Area / Recreation
-  Handcraft Villages
-  Swamp (Flood Mitigation Area)

INDUSTRIAL

-  Small and Medium Scale Industry
-  Concentrated Development
-  Development Area / Built-up Area
-  Padi
-  Proposed Rural Growth Centre
-  Low Density Development Area

# DEVELOPMENT OF POTENTIAL TOURIST ATTRACTION AREAS

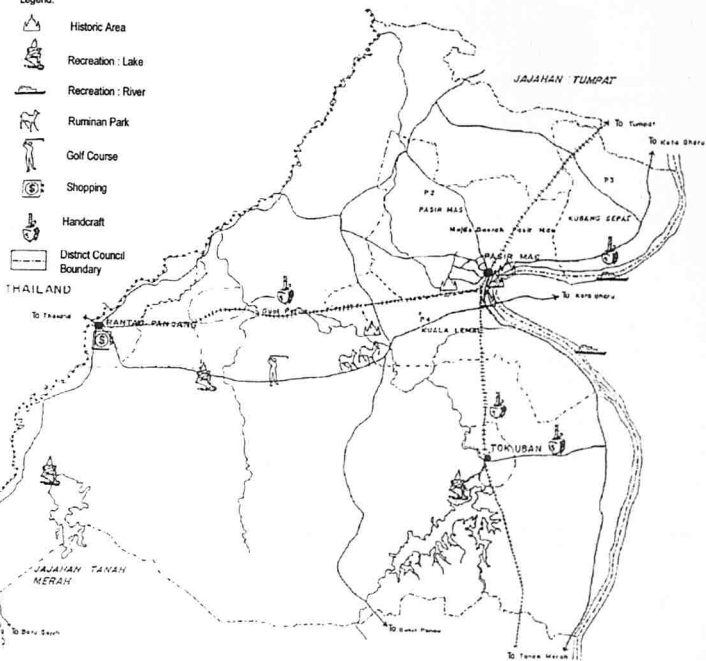
NORTH



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Legend:

- Historic Area
- Recreation : Lake
- Recreation : River
- Ruminan Park
- Golf Course
- Shopping
- Handcraft
- District Council Boundary



STRUCTURE PLAN OF  
PASIR MAS DISTRICT COUNCIL AND  
PASIR MAS LOCAL AUTHORITY PLANNING

KEY DIAGRAM  
(Proposed Plan)

LEGEND

SETTLEMENT HIERARCHY

- 1 Main Jajahan Centre
- 2 Second Jajahan Centre
- 3 Minor Urban Centre
- 4 Minor Urban Centre
- 5 Rural Growth Centre

DEVELOPMENT AREA

- Primary Development Area
- Low Density Development Area

LAND USE

- Residential
- Villages
- Commercial
- Industrial
- Medium & Small Scale Industry
- Institution
  - H District Hospital
  - B Fire Brigade
- Public Utilities
  - Waste Disposal Site

Special Utilization

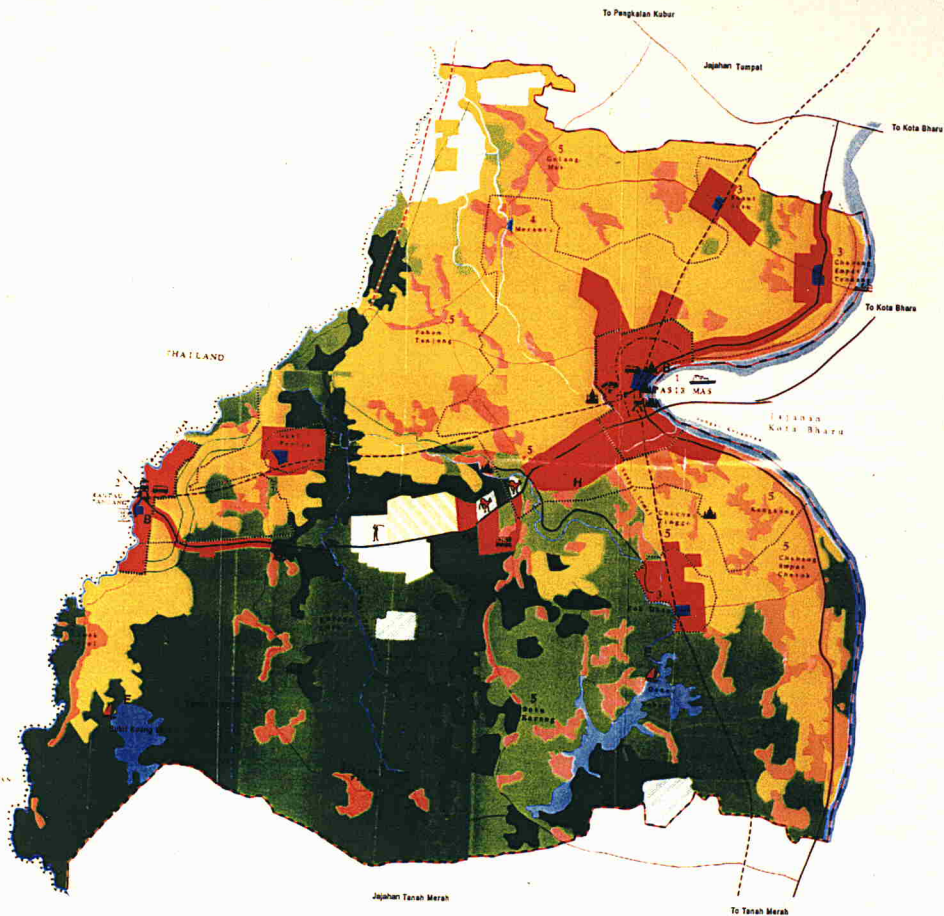
- Conservation Area
- Water Catchment Area

Special Reserve (Government Land)

- Agriculture
  - Padi
  - Other Agriculture
  - Pasture Field
  - FELCRA Area

INFRASTRUCTURE COMMUNICATION

- Federal Road
- State Road
- Railway Track
- Proposed KESBAN Road
- Proposed Coastal Road
- Proposed Pasir Mas Detour Road
- Proposed Bridge





**11.0**  
**STRUCTURE PLAN OF**  
**TUMPAT DISTRICT**  
**COUNCIL AND**  
**TUMPAT LOCAL**  
**PLANNING**  
**AUTHORITY**

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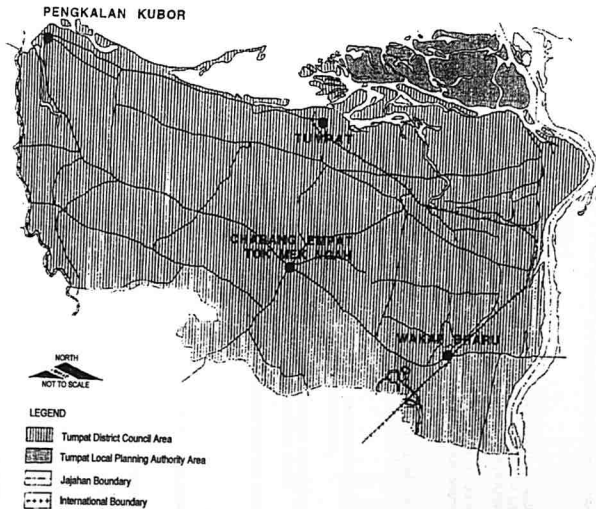
## 11.0 STRUCTURE PLAN OF TUMPAT DISTRICT COUNCIL AND TUMPAT LOCAL PLANNING AUTHORITY

### 11.1 GENERAL INFORMATION OF STUDY AREA

State	:	Kelantan Darul Naim
Gazette Date	:	31 December 1999
Gazette Number	:	27
Utilization Length	:	-
Local Planning Authority	:	Tumpat District Council & Tumpat PBPT
Study Area	:	Covering the whole Tumpat Territories which involve the Tumpat District Council and the Tumpat Local Planning Authority
Size of Study Area	:	168 square km
Population	:	139, 000 (2000 Forecast) 190, 000 (2010 Forecast)
City / Town	:	Tumpat Wakaf Baru Pengkalan Kubur



# STUDY AREA



## 11.2 DEVELOPMENT POLICY

### ECONOMIC BASE

- AE 1 : Encourage and expand more stable economic activities to create an increase in job opportunities.
- AE 2 : The development of the industrial and non-basic sectors shall be given the priority for expansion.
- AE 3 : Utilise existing resources and maximize land use to improve the current economy.

### AGRICULTURE, LIVESTOCK AND FISHERY

- PT 1 : Coconut and rubber planting activities must be supported by downstream activities to process material from coconut trees as handicrafts and rubber wood and latex from re-planted trees for the furniture industry, glove making and other uses of rubber.
- PT 2 : Fruit orchards in the Tumpat administrative area must be run in a more organized manner and commercially intensified through the involvement of private agencies and financial institutions.
- PT 3 : Ruminant livestock farming must be focused towards commercial beef cow, sheep and goat industry while for non-ruminant farming, duck farming has the potential for development especially for egg production.
- PT 4 : Coastal fish manufacturing must be specifically zoned for traditional fishermen since this industry has long been operated in an Open-Access environment.
- PT 5 : Deep sea fishing exploration shall be continuously encouraged and improved to exploit the fish resources in the Malaysian Exclusive Economic Zone (EEZ).
- PT 6 : Develop the fishing industry through the growth of aquaculture activities (freshwater and seawater) and downstream industries.

### COMMERCIAL AND INDUSTRIAL

- PI 1 : Encourage the development of commercial floor spaces based on development area priorities.
- PI 2 : Commercial floor spaces shall be provided consistent with population increase.
- PI 3 : The development of hawkers centre shall be conducted in a more proper manner and strategically located.
- PI 4 : The development of modern small and medium-scale industries shall be encouraged.

### LAND USE

- GT 1 : Ensure urban development is concentrated in the allocated development areas.
- GT 2 : Provide detailed land use guidelines and policies by preparing Local Plans for the major settlement areas.
- GT 3 : Encourage new housing development in identified development priority areas.
- GT 4 : Ensure the development of business activities and social services are distributed based on the hierarchy of settlement centres.
- GT 5 : Ensure that the development of village areas is coordinated with the development in the rural growth centres.

- GT 6 : Ensure that productive agricultural areas are preserved and maintained.
- GT 7 : Cooperate with agricultural agencies to identify and develop idle agricultural lands.
- GT 8 : Ensure that certain areas are maintained as green areas and nature reserves.

#### **TOWN CENTRE AND MAJOR SETTLEMENTS**

- PB 1 : Cooperate with state and regional level development agencies to identify and structure planning strategies towards achieving the settlement hierarchy targets based on the roles and potentials of existing developments.
- PB 2 : Cooperate with the Local Planning Authority to ensure that urban spatial developments are balanced for all urban land use components such as commerce, housing, industry and public institutions while determining a suitable direction for physical expansion.
- PB 3 : Plan and provide new opportunities to improve urban economic activities that can then bring towards the strengthening the economic base of the major town/settlement.
- PB 4 : Encourage the reorganisation of the land use structure for existing major town/settlements by stressing on restoration aspects as well as a more organised arrangement.
- PB 5 : Implement development programmes and urban land use control measures that are responsive towards the increase in urban design quality and the sustainable urban development environment.
- PB 6 : Improve the effectiveness of the urban routing and traffic management system through long term and short term actions.
- PB 7 : Plan and improve the provision of public amenities and infrastructure in the existing town centre/major settlement based on current and future requirements.
- PB 8 : Conduct a Local Plan study as a follow-up to the Structure Plan as a detailed planning and development control measures guideline.

#### **HOUSING**

- PR 1 : A comprehensive development programme shall be formed to ensure a complete management and housing development coordination system.
- PR 2 : Encourage and prioritise low-cost housing developments consistent with the local population demand.
- PR 3 : Encourage the involvement private developers by provision incentives in the development of housing projects.
- PR 4 : Applications for the approval of new housing areas shall be based on the key diagram of the Structure Plan as well as pre-determined environmental requirements and standards.
- PR 5 : Monitor approved housing projects so that they can be implemented within the allocated time period.
- PR 6 : Coordinate and cooperate with the related agencies to execute restoration programmes for village areas.

## TRANSPORTATION

- PG 1 : Transportation issues must be stressed more on the reduction of journey requirements through more organised development.
- PG 2 : Introduce a road hierarchy system to ensure a more organised and effective project implementation.
- PG 3 : Control and limit developments along both sides of major roads.
- PG 4 : Implement comprehensive road repair programmes and the construction of new roads.
- PG 5 : Create a more comprehensive traffic management scheme to increase the operational efficiency of existing facilities especially in the town centre.
- PG 6 : Improve the management methods and parking facilities in appropriate areas especially in the town centre and tourism areas.
- PG 7 : Facilities for pedestrians must be planned and developed to guarantee and increase safety.
- PG 8 : The quality of the bus and taxi services shall be comprehensively improved to create an efficient, comfortable and effective public transportation service.
- PG 9 : Improve the quality of the railway service by introducing a light rapid transit system in the form of rail buses to connect major areas of activity.
- PG 10 : PBPT shall take steps to improve the landscape features and environment of certain roads.

## UTILITIES

- UT 1 : The irrigation and flood control system shall be improved to reduce the risks of property damage and to ensure water resources can be utilised appropriately.
- UT 2 : The management of the sewerage system shall be improved so that the level of cleanliness and health for residents can be increased.
- UT 3 : The management of the solid waste disposal system shall be improved to increase control and to avoid negative effects.
- UT 4 : The disposal of industrial wastes shall be given attention especially for material containing toxic elements.
- UT 5 : PBPT shall cooperate with the agencies involved to accelerate the execution of electrical supply projects to ensure sufficient supply based on current and future needs.
- UT 6 : PBPT shall be in close contact with the agencies concerned to ensure a sufficient supply of clean water for current and future needs.
- UT 7 : PBPT shall cooperate with the agencies involved to control the rate of water loss and to avoid wastage.
- UT 8 : PBPT shall cooperate with the agencies concerned to fully equip and increase the capacity of phone lines and public phones to support current and future needs.

## **SOCIAL FACILITIES AND SERVICES**

- KM 1 : Coordinate and increase the cooperation with the parties involved to ensure the effectiveness of the planning and implementation of social facility projects.
- KM 2 : PBPT shall assist in providing social facilities and services sufficiently based on the priority, demand and needs of the local population.
- KM 3 : PBPT shall ensure that social facilities provided are accessible to the residents and are in the vicinity of settlement centres.
- KM 4 : PBPT shall ensure sufficient land allocation are provided to satisfy current and future needs.

## **ENVIRONMENT**

- AS 1 : PBPT must strive to improve the quality of the environment.
- AS 2 : PBPT must ensure that there exist no excessive developments in areas categorised as sensitive from the aspect of the environment such as the nipah trees along rivers.
- AS 3 : Allocation in the Environmental Quality Act as well as other laws related to the environment must be taken into consideration in determining the locations of all types of development activity.
- AS 4 : The use of the Environmental Control Guidelines shall be increased in the planning, implementation and control of developments.
- AS 5 : Sufficient buffer zones shall be provided to ensure control over air and noise pollution sources.
- AS 6 : Relocate industries unsuitable with their surrounding activities to the identified areas.
- AS 7 : The planting of trees and landscape shall be conducted immediately after the completion of earth works.

## **TOURISM AND RECREATION**

- PL 1 : Existing and potential tourism resources shall be identified and developed comprehensively.
- PL 2 : Development efforts in existing tourism locations shall be intensified to increase and strengthen their respective areas.
- PL 3 : Certain initiatives shall be taken to develop as well as highlight tourism resources that possess historical, cultural and local heritage elements as tourist attractions.
- PL 4 : Ensure that tourism development activities will not jeopardise the quality of the environment.
- PL 5 : Connection networks linking tourist attraction centres shall be upgraded and priority shall be given to the repair and upgrade of existing access roads.
- PL 6 : Participation from the local residents shall be encouraged and shall be given the priority in the development of the tourism sector in the research area.
- PL 7 : PBPT shall cooperate with the agencies concerned to ensure accommodation facilities are sufficiently provided to cater to the needs of tourism.
- PL 8 : PBPT and the agencies involved shall encourage and expand the 'home stay' concept.

- PL 9 : Determine that recreational areas are sufficiently provided and are distributed based on the allocated hierarchy as well as maintain existing and proposed recreational areas.

#### **COASTAL AND ESTUARIES**

- PM 1 : PBPT shall make an effort together with the parties involved to curb coastal erosion to reduce negative effects towards the environment and the economy.
- PM 2 : Control and prevent water pollution to ensure environmental quality.
- PM 3 : Efforts must be conducted to create the centralisation of fishing yield landings.
- PM 4 : The State Authorities must create a small port to assist in improving the economy of the Kelantan State.
- PM 5 : PBPT shall strive to restore the ecosystem in coastal areas.



**11.3**  
**DEVELOPMENT PLAN**

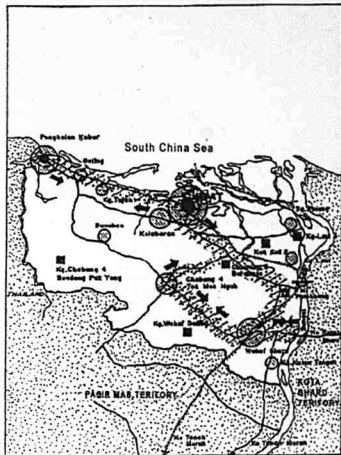
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**CONCEPT 1 : FOCUSED DISTRIBUTION**

Concept 1 : Focused Distribution



Concept 2 : Corridor Development



Concept 3 : Combined Town Development



**LEGEND**

-  Main Centre
-  Second Centre
-  Major Urban Centre
-  Minor Urban Centre
-  Rural Growth Centre
-  Development Trend
-  Built Up Area
-  Road
-  Proposed Bridge

**STRUCTURE PLAN OF  
TUMPAT DISTRICT COUNCIL AND  
TUMPAT LOCAL PLANNING AUTHORITY**

**KEY DIAGRAM  
(Proposed Plan)**



**LEGEND**

**SETTLEMENT HIERARCHY**

- 1 Main Centre
- 2 Second Centre
- 3 Major Urban Centre
- 4 Minor Urban Centre
- 5 Rural Growth Centre

**DEVELOPMENT AREA**

- Primary Development Area
- Low Density Development Area
- Proposed New Development Area

**LAND USE**

- Residential
- Villages
- Commercial
- Industrial

**Small & Medium Scale Industry**

- Bath Industry
- Institution
- District Hospital
- Fire Department
- Public Utilities
- Waste Disposal Site

**RECREATION**

- Town Park
- Sports Complex
- Proposed Tourist Area
- Tourist Attraction Area
- Historical
- Beaches
- Fishing Village

**OTHERS**

- River
- Shopping
- Food
- Traditional Village / Culture

**Special Utilization**

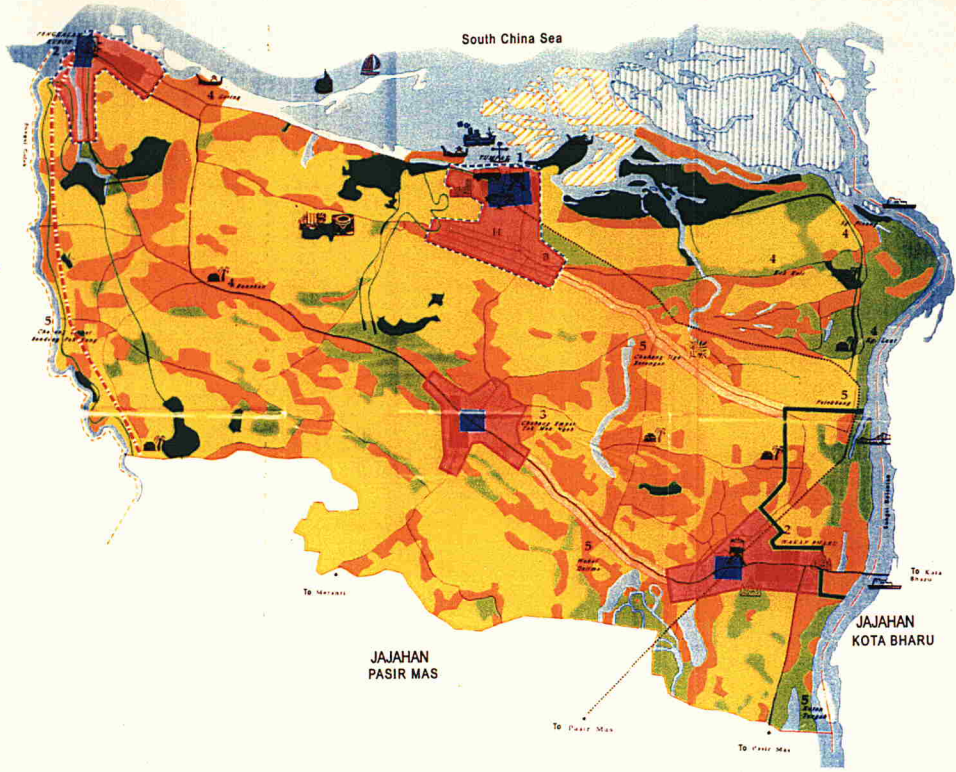
- Forest
- Preservation Area
- Sand Area
- Agriculture
- Padi
- Other Crops

**INFRASTRUCTURE COMMUNICATIONS**

- Federal Road
- State Road
- Railway Track
- Proposed KESBAN Road
- Proposed Bridge
- Bus Terminal
- Train Station
- Port / Jetty
- Proposed Marine Port

**OTHERS**

- Flood Barrier
- Upland Boundary
- International Boundary
- LOCAL MAIN DEVELOPMENT PLAN AREA



Source : Structure Plan Tumpat District Council & Tumpat PBPT

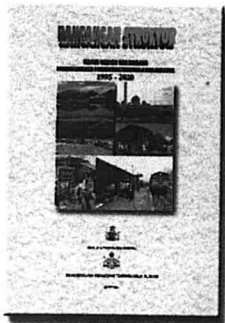
**12.0**  
**STRUCTURE PLAN OF**  
**GUA MUSANG**  
**DISTRICT COUNCIL**  
**AND GUA MUSANG**  
**LOCAL PLANNING**  
**AUTHORITY**  
**1995-2020**

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**12.0 STRUCTURE PLAN OF GUA MUSANG DISTRICT COUNCIL AND GUA MUSANG LOCAL PLANNING AUTHORITY 1995 – 2020**

**12.1 GENERAL INFORMATION OF STUDY AREA**

State	:	Kelantan Darul Naim
Gazette Date	:	31 December 1999
Gazette Number	:	27
Utilization Length	:	1995 – 2020
Local Planning Authority	:	Gua Musang District Council & PBPT
Study Area	:	Covering the Gua Musang District Council (MDGM) that is the PBPT and areas outside the council that are known as the Gua Musang Local Planning Authority
Size of Study Area	:	797, 977 hectares
Population	:	82, 604 (2000 Forecast)
	:	146, 322 (2020 Forecast )
City / Town	:	Gua Musang Chiku















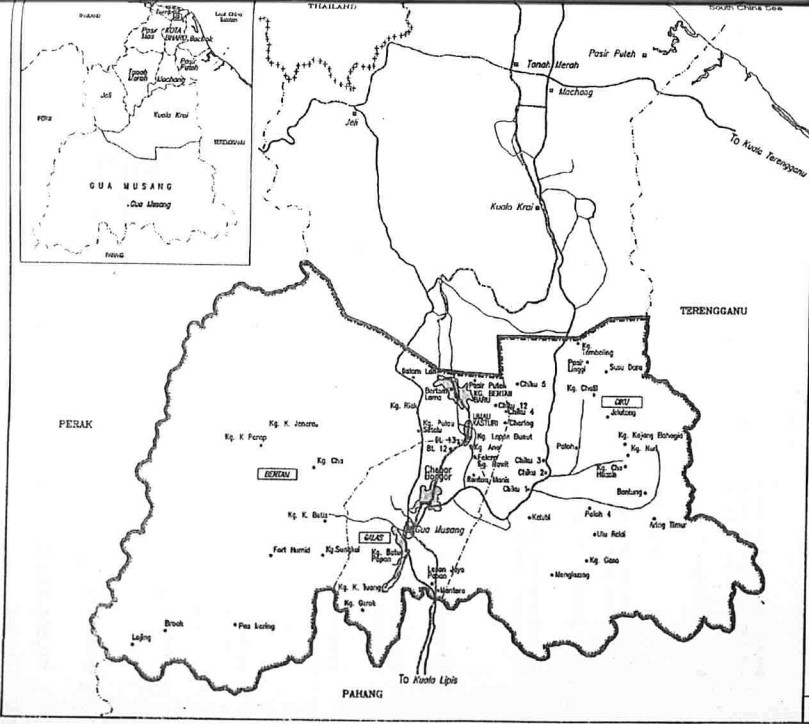
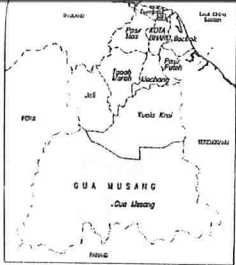
STRUCTURE PLAN STUDY  
**GMDCC & GMLPA**  
**KELANTAN DARUL NAIM**



not to scale

**STUDY AREA PLAN**

-  GUA MUSANG DISTRICT COUNCIL AREA
-  GUA MUSANG LOCAL PLANNING AUTHORITY AREA
-  STUDY AREA
-  INTERNATIONAL BOUNDARY
-  STATE BOUNDARY
-  JAJAHAN BOUNDARY
-  DISTRICT BOUNDARY
-  MAIN ROAD
-  RAILWAY TRACK
-  STATE CAPITAL
-  JAJAHAN CAPITAL
-  CITY / TOWN



SOURCE: STRUCTURE PLAN STUDY  
 GMDCC & GMLPA 1995  
 FEDERAL DEPARTMENT OF TOWN AND  
 COUNTRY PLANNING PENINSULAR MALAYSIA

## 12.2 DEVELOPMENT POLICY

### LAND USE AND SETTLEMENTS

- GT 1 : Land use development shall be based on the key diagram, development strategies and policies that have been established.
- GT 2 : The development of settlement centres shall be implemented in an organized and integrated manner, satisfy requirements and will not cause negative effects to the surrounding areas.
- GT 3 : Lands in settlement centres and in the future development corridor shall be given the priority in the development of housing schemes.
- GT 4 : Sites for new villages and rural growth / 'taqwa countryside' centres shall be identified and planned to strengthen and improve existing villages with the hope that these centres can be equipped with sufficient public amenities and utilities.
- GT 5 : Sufficient floor spaces for commercial areas shall be provided through the provision of suitable shop houses especially in settlement centres.
- GT 6 : Well-planned industrial areas shall be placed in suitable locations.
- GT 7 : Natural areas shall be gazetted for the purpose of controlling the environmental balance, preserving bio-diversity, flood insulation, research, recreation and tourism.
- GT 8 : Orang Asli reserves shall be systematically and optimally developed without jeopardising the importance of such societies.
- GT 9 : The Local Authority with the cooperation of the related agencies shall ensure that the rate of growth in Malay reserve lands is increased by providing assistance and facilities needed.

### HOUSING

- RU 1 : The Local Plan Authorities (PBT) shall adopt a housing development programme that connects demands with the supply of housing.
- RU 2 : The Local Plan Authorities with the cooperation of the State Authority shall determine the type percentages, sizes prices of houses that are suitable with the population's buying power.
- RU 3 : Each housing programmes are required to ensure that 30%-60% of houses are priced below RM25,000.
- RU 4 : Housing developments must be encouraged in areas that are identified to have potential.
- RU 5 : The planning and development of physical and social infrastructure shall be coordinated with the implementation of development in the allocated housing areas.
- RU 6 : Approved housing projects shall be implemented within the allocated time period.
- RU 7 : The increase in squatter areas and floating homes shall be comprehensively controlled.
- RU 8 : Environmental quality in housing areas must be increased.
- RU 9 : Ensure that housing areas are not threatened by conflicting land use developments surrounding it.

- RU 10 : Ensure that the quality and design of housing are improved periodically.

#### **COMMERCIAL**

- DG 1 : Ensure that commercial floor spaces are distributed based on the urban hierarchy determined in the key diagram and development strategies.
- DG 2 : Provide stalls and hawker centres in strategic locations supported by various facilities in the process of relocating decrepit and unorganised stalls especially around Gua Musang Town.
- DG 3 : Ensure business opportunities by providing support facilities to increase competitiveness and Bumiputera participation in the commercial sector.
- DG 4 : PDGM shall cooperate with the agencies concerned to restore and redevelop old and decrepit business buildings to improve the image of Gua Musang town.
- DG 5 : Turn Gua Musang Town as a major commercial centre consistent with the development of the Kelantan state.

#### **TRAFFIC AND TRANSPORTATION**

- PL 1 : Transportation systems shall be provided by considering new housing areas, urban and rural areas to facilitate the creation of a well-planned balanced and comprehensive road network.
- PL 2 : Stress shall be given on the widening and upgrade of roads that have reached maximum capacity in the research area.
- PL 3 : The quality of the service and management system of public transportations shall be improved to encourage residents and tourists to use this service as an alternative to private transportation.
- PL 4 : The transportation and traffic management system shall be upgraded so that they can function more efficiently.
- PL 5 : A parking management system and sufficient cargo loading bays shall be created to ensure no occurrence of conflicts between the traffic system and users.

#### **INDUSTRIAL**

- IN 1 : Encourage the growth of the industrial sector especially in resource-based industries.
- IN 2 : Attractive incentives shall be given to investors to encourage a variety of new industries and investments.
- IN 3 : Provide industrial skills centre to produce more skilled and trained labour with specific expertise.
- IN 4 : Convert the Gua Musang territory into a competitive industrial zone to accelerate the growth of industrial activities in the South Kelantan Region.
- IN 5 : Relocate vehicle and heavy machinery workshops to the proposed Gua Musang industrial zone area.
- IN 6 : Increase Bumiputera participation in the industrial sector.



## INFRASTRUCTURE AND UTILITIES

- UI 1 : PBPT shall increase cooperation and coordination with the agencies and departments that are involved in providing infrastructure and utilities.
- UI 2 : Increase the resources and water supply facilities to ensure sufficient water supply consistent with population demand.
- UI 3 : Lower the rate of water loss to the level allowed by the JKR and Kelantan Water.
- UI 4 : Increase the quality of the electrical supply service throughout the territory.
- UI 5 : Devise a long-term plan to increase the capacity of existing electrical exchanges while constructing new ones.
- UI 6 : Provide an integrated irrigation system to control the flooding problem in the research area.
- UI 7 : Improve the quality of health of the population by providing a proper sewerage system.
- UI 8 : Ensure that the management system and the disposal service for solid / toxic / hazardous material are maintained effectively and comprehensively.

## SOCIAL FACILITIES

- KM 1 : Provide sufficient social service facilities in terms of their numbers and suitable locations consistent with the population increase towards the year 2020.
- KM 2 : Ensure that sites educational facilities are sufficiently and suitably provided consistent with their needs.
- KM 3 : Health services facilities shall be upgraded consistent with the population distribution.
- KM 4 : Postal service facilities shall be upgraded consistent with the population needs of the future.
- KM 5 : Police service facilities shall be provided based on development and residential concentration.
- KM 6 : Fire Department services shall be provided based on the population increase and development density.
- KM 7 : Sites of religious purposes shall be provided based on the population density distribution of the different faiths.
- KM 8 : Sufficient burial grounds shall be provided and properly maintained for all faiths in suitable locations.
- KM 9 : Ensure that recreational areas are upgraded, its facilities are properly maintained and the provision of these open/recreational spaces must be linked with the population distribution and density.
- KM 10 : Branch libraries shall be provided based on population concentration and the coverage mobile libraries shall be expanded in the research area.

## ENVIRONMENT

- AS 1 : Consider the legal provisions related to the environment in developments in general.
- AS 2 : Adopt environmental control guidelines at all levels of development.
- AS 3 : Control developments in sensitive, hillside, highland and catchment areas more effectively and continuously.
- AS 4 : Permanent forest reserves (HSK) that have been issued must be replaced and the intrusion/exploration must be stopped to stress on the importance of the environment.
- AS 5 : Control water and river pollution effectively and continuously.
- AS 6 : Control pollution source such as dust/noise more effectively and continuously.

## TOURISM AND RECREATION

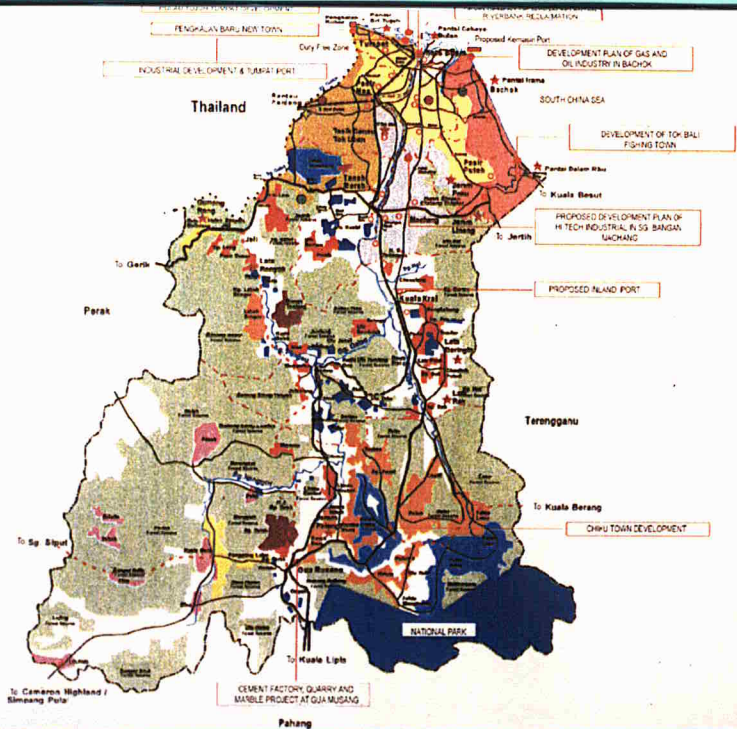
- PR 1 : Upgrade existing facilities and tourist attractions.
- PR 2 : Develop potential tourism areas.
- PR 3 : Sufficient recreational areas shall be provided based on population distribution.
- PR 4 : Existing historical sites shall be restored and preserved.
- PR 5 : The National Museum shall take steps to gazette identified caves for archaeological purposes.

## RESOURCE AND FINANCIAL MANAGEMENT

- SK 1 : MDGM shall upgrade and strengthen its functions and roles to allow active involvement in encouraging and implementing development projects including infrastructure and socio-economic projects.
- SK 2 : The Town Planning Department of MDGM shall be established and shall be given sufficient professional and sub-professional staff to enable it to function as an effective PBPT.
- SK 3 : A comprehensive restructuring of the MDGM organisational structure shall be conducted and MDGM shall have qualified and sufficient support staff to fill in the posts in the proposed new departments and units.
- SK 4 : MDGM shall expand its administrative area until covering the whole of Gua Musang Territory to ease planning, control and coordination of development as well as to provide sufficient and satisfactory municipal services.
- SK 5 : The Territorial Office as a secretariat to the Territorial Development Committee shall be given the responsibility to coordinate all planning and implementation programmes/projects conducted by the various departments and agencies at the territorial level.
- SK 6 : Identify sources and methods to obtain increase MDGM income.

**12.3**  
**DEVELOPMENT PLAN**

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STRUCTURE PLAN STUDY  
 KKDC(N), KKDC(S) & KKLPA  
 KELANTAN DARUL NAIM



**KELANTAN  
 DEVELOPMENT PLAN**

- Conservation Plan of Kesel Land
- Development Plan of Kesel Land
- Development Plan of Felda Land
- Estate Office Land Plan
- PKAK Land Plan
- Development Plan of Felda Land
- Preservation and Settlement of Orang Asli
- Flood Mitigation Area
- KAJA Impactor Project
- Integrated Agriculture Development Plan
- Sungai Gook Valley
- Kemaman General Project
- National Park Area
- Forest Reserve
- Multi-Village Project
- Asia Development Bank / Low Cost Housing
- Growth Centre
- ★ Tourism
- Duty Free Zone
- Ferry Port
- Proposed Kemaman Port
- Highway
- Proposed Highway
- Main Road
- Railway Track
- River
- Japanese Boundary
- State Boundary
- International Boundary

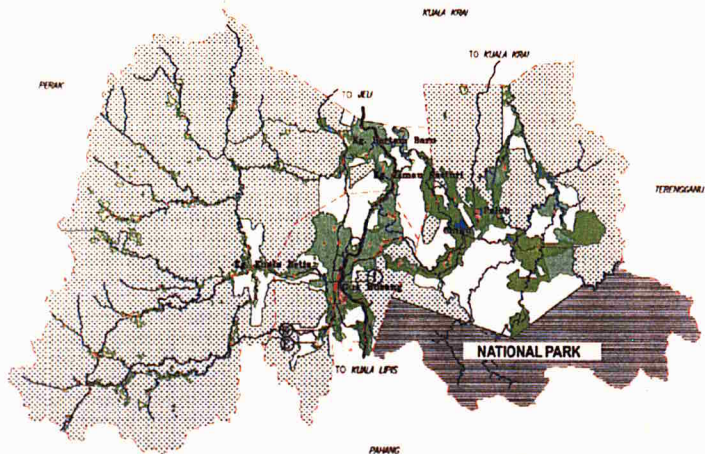
SOURCE: STRUCTURE PLAN STUDY  
 KKDC(N), KKDC(S) & KKLPA 1996  
 FEDERAL DEPARTMENT OF TOWNS AND COUNTRY PLANNING  
 PENINSULAR MALAYSIA

STRUCTURE PLAN STUDY  
GMDC & GMLPA  
KELANTAN DARUL NAIM



1:50,000

EXISTING LAND USE



FEDERAL DEPARTMENT OF TOWN AND  
COUNTRY PLANNING PENINSULAR MALAYSIA

SOURCE: STRUCTURE PLAN STUDY  
KROCHE, KROGOSI & KOLPA TMS

STRUCTURE PLAN STUDY  
 GMDC & GMLPA  
 KELANTAN DARUL NAIM



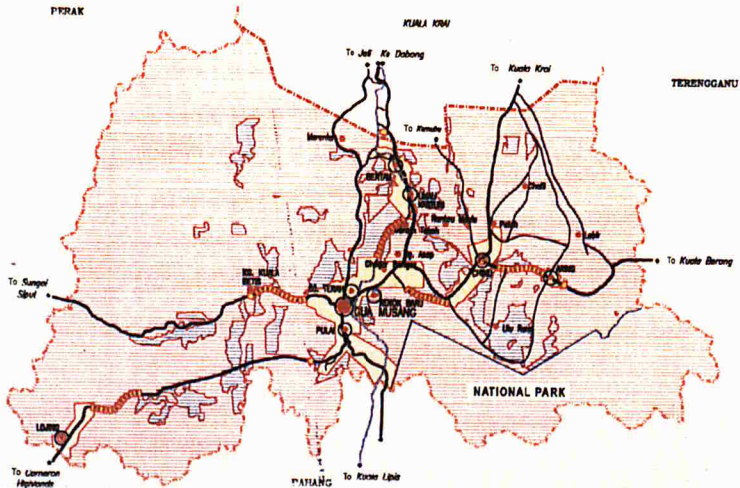
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INTEGRATED CORRIDOR  
 DEVELOPMENT STRATEGY

- MAIN CORRIDOR
- POTENTIAL AREA
- BUFFER AREA
- FUTURE DEVELOPMENT CORRIDOR
- SUB REGIONAL CENTRE
- MAJOR GROWTH CENTRE
- MINOR GROWTH CENTRE
- RURAL GROWTH CENTRE

- STATE BOUNDARY
- JAJAHAN BOUNDARY
- FEDERAL ROAD
- STATE ROAD
- RAILWAY TRACK
- NATIONAL PARK BOUNDARY

SOURCE : GMDC & GMLPA STRUCTURE  
 PLAN STUDY 1995  
 DEPARTMENT OF TOWN AND COUNTRY PLANNING  
 PENINSULAR MALAYSIA



**13.0**  
**STRUCTURE PLAN OF**  
**NORTH KUALA KRAI**  
**DISTRICT COUNCIL,**  
**SOUTH KUALA KRAI**  
**DISTRICT COUNCIL**  
**AND KUALA KRAI**  
**LOCAL PLANNING**  
**AUTHORITY**  
**1995-2020**

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**13.0 STRUCTURE PLAN OF NORTH KUALA KRAI DISTRICT COUNCIL, SOUTH KUALA KRAI DISTRICT COUNCIL AND KUALA KRAI LOCAL PLANNING AUTHORITY 1995 - 2020**

**13.1 GENERAL INFORMATION OF STUDY AREA**

State	:	Kelantan Darul Naim
Gazette Date	:	31 December 1999
Gazette Number	:	27
Utilization Length	:	1995 - 2020
Local Planning Authority	:	North Kuala Krai District Council, South Kuala Krai District Council and Kuala Krai PBPT
Study Area	:	Covering the Kuala Krai Territories which are the North Kuala Krai District Council, the South Kuala Krai District Council and the Kuala Krai PBPT
Size of Study Area	:	235, 689 hectares
Population	:	117, 482 (2000 Forecast)
	:	208, 104 (2020 Forecast)
City / Town	:	Kuala Krai Manek Urai Dabong Kemubu Laloh

**RANGKAIAN STRUKTUR**

RAJUAN STRUKTUR KUALA KRAI  
RAJUAN STRUKTUR KUALA KRAI  
PUBLIKASIKAN PERALIHAN TERANGSIK KUALA KRAI  
1995 - 2020



Ministry of Federal Territories and Urban Planning, Malaysia

Ministry of Federal Territories and Urban Planning, Malaysia



Ministry of Federal Territories and Urban Planning, Malaysia



### 13.2 GENERAL INFORMATION ACCORDING TO LOCAL PLANNING AUTHORITY

#### i) Kuala Krai Local Planning Authority

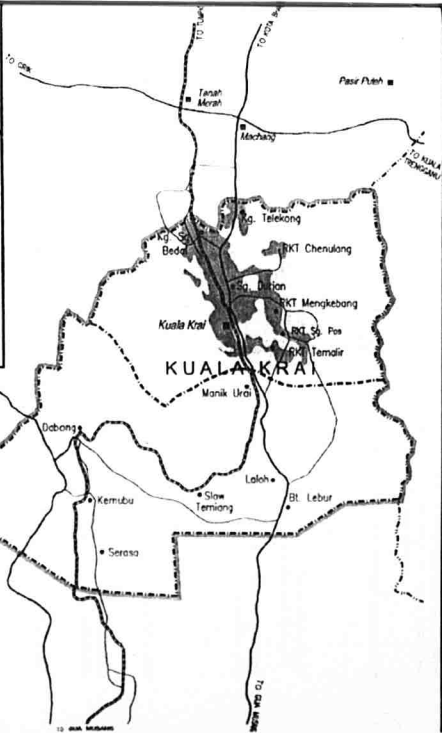
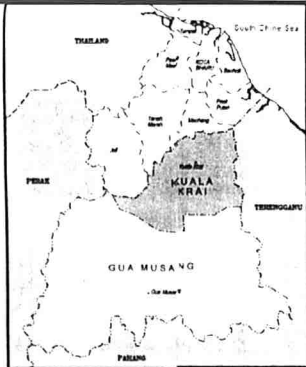
Local Planning Authority	:	Kuala Krai PBPT
Study Area	:	Covering the whole Kuala Krai Local Planning Authority areas not including the District Council areas
Size of Study Area	:	60, 611 hectares
Population	:	47, 165 (2000 Forecast) 76, 657 (2010 Forecast)
City / Town	:	-

#### ii) North Kuala Krai

Local Planning Authority	:	North Kuala Krai District Council
Study Area	:	Covering the whole North Kuala Krai District Council areas
Size of Study Area	:	12, 949 hectares
Population	:	24, 206 (2000 Forecast) 48, 165 (2020 Forecast)
City / Town	:	Kuala Krai

#### iii) South Kuala Krai

Local Planning Authority	:	South Kuala Krai District Council
Study Area	:	Covering the whole South Kuala Krai District Council
Size of Study Area	:	162, 129 hectares
Population	:	46, 111 (2000 Forecast) 83, 282 (2020 Forecast)
City / Town	:	Dabong Manik Urai Laloh Kemubu



STRUCTURE PLAN STUDY  
 KKDC(N), KKDC(S) & KKLPA  
 KELANTAN DARUL NAIM

N  
  
 not to scale

**STUDY AREA  
 ACCORDING TO LOCAL  
 PLANNING AUTHORITY AREA**

NORTH KUALA KRAI DISTRICT COUNCIL AREA  
 SOUTH KUALA KRAI DISTRICT COUNCIL AREA  
 KUALA KRAI LOCAL PLANNING AUTHORITY AREA  
 STUDY AREA  
 STATE BOUNDARY  
 JAJARAN BOUNDARY  
 KKDC(S) & KKLPA AREA  
 MAIN ROAD  
 OTHER ROAD  
 RAILWAY TRACK  
 JAJARAN CENTRE  
 TOWN/ URBAN CENTRE

SOURCE: KKDC(N), KKDC(S) and KKLPA  
 STRUCTURE PLAN STUDY  
 Department of Town and Country Planning  
 Peninsular Malaysia

### 13.3 DEVELOPMENT POLICY

#### LANDUSE AND SETTLEMENT

- GT 1 : Land use development shall be based on the key diagram, development strategies and policies that have been established.
- GT 2 : The development of settlement centres shall be implemented in an organized and integrated manner, satisfy requirements and will not cause negative effects to the surrounding areas.
- GT 3 : Lands in settlement centres and in the future development corridor shall be given the priority in the development of housing schemes.
- GT 4 : Sites for new villages and rural growth / 'taqwa countryside' centres shall be identified and planned to strengthen and improve existing villages with the hope that these centres can be equipped with sufficient public amenities and utilities.
- GT 5 : Sufficient floor spaces for commercial areas shall be provided through the provision of suitable shop houses especially in settlement centres.
- GT 6 : Well-planned industrial areas shall be placed in suitable locations.
- GT 7 : Natural areas shall be gazetted for the purpose of controlling the environmental balance, preserving bio-diversity, flood insulation, research, recreation and tourism.
- GT 8 : The Local Authority with the cooperation of the related agencies shall ensure that the rate of growth in Malay reserve lands is increased by providing assistance and facilities needed.

#### HOUSING

- RU 1 : The Local Plan Authorities (PBT) shall adopt a housing development programme that connects demands with the supply of housing.
- RU 2 : The Local Plan Authorities with the cooperation of the State Authority shall determine the type percentages, sizes prices of houses that are suitable with the population's buying power.
- RU 3 : Each housing programmes are required to ensure that 30%-60% of houses are priced below RM25,000.
- RU 4 : Housing developments must be encouraged in areas that are identified to have potential.
- RU 5 : The planning and development of physical and social infrastructure shall be coordinated with the implementation of development in the allocated housing areas.
- RU 6 : Approved housing projects shall be implemented within the allocated time period.
- RU 7 : The increase in squatter areas and floating homes shall be comprehensively controlled.
- RU 8 : Environmental quality in housing areas must be increased.
- RU 9 : Ensure that housing areas are not threatened by conflicting land use developments surrounding it.
- RU 10 : Ensure that the quality and design of housing are improved periodically.

## COMMERCIAL

- DG 1 : Ensure that commercial floor spaces are distributed based on the urban hierarchy determined in the key diagram.
- DG 2 : Stalls and hawker centres in strategic locations that are supported by various facilities shall be provided in the process of relocating decrepit and unorganised stalls especially around Gua Musang Town.
- DG 3 : Ensure business opportunities by providing support facilities to increase competitiveness and Bumiputera participation in the commercial sector.
- DG 4 : MDKKU and MDKKS must cooperate with the agencies concerned to restore and redevelop old and decrepit business buildings to improve the image of Gua Musang town.
- DG 5 : Control business activity locations that is unorganised through the enforcement of licensing laws especially in the MDKKU area.
- DG 6 : Upgrade the commercial wholesale and services sector by increasing large-scale business units.

## TRAFFIC AND TRANSPORTATION

- PL 1 : New state and federal routes shall be constructed as an effort to increase the communication and regional accessibility with the research area.
- PL 2 : The road system shall be comprehensively repaired by taking into consideration new development areas, rural areas and towns to facilitate in providing well-planned infrastructure.
- PL 3 : Stress shall be given on the widening and upgrade of roads that have reached maximum capacity.
- PL 4 : The quality of the service and management system of public transportations shall be improved to encourage residents and tourists to use this service as an alternative to private transportation.
- PL 5 : The transportation and traffic management system shall be upgraded so that they can function more efficiently.

## INDUSTRIES

- IN 1 : Create a solid industrial chain by encouraging the growth of major and support industries.
- IN 2 : Attractive incentives shall be given to investors to encourage a variety of new industries and investments.
- IN 3 : Provide industrial skills centre to produce more skilled and semi-skilled labour to support the intensity of the growth of the manufacturing sector.
- IN 4 : Existing industrial sites shall be maintained and gazetted as industrial zones under the control of the Local Planning Authority.
- IN 5 : Bumiputera participation in the industrial sector must be increased by encouraging bigger capital investments.

## INFRASTRUCTURE AND UTILITIES

- UI 1 : The Local Planning Authority (Kuala Krai Utara District Council Kuala Krai Selatan District Council) shall increase cooperation and coordination with the agencies and departments that are involved in providing infrastructure and utilities.
- UI 2 : Increase water supply facilities to ensure sufficient water supply consistent with population demand.
- UI 3 : Lower the rate of water loss to the level allowed by the JKR and Kelantan Water.
- UI 4 : Increase the quality of the electrical supply service throughout the territory.
- UI 5 : Devise a long-term plan to increase the capacity of existing electrical exchanges while constructing new ones.
- UI 6 : Provide a integrated irrigation system to control the flooding problem in the research area.
- UI 7 : Improve the quality of health of the population by providing a proper sewerage system.
- UI 8 : Ensure that the management system and the disposal service for solid/toxic/hazardous material are maintained effectively and comprehensively.

#### **SOCIAL FACILITIES**

- KM 1 : Provide sufficient social service facilities in terms of their numbers and suitable locations consistent with the population increase towards the year 2020.
- KM 2 : Ensure that sites for educational facilities are sufficiently and suitably provided consistent with their needs.
- KM 3 : Health services facilities shall be upgraded consistent with the population distribution.
- KM 4 : Postal service facilities shall be upgraded and must cover a wider coverage.
- KM 5 : Police service facilities shall be provided based on development and residential concentration in the research area.
- KM 6 : Fire Department services shall be provided based on the population increase and development density.
- KM 7 : Ensure that recreational areas are upgraded, its facilities are properly maintained and the provision of these open/recreational spaces must be linked with the population distribution and density.
- KM 8 : Sites of religious purposes shall be provided based on the population density distribution of the different faiths.
- KM 9 : Sufficient burial grounds shall be provided and properly maintained for all faiths in suitable locations.
- KM 10 : Branch libraries shall be provided based on residential concentration and the coverage mobile libraries shall be expanded in the research area.

#### **ENVIRONMENT**

- AS 1 : Consider the legal provisions related to the environment in developments in general.
- AS 2 : Adopt environmental control guidelines at all levels of development.

- AS 3 : Control developments in sensitive, hillside(highland) and catchment areas more effectively and continuously.
- AS 4 : Permanent forest reserves (HSK) that have been issued must be replaced to ensure the importance of the environment.
- AS 5 : Control water and river pollution effectively and continuously.
- AS 6 : Air pollution sources such as dust/noise shall be more effectively and continuously controlled.

#### **TOURISM AND RECREATION**

- PR 1 : Upgrade existing facilities and tourist attractions.
- PR 2 : Develop potential tourism areas.
- PR 3 : Sufficient recreational areas shall be provided based on population distribution.
- PR 4 : Existing historical sites shall be restored and preserved.
- PR 5 : The National Museum shall take steps to gazette identified caves for archaeological purposes.

#### **RESOURCE AND FINANCIAL MANAGEMENT**

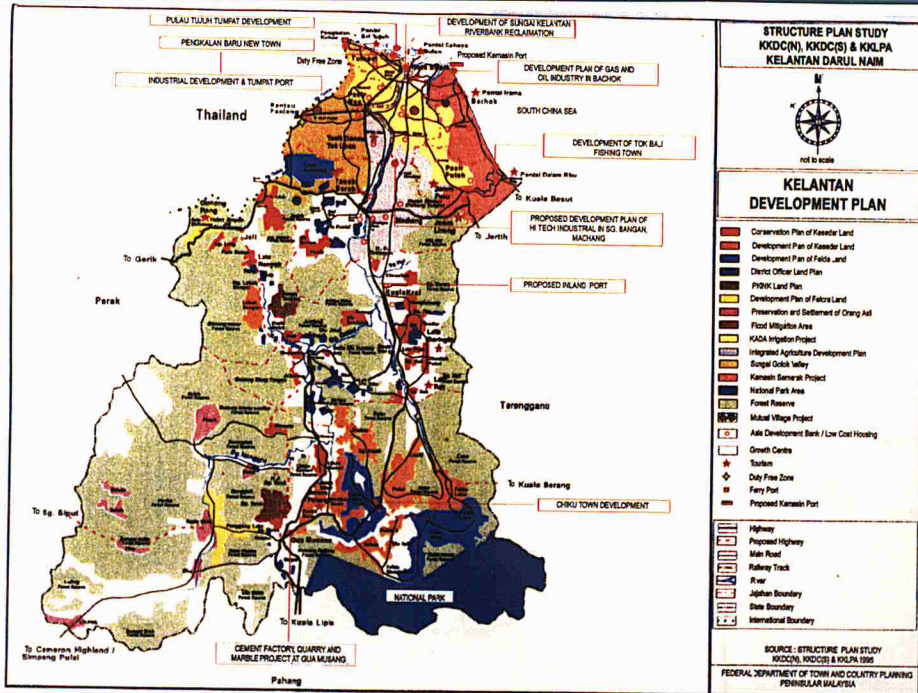
- SK 1 : MDKKU shall upgrade and strengthen its functions and roles to allow active involvement in encouraging and implementing development projects including infrastructure and socio-economic projects.
- SK 2 : The Town Planning Department of MDKKU shall be established and shall be given sufficient professional and sub-professional staff to enable it to function as an effective PBPT.
- SK 3 : A comprehensive restructuring of the MDKKU organisational structure shall be conducted and MDKKU shall have qualified and sufficient support staff to fill in the posts in the proposed new departments and units.
- SK 4 : MDKKU shall expand its administrative area until covering the whole of Batu Mengkebang District to ease planning, control and coordination of development as well as to provide sufficient and satisfactory municipal services.
- SK 5 : The Territorial Office as a secretariat to the Territorial Development Committee shall be given the responsibility to coordinate all planning and implementation programmes/projects conducted by the various departments and agencies at the territorial level.
- SK 6 : Identify sources and methods to obtain increase MDKKU income.
- SK 7 : MDKKS shall upgrade and strengthen its functions and roles to allow active involvement in encouraging and implementing development projects including infrastructure and socio-economic projects.
- SK 8 : The Town Planning Department of MDKKS shall be established and shall be given sufficient professional and sub-professional staff to enable it to function as an effective PBPT.

- SK 9 : A comprehensive restructuring of the MDKKS organisational structure shall be conducted and MDKKS shall have qualified and sufficient support staff to fill in the posts in the proposed new departments and units.
- SK 10 : The Territorial Office as a secretariat to the Territorial Development Committee shall be given the responsibility to coordinate all planning and implementation programmes/projects conducted by the various departments and agencies at the territorial level.
- SK 11 : Identify sources and methods to obtain increase MDKKU income.

**13.4**  
**DEVELOPMENT PLAN**

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**STRUCTURE PLAN STUDY  
KKDC(N), KKDC(S) & KKLPA  
KELANTAN DARUL NAIM**



**KELANTAN  
DEVELOPMENT PLAN**

- Conservation Plan of Keesee Land
- Development Plan of Keesee Land
- Development Plan of Felda Land
- District Officer Land Plan
- PINK Land Plan
- Development Plan of Felra Land
- Preservation and Settlement of Orang Asli
- Flood Mitigation Area
- KADA Irrigation Project
- Integrated Agriculture Development Plan
- Sungai Gohok valley
- Kemasih Basmak Project
- National Park Area
- Forest Reserve
- Mutual Village Project
- Aids Development Bank / Low Cost Housing
- Growth Centre
- Tourism
- Duty Free Zone
- Ferry Port
- Proposed Kemasih Port

- Highway
- Proposed Highway
- Main Road
- Railway Track
- River
- Jajahan Boundary
- State Boundary
- International Boundary

SOURCE : STRUCTURE PLAN STUDY  
KKDC(N), KKDC(S) & KKLPA 1995  
FEDERAL DEPARTMENT OF TOWN AND COUNTRY PLANNING  
PENINSULAR MALAYSIA

**STRUCTURE PLAN STUDY  
KKDC(N), KKDC(S) & KKLPA  
KELANTAN DARUL NAIM**

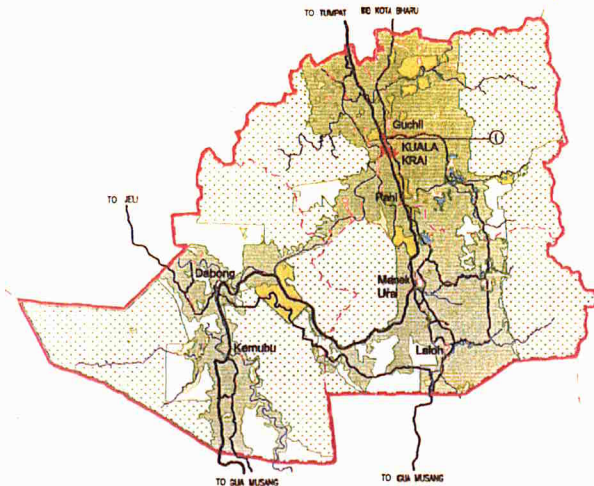


NOT TO SCALE

**JAJAHAN KUALA KRAJ  
EXISTING LAND USE**

- URBAN CENTRE
- SETTLEMENT
- INSTITUTION
- RUBBER PLANTATION
- OIL PALM PLANTATION
- VARIOUS CROPS
- VARIOUS CROPS / BAREN AREA
- FOREST RESERVE
- FOREST RESERVE
- RIVER

- ROAD
- RAILWAY TRACK
- STUDY AREA
- STATE BOUNDARY
- JAJAHAN BOUNDARY
- DISTRICT BOUNDARY



SOURCE : STRUCTURE PLAN STUDY  
KKDC(N), KKDC(S) & KKLPA 1995
















FEDERAL DEPARTMENT OF TOWN AND COUNTRY PLANNING  
PENINSULAR MALAYSIA

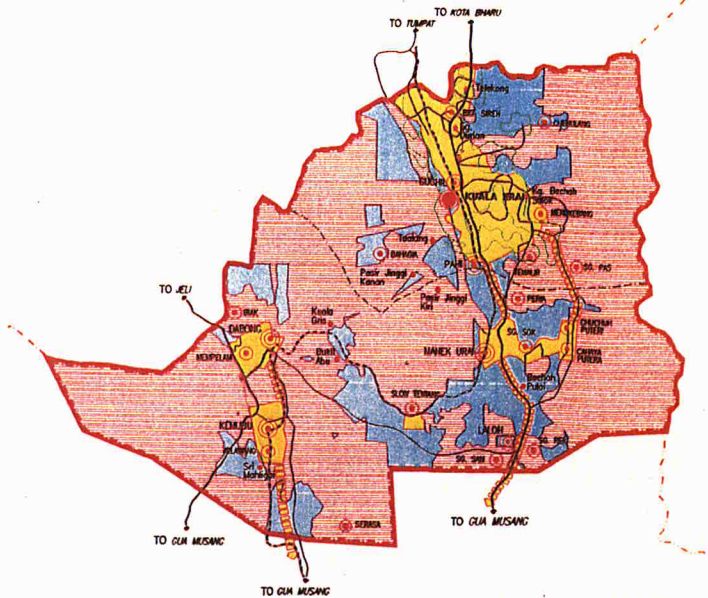
**STRUCTURE PLAN STUDY  
KKDC(N), KKDC(S) & KKLPA  
KELANTAN DARUL NAIM**



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**INTEGRATED CORRIDOR  
DEVELOPMENT STRATEGY**

-  Main Corridor
  -  Continuity Corridor
  -  Transition Area
  -  Buffer Area
  -  Main Settlement Centre
  -  Settlement Centre
  -  Rural Growth Centre
  -  Villages
- 
-  Study Area
  -  State Boundary
  -  Jajahan Boundary
  -  KKDC(S) & KKLPA Border
  -  KKDC(N)
  -  Main Road
  -  Railway Track

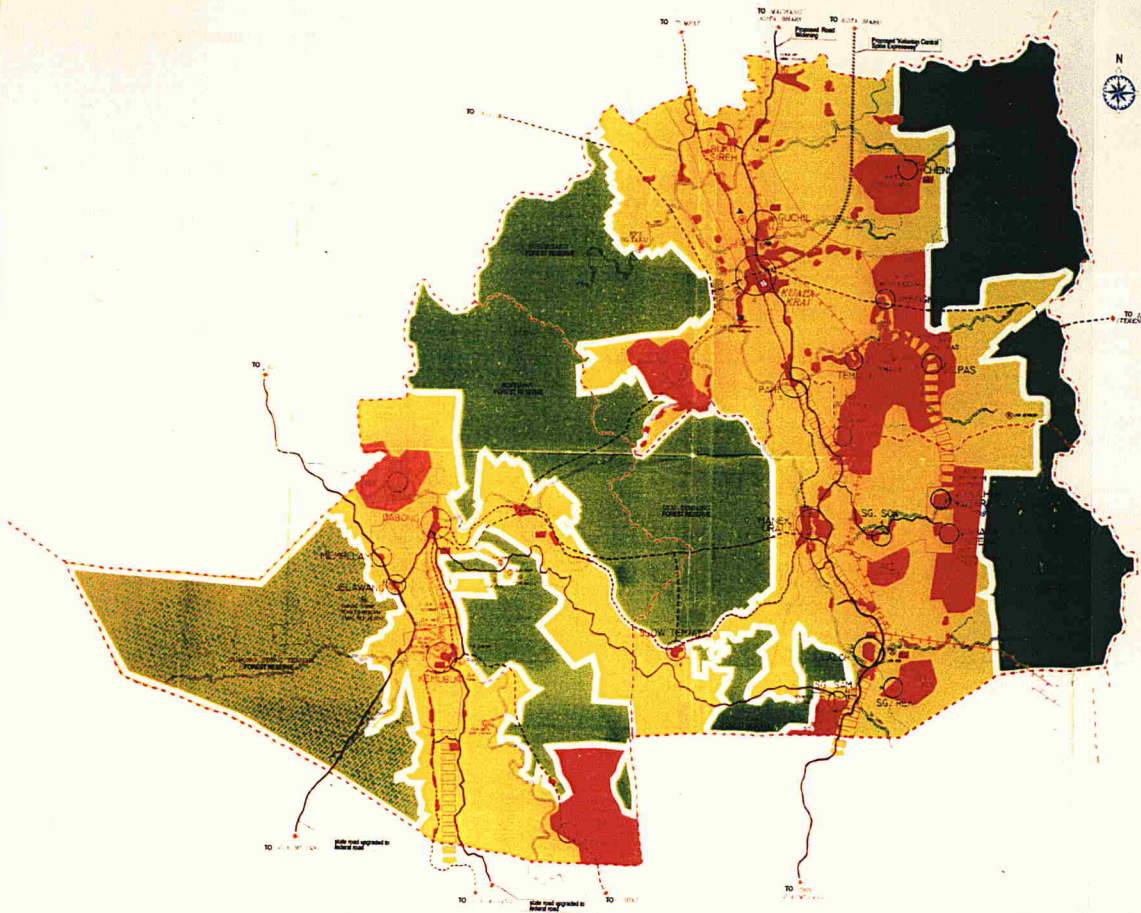


SOURCE: STRUCTURE PLAN STUDY  
KKDC(N), KKDC(S) & KKLPA 1995

FEDERAL DEPARTMENT OF TOWN AND COUNTRY PLANNING  
PENINSULAR MALAYSIA

# KEY DIAGRAM

STRUCTURE PLAN OF  
 NORTH KUALA KRAI DISTRICT COUNCIL  
 SOUTH KUALA KRAI DISTRICT COUNCIL  
 KUALA KRAI LOCAL PLANNING AUTHORITY  
 1995/2020



- LEGEND**
- SETTLEMENT HIERARCHY**
- 2 SECOND STATUS
  - 3 THIRD STATUS
  - 4 FOURTH STATUS
- DEVELOPMENT AREAS**
- URBAN SETTLEMENT
  - RURAL SETTLEMENT
  - INDUSTRIAL
  - FUTURE DEVELOPMENT AREA 1995-2020
  - FUTURE DEVELOPMENT CORRIDOR 1995-2020
  - LAND DEVELOPMENT AREA
  - LAND CONSERVATION AREA
  - ORANG ASLI RELOCATION PLAN
  - PROPOSED ISLAND PORT
- RECREATION AND PRESERVATION AREAS**
- NATURE RESERVE AREA (GAME LOCATION)
  - RECREATIONAL AREA
  - WATER CATCHMENT AREA
  - PROPOSED TOWN PARK
  - PROPOSED STATE PARK
  - FOREST RESERVE
  - AGRICULTURAL AREA
  - AGRICULTURE
- UTILITIES**
- ELECTRIC TRANSMITTER LINE
  - WATER TREATMENT PLANT
  - RECEIVING SUBSTATION
  - TELECOM EXCHANGE CENTRE
  - WASTE DISPOSAL AREA
- COMMUNICATION SYSTEM**
- FEDERAL ROAD
  - STATE ROAD
  - RAILWAY TRACK
  - PROPOSED BRIDGE
  - PROPOSED FEDERAL ROAD
  - PROPOSED "SILANTAN CENTRAL SPINE EXPRESSWAY"
  - PROPOSED RURAL ROAD
- OTHERS**
- STATE BOUNDARY
  - JAJAHAN BOUNDARY
  - MAJLIS BOUNDARY
  - RIVER