

**GENERAL INFORMATION AND STRUCTURE PLAN POLICIES  
PULAU PINANG STATE**

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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 the allocations under Section 2B (1), Town and Country Planning (Amendment) Act 2001, Act A1129 which refers to publications that are related to town and country planning. As many as 11 publications have been produced for each state in the Peninsular of Malaysia where the Pulau Pinang State General Information and Structure Plan Policies are one of the publications produced.

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

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

For Pulau Pinang, this publication documents the Draft Structure Plan (Amendment) of Pulau Pinang Municipal Council and Draft Structure Plan (Amendment) of Seberang Perai Municipal Council, where the Structure Plan (Amendment) Policies, plans and photographs for both these Structure Plan (Amendment) will be re-documented in the forthcoming second edition. Usage and implementation policies must first be referred to the Local Planning Authority and the State Authority. General information and policies that are contained in the Draft Structure Plan (Amendment) can be used as a reference but its' usage and implementation needs to refer to gazetted structure plans.

**2.0**  
**PULAU PINANG STATE**  
**STRUCTURE PLANS**

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## 2.0 PULAU PINANG STATE STRUCTURE PLANS

This report contains Structure Plan general information and policies for Pulau Pinang. Up to November 2001, Pulau Pinang has 2 Structure Plans and their respective gazette date are below :

Structure Plan	Gazette Date
i. Draft Structure Plan (Amendment) of Pulau Pinang Municipal Council, 2000	-
ii. Draft Structure Plan (Amendment) of Seberang Perai Municipal Council, 2000 - 2010	-

### ***Draft Structure Plan (Amendment) of Pulau Pinang Municipal Council 2000***

*Draft Structure Plan (Amendment) of Pulau Pinang Municipal Council 2000*, covers the whole island that is under the administration of the Pulau Pinang Local Planning Authority. It covers an area of 29, 965 hectares (299.65 sq km / 113.0 sq miles) and divided into the Southwest District and the Northeast District. This area includes areas that have been gazetted as the Pulau Pinang Municipal Council Local Planning Authority area and also reclaimed land that has not been gazetted as an authority area of the Council.

### ***Draft Structure Plan (Amendment) of Seberang Perai Municipal Council 2000 - 2010***

The whole Seberang Perai area has been proclaimed as a Local Planning Authority area with the Seberang Perai Municipal Council as the Authoritative Body. This area is divided into three districts which are the North Seberang Perai District, the Central Seberang Perai District and the South Seberang Perai District. The whole area is of 73, 979 hectares.



**3.0**

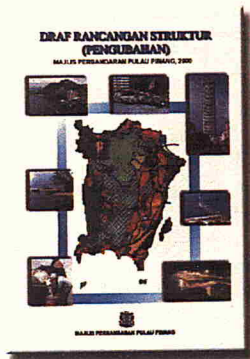
**DRAFT STRUCTURE PLAN  
(AMENDMENT) OF PULAU  
PINANG MUNICIPAL  
COUNCIL, 2000**

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### 3.0 DRAFT STRUCTURE PLAN (AMENDMENT) OF PULAU PINANG MUNICIPAL COUNCIL 2000

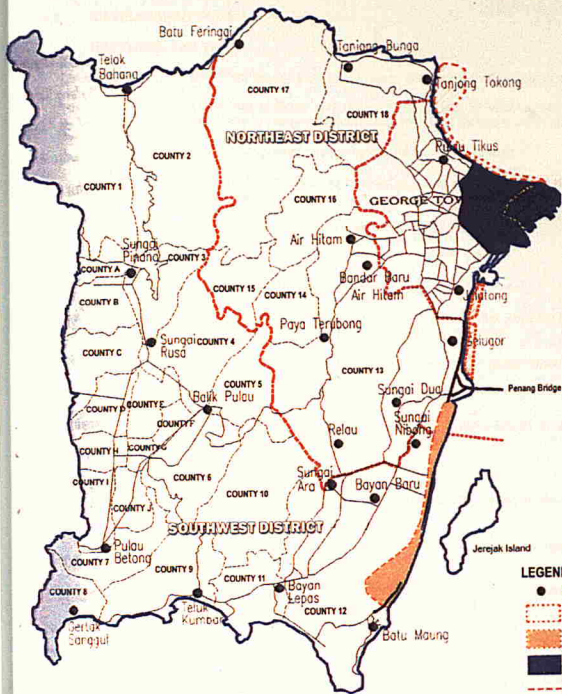
#### 3.1 GENERAL INFORMATION OF STUDY AREA

State	:	Pulau Pinang
Utilization Length	:	-
Gazette Number	:	-
Utilization Length	:	-
Local Planning Authority	:	Pulau Pinang Municipal Council
Study Area	:	All areas of the island that has been proclaimed as Pulau Pinang Local Planning Authority areas
Size of Study Area	:	29, 965 hectares (299.65 sq km / 113.0 sq miles)
Population	:	550, 353 (1995 Forecast) 701, 190 (2010 Forecast)
City / Town	:	George Town Bayan Baru Bayan Lepas





Without Scale



**LEGEND**

- Existing Town
- Propose Land Reclamation Area
- Existing Land Reclamation Area
- George Town Commercial Centre
- - - District Border
- - - County Border
- - - City Border
- - - George Town City Inner Area Border
- Road
- Highway

Kandi Island

Rimau Island

Jerejak Island



**PLANNING AREA**



SOURCE :STRUCTURE PLAN RESEARCH STUDY REPORT  
(changes) Penang Municipal Council, 1998

### 3.2 DEVELOPMENT POLICY

#### RESIDENTS AND WORK

- 1 : MPPP will ensure a balanced planning of social facilities for all age groups.
- 2 : MPPP will facilitate and increase the growth of various economic activities, especially in sectors that have been identified as sectors with potential growth.
- 3 : The industrial sector has to be diversified and upgraded.
- 4 : Promote MPPP areas as centres of education, training and healthcare within the IMT-GT.
- 5 : Human resource development will be upgraded.

#### HOUSING

- 1 : Identify ample suitable lands for housing.
- 2 : Relevant steps would be undertaken to ensure that low cost housing projects are completed in line with the State Authority's policies.
- 3 : Toll areas and run down housing areas need to be redeveloped.
- 4 : Identify and renovate rent control housing areas.
- 5 : Increase the status of infrastructure and social facilities in traditional village areas.

#### INDUSTRY

- 1 : Identify and ensure an optimum land usage for small and medium scale industries.
- 2 : Provide more industrial buildings for small-scale industries that would either be rented or sold.
- 3 : Relocate industries that are not compatible with land use within the Georgetown area.
- 4 : Encourage training and skill programmes with the focus on the high technology industry.
- 5 : Allow the smallest scale industries which do not pollute, to be operated on a part time basis by the residents in rural and low cost housing areas.

#### COMMERCE

- 1 : Plan to increase the number of commercial centres within MPPP areas to support the needs of local residents and tourists.
- 2 : Promote MPPP areas as a regional operations centre within the IMT-GT.
- 3 : Encourage the growth of small-scale businesses and hawkers by providing specially planned areas.
- 4 : Encourage the restoration of AKS areas through unified development means.
- 5 : Encourage development and promotions to increase the commercial sector

ability to support tourism.

#### **TOURISM**

- 1 : Identify and combine potential areas for tourism development within Local Plans.
- 2 : Identify, plan and develop fishing and farming villages for tourism.
- 3 : Increase the facilities and availability of tourism and recreation to encourage / attract tourists.
- 4 : Take steps to prevent degradation and where possible fix the environmental quality and building that are tourist attractions.
- 5 : Plan Pulau Jerejak as a tourist attraction based on natural recreation.

#### **AGRICULTURE**

- 1 : Conserve and maintain current agricultural lands.
- 2 : Modernise the agricultural sector so that it is more productive.
- 3 : Encourage agricultural based industries.
- 4 : Upgrade rural villages and towns as market centres of agricultural products.
- 5 : Increase the human resource within the agricultural sector.

#### **LANDSCAPE AND CITYSCAPE**

- 1 : Identify areas and building that have historical value, cultural, architectural or attractive and unique characteristics while taking the appropriate steps to conserve and maintain.
- 2 : Identify areas within Georgetown as action areas and prepare planning for these areas.
- 3 : Conserve and improve the natural beauty and environment of MPPP areas.
- 4 : Use standards and guidelines for the form of the city.
- 5 : Identify and define areas that are action areas and prepare local plans for those areas.
- 6 : Implement the Bukit Bendera Local Plan so that it becomes an area that has special natural attractions.

#### **RECREATION AMENITIES**

- 1 : Implement comprehensive recreational park and open land plans.
- 2 : Gazette Acheh Beach as a State Park.
- 3 : Housing developers need to prepare recreational parks and open land within their housing schemes.
- 4 : Identify and gazette recreational sources within MPPP areas and take the necessary steps to conserve and improve those sources for public and tourist

recreation.

#### **PUBLIC FACILITIES**

- 1 : Adapt the public facilities standards within MPPP areas.
- 2 : Identify the size and location for public facility lands within the local plans.
- 3 : Require all housing developments to prepare public facilities following set standards and local plans.
- 4 : MPPP will continue to play a part within delivery of public facilities.
- 5 : Encourage the private sector involvement in delivering public facilities especially healthcare, higher education and welfare homes.
- 6 : Increase the implementation of public programmes that attract residential involvement toward strengthening social interactions of local residents.

#### **ENVIRONMENT**

- 1 : Balance current and future environmental issues within land use plans and restriction of development.
- 2 : Ensure that all sewage is treated properly.
- 3 : Effectively control the disposal of solid waste to prevent pollution of drains, rivers, seashores and air.
- 4 : Control the clearing of hills to prevent soil erosion, silt deposits, sludge seepage in rivers and seashores, and also to prevent blemishes to the view.
- 5 : Control and prevent flooding problems.
- 6 : Control and decrease the effects of vehicle noise and air pollution.
- 7 : Pig rearing control programmes will be implemented.
- 8 : Increase the civic awareness of the residents toward the importance of environmental conservation.

#### **PUBLIC UTILITIES**

- 1 : Ensure enough water supply, electric supply and telecommunications facilities are available to support current shortfalls and future needs.
- 2 : Cooperate with IWK authorities to plan and prepare a centralised sewerage system that encompasses more areas in Pulau Pinang and increase the service level of the respective system.
- 3 : Improve the management of the solid waste disposal service.
- 4 : Create an effective scheduled waste disposal management system.
- 5 : Undertake long and short-term steps to overcome and decrease problems

caused by flooding within MPPP areas.

#### **TRANSPORTATION**

- 1 : Utilize appropriate control regulations and traffic management to increase the capabilities of the current road.
- 2 : Continue planning, renovation and building of new roads and create a comprehensive road network.
- 3 : Increase the public transport service level.
- 4 : Ensure the transportation and traffic aspects are taken into account when planning land use and environmental conservation to create an optimum level of comfort and accessibility to service and work areas.
- 5 : Increase air and sea transport capabilities.

#### **BUMIPUTERA PARTICIPATION**

- 1 : Maintain Bumiputera reserve quotas for housing and commercial industrial / hawker premises.
- 2 : Continue providing initiative to Bumiputera landowners.
- 3 : Continue the availability of job opportunities and granting of licences to Bumiputeras so they involve themselves in various sectors of the economy.
- 4 : Collect and update data regarding land and economic ownership involvement of Bumiputeras
- 5 : Encourage Trust Agency involvement in the development of Bumiputera owned lands either with being mortgaged or purchased.
- 6 : Encourage a support system for the participation of Bumiputeras within the economic sector.
- 7 : Ensure the provision of support to Bumiputera entrepreneurs is easier.

#### **LAND USAGE AND PREPARATION**

- 1 : Ensure ample and appropriate land is available to meet future sectoral demand for future land usage needs.
- 2 : Integrate the conservation aspect with the need for new direction in the unified development of cultural hubs.
- 3 : Increase the environmental quality through land use planning and development control steps that are effective especially for sensitive areas and intensive land usage areas.
- 4 : Increase the mutual support functions between east west rural and urban areas while at the same time increase the rural economic growth of the western areas.
- 5 : Support and unify infrastructure and land development programmes between the development agencies and service / utility agencies.

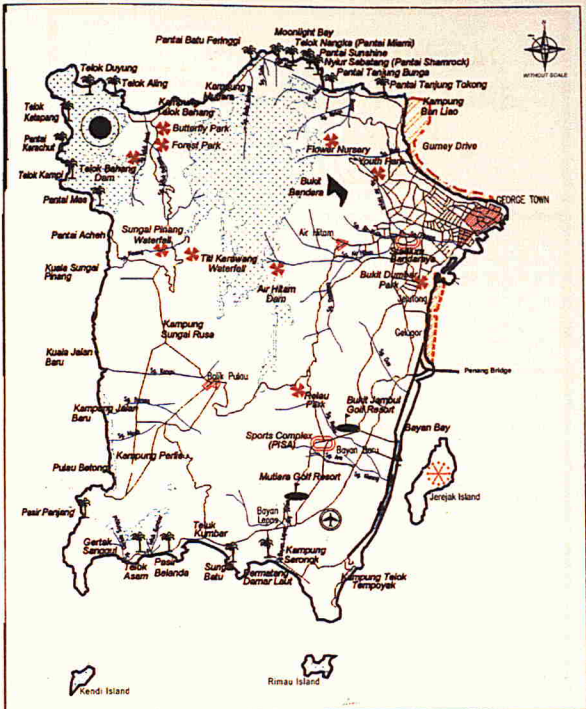
#### **FINANCE AND ORGANISATION OF MPPP**

- 1 : Strengthen and oversee management and financial organizational structure achievements.
- 2 : Strengthen and create departments within MPPP to implement
- 3 : Improve the image and strengthen communication between MPPP and the public.
- 4 : Use E-Government methods to increase the functional expertise of MPPP
- 5 : Strengthen the planning, management and land development of MPPP



**3.3**  
**DEVELOPMENT PLAN**

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**LEGEND**

- |  |   |  |
|--|---|--|
|  Forest Reserve / Preservation Area |  Agriculture Village       |  Sports Complex / Stadium |
|  Highland Tourism Area              |  National Park             |  Airport                  |
|  Town Preservation Area             |  Golf Course               |  Existing Road            |
|  Proposed Land Reclamation Area     |  Recreational              |  Existing Highway         |
|  River                              |  Natural Recreational Park |  |
|  Fisherman Village                  |  Beach Resort              |  |

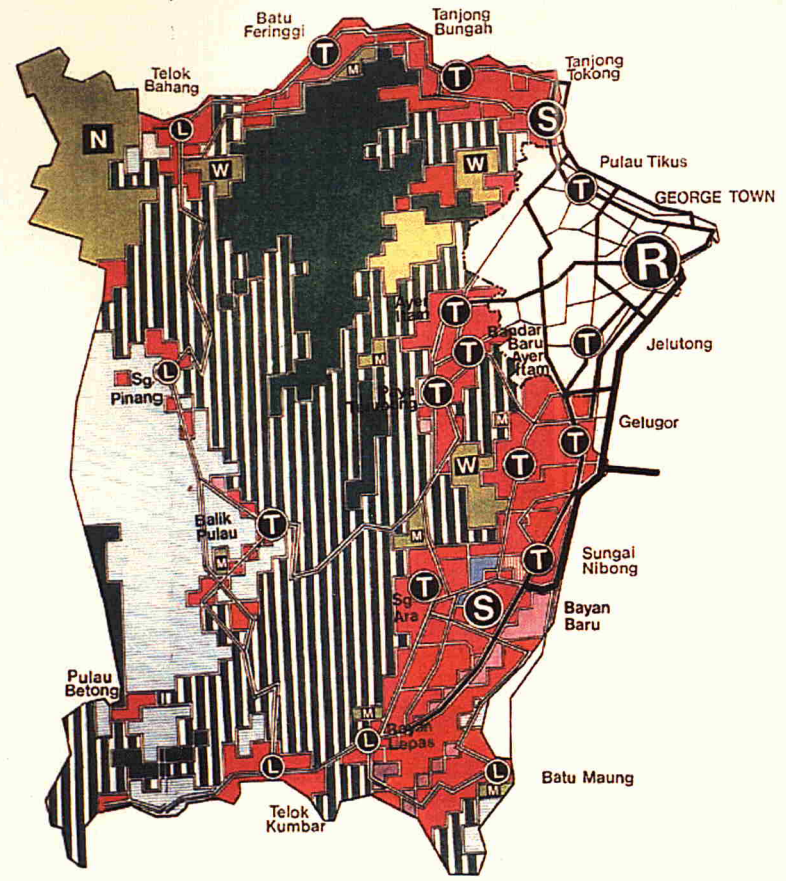
STRUCTURAL PLANNING DEPT (Penang) PENANG MUNICIPAL COUNCIL

## TOURISM SOURCE CENTRE



SOURCE : STRUCTURAL PLAN RESEARCH STUDY REPORT (Change) Penang Municipal Council, 1996

# PENANG MUNICIPAL COUNCIL STRUCTURE PLAN MAIN DIAGRAM



- GENERAL USE**
- GENERAL RESIDENTIAL
  - INDUSTRY
  - COMMERCIAL
- RESERVE AND LIMITED USE**
- FEDERAL CENTRE
  - SMALL FEDERAL CENTRE
  - R TOWN CENTRE
  - L LOCAL CENTRE
  - TOURISM INDUSTRY
  - VARIOUS USE
  - HILL LAND
  - FOREST RESERVE
  - AGRICULTURAL RESERVE
  - LIMITED USE
  - SPECIAL CHARACTERISTIC AREA
- PARKS AND OPEN AREA**
- N NATIONAL PARK
  - W FEDERAL PARK
  - M COMMUNITY PARK
  - OTHER OPEN AREA
  - GRAVEYARD
- GOVERNMENT / INSTITUTION USE**
- GOVERNMENT / INSTITUTION USE
- MAIN ROADS**
- PRIME ROAD
  - SECONDARY ROAD
  - DISTRICT ROAD

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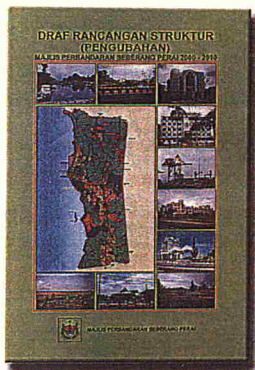
**DRAFT STRUCTURE PLAN  
(AMENDMENT) OF  
SEBERANG PERAI  
MUNICIPAL COUNCIL  
2000-2010**

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4.0 DRAFT STRUCTURE PLAN (AMENDMENT) OF SEBERANG PERAI MUNICIPAL COUNCIL  
2000 – 2010

4.1 GENERAL INFORMATION OF STUDY AREA

State	:	Pulau Pinang
Gazette Date	:	-
Gazette Number	:	-
Utilization Length	:	2000 - 2010
Local Planning Authority	:	Seberang Perai Municipal Council
Study Area	:	The whole area of Seberang Perai
Size of Study Area	:	73, 979 hectares
Population	:	691, 889 (2000 Forecast) 904, 400 (2010 Forecast)
City / Town	:	Butterworth Bukit Mertajam Perai Nibong Tebal Kepala Batas





**LEGEND**

	CURRENT CITY		FERRY TERMINAL
	CURRENT SEA BARRIER		PORT
	PROPOSED BARRIER		STATE BORDER
	HIGHWAY		DISTRICT BORDER
	ROAD		MUKIM BORDER
	RAILWAY TRACK		RIVER

Source : Study Report, Draft Structure Plan (Amendment) MPSP, 1996

**STUDY AREA**



## 4.2 DEVELOPMENT POLICY

### LAND USE

- G 1 : The main diagram will be the basis of strategy and development of land use within Seberang Perai in the future.
- G 2 : Central planned areas will be the main engine towards the physical, economical and social development of Seberang Perai.
- G 3 : Preparation of Local Plans will be given priority within areas of high development pressure.

### CITY CENTRE

- PB 1 : Current development opportunities within KPP and the Bukit Mertajam, Kepala Batas and Jawi city centres will be totally utilized to ensure that KPP functions and the city centres are inline with development strategies.
- PB 2 : Residential capacity and density within KPP, Bukit Mertajam, Kepala Batas and Jawi city centres will be increased.
- PB 3 : Adequate and suitable land that will be used to sustain urban centre development activities until the year 2000, will be available.
- PB 4 : Development within KPP, Bukit Mertajam, Kepala Batas and Jawi city centres will be planned and controlled in order to achieve a city form that is attractive and suitable with the natural environment.
- PB 5 : Encouragement the concentration of high quality commercial activity within KPP.
- PB 6 : Development incentives will be available towards the preparation of the elements of natural environmental forms that are attractive.
- PB 7 : Reshuffling of land usage need to be undertaken and non compatible land use would not be allowed
- PB 8 : Exclusive priority and encouragement would be given by MPSP for the redevelopment of KPP and Bukit Mertajam / Kepala Batas city centres.
- PB 9 : Ample recreational areas will be prepared and the landscape aspect would be given priority within KPP and Bukit Mertajam, Kepala Batas and Jawi city centres.
- PB 10 : Relevant transportation and service facilities would be improved within KPP and Bukit Mertajam, Kepala Batas and Jawi city centres.
- PB 11 : DEB's achievement will be given priority within the development of KPP and Bukit Mertajam, Kepala Batas and Jawi city centres.

### TRANSPORTATION AND ROADS

- PJ 1 : Identify and ensure an optimum land usage for small and medium scale industries.
- PJ 2 : Authorities will build new roads, widen and repair some current roads.
- PJ 3 : Authorities would ensure that the public transport service and facilities are more effective, efficient and sufficient.

- PJ 4 : MPSP will ensure ample car parking space and on-street parking would be discouraged along main and branch roads.
- PJ 5 : Special lanes and pedestrian crossings will be made available by MPSP, especially at main and feeder roads.

#### COMMERCE

- P 1 : Floor space and other commercial facilities will be sufficiently available to support the future needs.
- P 2 : Commercial centre hierarchy will be the base for a more orderly development in agreement with the development strategy of Seberang Perai.
- P 3 : Encourage comprehensive commercial development within the centres especially within Butterworth and Bukit Mertajam.
- P 4 : Linear commercial development along main roads would not be encouraged.
- P 5 : Market facilities would be available based on the residential dispersion.
- P 6 : Creation of orderly stall and hawker areas within commercial and housing areas would be budgeted.
- P 7 : Stall and hawker areas would be completed with facilities in order to ensure the image and surroundings.

#### INDUSTRY

- IN 1 : Ample industrial areas that are equipped with infrastructure facilities will be made available to meet future demands.
- IN 2 : Small agricultural based industries would be encouraged in rural areas.
- IN 3 : Tighten guidelines and development regulation while increasing enforcement so the new industrial growth does not occur outside fixed industrial areas.
- IN 4 : MPSP together with other agencies will increase cooperation.

#### AGRICULTURE

- PT 1 : Agricultural sector development will be continuously encouraged with focusing on increasing farmer income.
- PT 2 : MPSP will ensure agricultural identified areas would be maintained within the planning year.
- PT 3 : MPSP with relevant agencies would ensure that primary agricultural infrastructure would be maintained in the long-term agricultural areas.
- PT 4 : Livestock activities would be encouraged in specified areas and livestock developers would have to follow available guidelines.

#### HOUSING

- R 1 : Comprehensive housing plans would have to be made available in order to unify the relevant agencies and supervise housing supply / demand for various levels of the community.



- R 2 : Council would ensure housing construction is started within a fixed timeframe once after receiving development approval.
- R 3 : Preparation of suitable housing development land for future use would be available.
- R 4 : Development of primary housing projects in urban areas would no longer be encouraged.
- R 5 : Redevelopment of village areas will be undertaken.
- R 6 : Programs to repair housing units and environment would be undertaken in the traditional villages and new village areas.

#### **PUBLIC UTILITIES**

- UA 1 : Close cooperation between relevant agencies will ensure public utility services would have planning, programming and implementation that are coordinated.
- US 2 : Formulate long and short-term steps to overcome drainage and irrigation problems.
- US 3 : Prepare a management system and a solid waste disposal service that is more efficient and effective especially within the city areas.
- UA 4 : Generate a centralised sewage system in other development areas within Seberang Prai.

#### **SOCIAL SERVICES**

- PM 1 : MPSP has to prepare a program that is thorough to coordinate and increase the cooperation between the relevant agencies that provide various social activities.
- PM 2 : MPSP will ensure that social service facilities are provided following planning standards and suitable with local needs.
- PM 3 : MPSP needs to ensure that there is enough land to provide for social services.

#### **RECREATION AND TOURISM**

- RP 1 : MPSP would ensure that recreational areas are provided in abundance and distributed following the residential distribution to fulfil current and future needs.
- RP 2 : Natural areas that have the potential of recreational use would be conserved and maintained as a reserved area for recreational use.
- RP 3 : Urban gardens would be adequately provided within primary focus areas within cities and equipped with facilities.
- RP 4 : More sports facilities would be provided for residential use and present sports facilities would be refurbished and increased.
- RP 5 : Suitable open areas within housing schemes would be equipped with sporting facilities.
- RP 6 : MPSP would ensure that current recreational areas would have their facilities improved and maintained effectively.
- RP 7 : MPSP would ensure that areas that are planned or currently used as recreational areas would not be used for other purposes.

- RP 8 : Identified attractive areas will be implemented as tourist development to increase the charm of Seberang Prai.

#### **ENVIRONMENT**

- AS 1 : MPSP with the cooperation of JAS will tighten the rules, and relevant guidelines and enforce the laws under the Environmental Act 1974 (including and future revisions / updates) when planning and placement of all development activity.
- AS 2 : Environmental Impact Assessment would be implemented and used as condition for approval in development projects that have a high potential to have a negative effect on the environment.
- AS 3 : Enforcement of Environmental Quality (Clean Air) 1979 laws is used when deciding upon granting Industrial development approval.
- AS 4 : Provide enough buffer zones for industrial and development areas.
- AS 5 : Ensure that the disposal of domestic waste, water and filth is treated properly before it is disposed into drains, rivers and the ocean.
- AS 6 : Tighten the relevant rules and law enforcement under the Local Governments Act 1976, especially for industry and commercial workshops.
- AS 7 : Management programs for pig rearing would be upgraded.
- AS 8 : Use of guidelines for the control and prevention of soil erosion, sediment build-ups and tighten the enforcement of bylaws concerning land development is needed in all development projects.
- AS 9 : Ensure a guideline for the development of lands surrounding TUDM is available
- AS 10 : Identify suitable disposal sites and safer landfill methods.
- AS 11 : Create an effective scheduled waste disposal management system.
- AS 12 : Identify environmentally sensitive areas such as forest reserves, river reserves and seashores for the purposes of conservation, preservation or recreation.
- AS 13 : Current historical places would be maintained while efforts would be taken to identify buildings that have historical and aesthetic value.

#### **BUMIPUTERA PARTICIPATION**

- BP 1 : MPSP will cooperate with relevant agencies to ensure that there is at least a 30% Bumiputera involvement in all economic sectors and suitable facilities are provided to increase Bumiputera participation.
- BP 2 : Continue and tighten the steps and reservations for Bumiputeras in the construction of commercial space either by the private sector or government agencies.
- BP 3 : Relax and simplify the planning request process by government agencies.
- BP 4 : Ensure that commercial building space development either by the private or government would have suitable Bumiputera floor space set aside based on the ability of the Bumiputera entrepreneur.
- BP 5 : MPSP with the cooperation of relevant agencies would identify and develop more sites and facilities for Bumiputera hawkers / small businesses.

- BP 6 : MPSP would cooperate with the relevant agencies for the ongoing effort to increase the skills and talent of Bumiputera entrepreneurs.
- BP 7 : Priority to own low cost housing should be given to Bumiputeras to support the demand for housing especially within the low-income group.
- BP 8 : Suitable sites and buildings would be available for Bumiputeras activities within planned industrial areas.
- BP 9 : MPSP and State Authority would take steps to ensure Bumiputera lands are developed in such a way that it would help increase the Bumiputera economic level and maintain its importance.

- BP 7 : Priority to own low cost housing should be given to Bumiputras to support the demand for housing especially within the low-income group.
- BP 8 : Suitable sites and buildings would be available for Bumiputras activities within planned industrial areas.
- BP 9 : MPSP and State Authority would take steps to ensure Bumiputra lands are developed in such a way that it would help increase the Bumiputra economic level and maintain its importance.

**4.3**  
**DEVELOPMENT PLAN**

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# KEY DIAGRAM

SMART STRUCTURE PLAN (Government Order No. 2009-2010)

### LAND USE

- BOUNDARY OF DEVELOPMENT
- PRIMARY DEVELOPMENT AREA
- RESIDENTIAL
- VILLAGES
- COMMERCIAL
- INDUSTRIAL
- RECLAIMED LAND
- PROPOSED RECREATION
- INSTITUTION
- INSTITUTION OF HIGHER LEARNING
- HOSPITAL
- POLYCLINIC
- PUBLIC UTILITIES
- GARBAGE DISPOSAL AREA
- COLLECTION AND DISTRIBUTION CENTRE
- DAM
- GAS PIPE
- TELECOMMUNICATION CABLE
- TOURISM AND RECREATION
- REGIONAL PARK
- PROPOSED REGIONAL PARK
- CITY PARK
- GOLF COURSE
- SPORTS / STADIUM COMPLEX
- TOURIST ATTRACTION
- SPECIAL USAGE
- FOREST RESERVE
- BOUNDARY OF CATCHMENT AREA
- CONSERVED HILL AREA
- CONSERVED AGRICULTURE AREA
- SPECIAL DEVELOPMENT AREA

### LOCAL HIERARCHY

- SEMI REGIONAL CENTRE
- PRIMARY SETTLEMENT CENTRE
- SMALL SETTLEMENT CENTRE
- RURAL GROWTH CENTRE

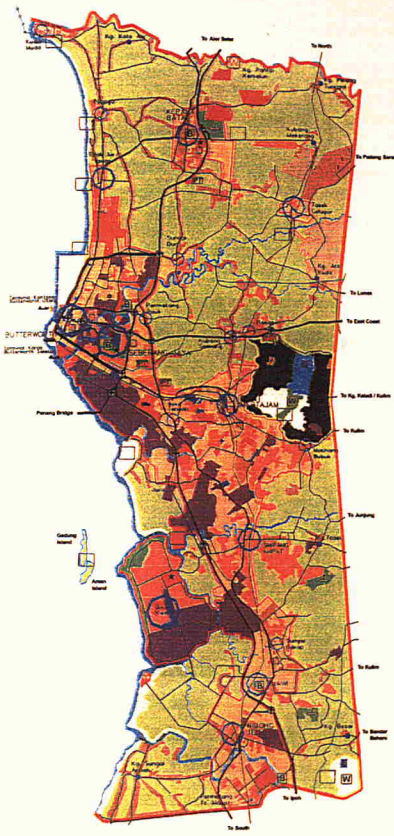
### CONNECTIVITY

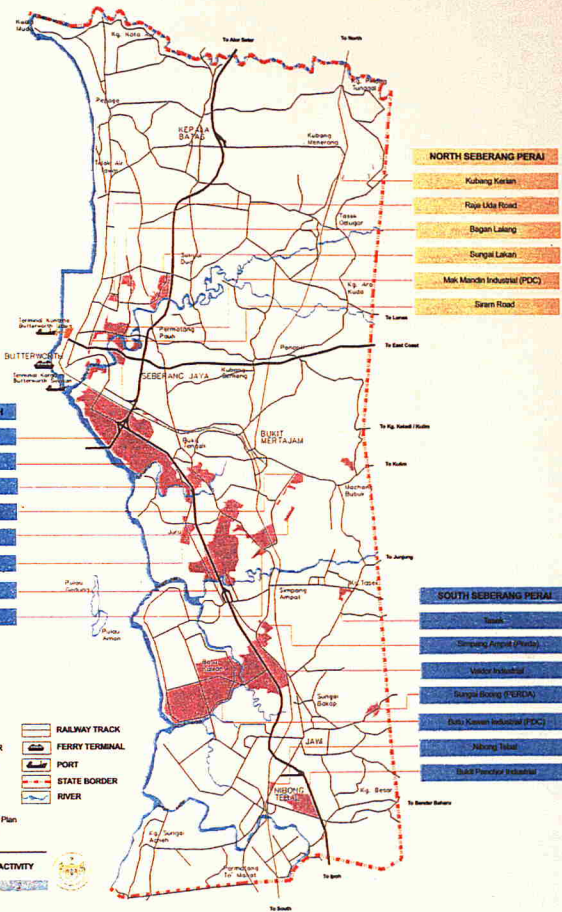
- HIGHWAY
- FEDERAL ROAD
- ROAD
- PROPOSED OUTER RING ROAD OF BUTTERWORTH
- PROPOSED ROAD
- RAILWAY TRACK
- PRIMARY JUNCTION
- FERRY TERMINAL
- PORT

### OTHERS

- RIVER
- STATE BORDER

Note: Butterworth and Seberang Jaya are a Semi Regional Centre





- SEBERANG PERAI TENGAH**
- Seberang Jaya Industrial (POC)
  - Perai Industrial (POC)
  - Bukit Tengah Industrial (POC)
  - Cenang Teluk
  - Alma
  - Jaya Industrial
  - Bukit Mertajam Industrial
  - Permasang Tinggi

- NORTH SEBERANG PERAI**
- Kubang Kerlan
  - Raja Uda Road
  - Bagan Lajang
  - Sungai Lakan
  - Mak Mandin Industrial (POC)
  - Siram Road

- SOUTH SEBERANG PERAI**
- Tasek
  - Simpang Ampat (Peta)
  - Wadol Industrial
  - Sungai Bering (PERDA)
  - Batu Kawan Industrial (POC)
  - Nibing Teluk
  - Bukit Permatang Industrial

**LEGEND**

- INDUSTRIAL AREA
- CURRENT SEA BARRIER
- PROPOSED BARRIER
- HIGHWAY
- ROAD
- RAILWAY TRACK
- FERRY TERMINAL
- PORT
- STATE BORDER
- RIVER

Source: Study Report, Draft Structure Plan (Amendment) MPSP, 1998

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