

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

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*Thank You*

## **PREFACE**

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

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

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

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

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



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## 1.0 INTRODUCTION

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

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

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

For Terengganu, this publication contains 7 Structure Plans that cover all seven districts of the state. The Draft Structure Plan of Dungun District Council will be used in this publication. All the information in this draft plan would be included in the second edition, once it has been gazetted.

**2.0**  
**TERENGGANU STATE**  
**STRUCTURE PLANS**

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## 2.0 TERENGGANU STATE STRUCTURE PLANS

This report covers general information and Structure Plan policies for the state of Terengganu. Up to November 2001, Terengganu has 7 Structure Plans and their gazette date are as follows :

Structure Plan	Gazette Date
i. Structure Plan (Amendment) of Kuala Terengganu 1997 - 2020	-
ii. Draft Structure Plan of Dungun District Council and Dungun Local Planning Authority 1998 - 2010	28 October 1993
iii. Structure Plan of Marang District Council and Marang Local Planning Authority 1988 - 2010	28 October 1993
iv. Structure Plan of Hulu Terengganu District Council and Hulu Terengganu Local Planning Authority 1991 - 2010	22 May 1997
v. Structure Plan of Besut District Council and Besut Local Planning Authority 1991 - 2010	17 July 1997
vi. Structure Plan of Setiu District Council and Setiu Local Planning Authority 1991 - 2010	17 July 1997
vii. Structure Plan (Amendment) of Kemaman District Council 1998 - 2020	-

### ***Structure Plan (Amendment) of Kuala Terengganu 1997 - 2020***

*Structure Plan (Amendment) of Kuala Terengganu 1997 - 2020* was prepared for all areas of the Kuala Terengganu Municipal Council which is 60, 528 hectares that encompass as many as 23 mukims. There are also 3 islands off the coast (Pulau Redang, Pulau Lang Tengah and Pulau Bidong) and some islands at the river mouth which are Pulau Duyong and Pulau Sekati.

### ***Draft Structure Plan of Dungun District Council and Dungun Local Planning Authority 1998 - 2010***

*Draft Structure Plan of Dungun District Council and Dungun Local Planning Authority 1998 - 2010* was prepared by the Dungun District Council and the Dungun Local Planning Authority Dungun, encompassing the Dungun District not including the KETENGAH areas and the National Park. The size of this area is 29,609 hectares.

### ***Structure Plan of Marang District Council and Marang Local Planning Authority 1988 - 2010***

*Structure Plan of Marang District Council and Marang Local Planning Authority 1988 - 2010*, covers the Marang District areas of 66, 552 hectares and is placed under the Marang District Council and Marang Local Planning Authority.

### ***Structure Plan of Hulu Terengganu District Council and Hulu Terengganu Local Planning Authority 1991 - 2010***

*Structure Plan of Hulu Terengganu District Council and Hulu Terengganu Local Planning Authority 1991 - 2010*, covers the Hulu Terengganu District which is 307, 123 hectares (not including KETENGAH areas and the National Park). The Hulu Terengganu District Council and Hulu Terengganu Local Planning Authority is responsible in preparing the Structure Plan.

***Structure Plan of Besut District Council and Besut Local Planning Authority 1991 - 2010***

*Structure Plan of Besut District Council and Besut Local Planning Authority 1991 - 2010* was prepared by the Besut District Council and Besut Local Planning Authority, covering the whole Besut District areas which are 123, 367.7 hectares.

***Structure Plan of Setiu District Council and Setiu Local Planning Authority 1991 - 2010***

*Structure Plan of Setiu District Council and Setiu Local Planning Authority 1991 - 2010* was prepared by the Setiu District Council and Setiu Local Planning Authority, covering the whole Setiu District areas of 130, 436.3 hectares.

***Structure Plan (Amendment) of Kemaman 1998 - 2020***

*Structure Plan (Amendment) of Kemaman 1998 - 2020*, covers the whole Kemaman District which is 253, 559.9 hectares. A large portion of the research area which is 202, 661.55 hectares is situated in the KETENGAH area. The Kemaman District is divided into 12 mukims which are the Mukims of: Bandi, Banggol, Chukai, Hulu Jabor, Kemasik, Kertih, Kijal, Pasir Semut, Tebak and Telok Kalong.

**3.0**

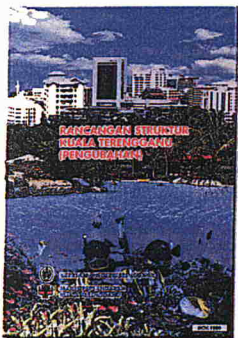
**STRUCTURE PLAN  
(AMENDMENT) OF  
KUALA TERENGGANU  
1997-2020**

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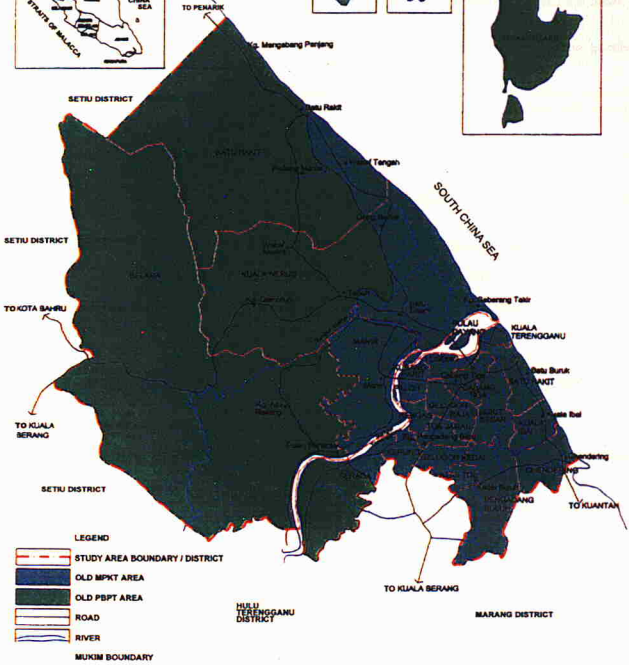
### 3.0 STRUCTURE PLAN (AMENDMENT) KUALA TERENGGANU 1997 - 2020

#### 3.1 GENERAL INFORMATION OF STUDY AREA





State	:	Terengganu Darul Iman
Gazette Date	:	-
Gazette Number	:	-
Utilization Length	:	1997 - 2020
Local Planning Authority	:	Kuala Terengganu Municipal Council
Study Area	:	Covering the whole Kuala Terengganu municipal council areas
Size of Study Area	:	60, 528 hectares
Population	:	325, 657 (1997 Forecast) 674, 500 (2020 Forecast)
City / Town	:	Kuala Terengganu Chendering Gong Badak Bukit Enam Wakaf Tengah







LEGEND

-  STUDY AREA BOUNDARY / DISTRICT
-  OLD MPKT AREA
-  OLD PBPT AREA
-  ROAD
-  RIVER
-  MUKIM BOUNDARY

STUDY AREA

SCALE : 1:50,000

STRUCTURE PLAN (AMENDMENT) OF KUALA TERENGGANU

## 3.2 DEVELOPMENT POLICY

### LAND USE

- GT 1 : All land use development must be implemented according to the key diagram.
- GT 2 : Kuala Terengganu municipal areas would be expanded to encompass the areas of Padang Hiliran-Bukit Besar-Batu Burok.
- GT 3 : Municipal areas within major urban centres would be limited within the gazetted municipal boundary.
- GT 4 : Development within Pulau Redang, Pulau Lang Tengah and Pulau Bidong Laut would be limited to areas that have been identified for tourism and possesses environmental friendly characteristics.
- GT 5 : Pulau Redang, Pulau Lang Tengah and Pulau Bidong Laut will be maintained as a gazetted development restricted marine park.
- GT 6 : Pulau Duyung, Pulau Sekati and Pulau Wan Man would be developed as a low-density housing area.
- GT 7 : Land use in others islands of Sungai Terengganu will be maintained as agriculture.
- GT 8 : All development in water catchment areas need to be controlled.
- GT 9 : Development of waterfront that is environmental friendly needs to be encouraged within both Sungai Terengganu and Sungai Ibai.

### SETTLEMENTS

- PP 1 : All settlement centres needs to be developed according to the settlement hierarchy stated within the key diagram.
- PP 2 : All border settlement centre areas must be gazetted.
- PP 3 : Kuala Terengganu city boundary areas need to be gazetted encompassing Padang Hiliran-Bukit Besar-Batu Burok areas.
- PP 4 : Development of new towns will be focused within Bukit Bayas, Bukit Besar and Chendering areas.

### DEVELOPMENT



*Kampong China – The conservation of heritage sites will enhance the image and history of a place. It will also be a heritage for the future*

- PB 1 : Kuala Terengganu city would be developed in line with its' rank as a Regional, State and District centre.

PB 2 : Heritage areas of historical, architectural and cultural values within urban areas of Kuala Terengganu will be maintained.

PB 3 : All traditional villages in Kuala Terengganu town centre areas will be developed through village redevelopment programmes.

#### HOUSING

RU 1 : New housing development areas will be based on the key diagram.



*Development of modern housing areas that are complete with facilities for the residents need to be more abundant in the Kuala Terengganu Municipal Council areas*

RU 2 : Housing development is encouraged in Mukim Kuala Nerus, Batu Rakit, Manir, Bukit Besar as well as areas surrounding Kuala Terengganu town centre.

#### COMMUNITY FACILITIES

KM 1 : Delivery of each type of community facility needs to be standardized according to the urban centre hierarchy that is proposed in the key diagram.

KM 2 : The small corridor of Gong Badak-Wakaf Tengah would be developed as an institution and higher education development area.



*Sultan Zainal Abidin Religious College (KUSZA) is an example of an institution of higher learning that is developed in line with the overall development of the Kuala Terengganu District*

#### COMMERCE

DG 1 : Commercial centres would be developed in each settlement centre according to the planned urban centre hierarchy within the key diagram.

DG 2 : Kuala Terengganu town centre will be developed into a major regional commercial centre.

DG 3 : Redevelopment of commercial areas in the Kuala Terengganu town centre and other urban centres needs to be implemented.

#### INDUSTRY

IN 1 : All medium and heavy industrial activity needs to be focused in the of Batu Rakit-Mengabang Panjang corridor.

IN 2 : Industrial areas of Chendering, Gong Badak and Batu Rakit need to be maintained as a planned industrial zone for Kuala Terengganu Municipal Council areas.

IN 3 : Small and medium industry areas needs to be developed in major urban centres according to the key diagram.



*Gong Badak Industrial Area is one of the active and planned industrial areas in the Kuala Terengganu District*

#### UTILITY

UT 1 : Flood retention projects need to be upgraded in areas with drainage master plans in the northern area of the Sungai Ibai river mouth and parts of its interior.

UT 2 : Drainage master plan coverage needs to be expanded to areas that are prone to flooding especially in Batu Rakit, Batu Enam, Wakaf Tengah, Tepuh, Gong Badak and Pengadang Baru.

UT 3 : A centralised sewerage facility needs to be constructed in Pulau Redang to treat effluence from all housing and commercial premises.

UT 4 : Development master plan for electricity supply needs to be provided and standardized with land use planning according to the key diagram.

UT 5 : Development master plan for water supply needs to be provided and standardized with land use planning according to the key diagram.

UT 6 : No development would be encouraged within water catchment areas except development that is environmental friendly.

- UT 7 : All existing water treatment plants and reservoirs in Bukit Depu, Bukit Losong, Chendering, Bukit Kecil and other places as well as the site for plants to service new development is to be maintained and gazetted as a water supply area.
- UT 8 : Maintain the existing garbage disposal site in Kg. Kubang Ikan.
- UT 9 : Develop a garbage disposal site in the Gemuruh area for the garbage disposal of areas north of Sungai Terengganu.
- UT 10 : Existing incinerator facilities in the Gong Badak industrial area would be moved to the Mengabang Panjang-Batu Rakit industrial corridor.

#### **TRANSPORTATION**

- PL 1 : New roads will be constructed and existing roads would be upgraded based on the key diagram and according to needs.
- PL 2 : Existing status of the Sultan Mahmud Airport will be upgraded to become an international airport for the Eastern Region.

#### **ENVIRONMENT**

- AS 1 : All areas that have been identified as environmentally sensitive areas needs to be maintained.

#### **TOURISM**

- LC 1 : The Belara forest area will be maintained and developed as a major eco- tourism area for the district and the state.

#### **BATU RAKIT, BATU BURUK AND CHENDERING COASTAL AREA DEVELOPMENT IS ENHANCED FOR TOURISM PURPOSES**



*Batu Rakit beach that has the potential to be developed as a tourist and recreation area if it is suitably developed*

#### **RECREATION**

- RE 1 : Recreation facilities would be developed based on predetermined recreation hierarchy according to the key diagram.
- RE 2 : Regional Parks would be developed in Hutan Belara, Hutan Pulau Redang and Pantai Batu Buruk.
- RE 3 : Urban Parks would be developed in camping areas of Batu Rakit Darat, Pantai Batu Rakit, Pantai Tok Jempal, Bandar Baru Bukit Besar and Teluk Ibai Recreation Park.
- RE 4 : Local Parks would be developed in Manir, Pulau Bahagia, Bandar Baru Bukit Bayas-Gong Badak, Pengadang Baru and Pantai Chendering.

- RE 5 : Sungai Terengganu and Sungai Ibai riverbanks will be developed as passive and active recreation areas.
- RE 6 : All existing recreation areas and open spaces need to be maintained.
- RE 7 : Bukit Keci, Bukit Besar, Bukit Pak Apil, Bukit Keledang and Bukit Puteri will be maintained as a natural environment area and an urban recreation area.

## **3.3 DEVELOPMENT PLAN**

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**4.0**  
**DRAFT STRUCTURE**  
**PLAN OF DUNGUN**  
**DISTRICT COUNCIL**  
**AND DUNGUN LOCAL**  
**PLANNING AUTHORITY**  
**1988-2010**

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#### 4.0 DRAFT STRUCTURE PLAN OF DUNGUN DISTRICT COUNCIL AND DUNGUN LOCAL PLANNING AUTHORITY 1988 – 2010

##### 4.1 GENERAL INFORMATION OF STUDY AREA

State	:	Terengganu Darul Iman
Gazette Date	:	28 October 1993
Gazette Number	:	982
Utilization Length	:	1988 - 2010
Local Planning Authority	:	Dungun District Council & Dungun PBPT
Study Area	:	Covering the Dungun District Council but not including the areas of KETENGAH and the National Park
Size of Study Area	:	29, 609 hectares
Population	:	69, 186 (2000 Forecast)
	:	85, 167 (2010 Forecast)
City / Town	:	Dungun





## **4.2 DEVELOPMENT POLICY**

### **LAND USE STRATEGY AND POLICY**

#### **PUBLIC POLICY**

- GTA 1 : Authorities will increase efforts to provide facilities that are urban based in settlement centres and built up areas that have been identified. (Refer to ASA 20 and ASA 21)
- GTA 2 : Authorities will provide land use development guidelines and policies and from time to time provide Local Plans to areas that have been identified as a development priority area. (Refer to PPA 1, PPA 2, PPA 3, PPA 6, PPA 15, INA 2, INA 11, INA 12, ASA 2 and PRA 15)

#### **COMMERCIAL FACILITIES AND SERVICES**

- GTA 3 : Authorities will ensure commercial activity and service development planning is distributed according to urban centre hierarchy that has been identified. (Refer to PPA 1, PPA 2, PPA 9 and PPA 15)

#### **HOUSING AREAS**

- GTA 4 : Authorities will encourage low cost housing development in settlement centres that have been identified. (Refer to RUA 4, RUA 5, RUA 11 and INA 9)
- GTA 5 : Authorities will focus on medium and high cost housing development only in primary centres and major local centres. (Refer to RUA 9 and RUA 11)
- GTA 6 : Authorities will ensure that new medium and high cost housing projects would only be approved in areas that have adequate infrastructure facilities. (Refer to RUA 9, RUA 11 AND KIA 5)

#### **AGRICULTURAL SETTLEMENT CENTRE**

- GTA 7 : Authorities will not encourage housing development projects in agricultural settlement centres.
- GTA 8 : Authorities will ensure development that would be implemented is agricultural based and of low density.
- GTA 9 : Authorities will propose programmes of reorganization or relocation of settlements for problem areas. (Refer to KIA 3 AND KIA 5)

#### **INDUSTRIAL AREAS**

- GTA 10: Authorities will ensure that growth of industrial activity is focused within identified industrial areas. (Refer to INA 2, INA 3, ASA 8 AND ASA 9)

#### **BUFFER ZONES**

- GTA 11: Authorities will create buffer zones between industrial and housing areas. (Refer to INA 11, ASA 1, ASA 5, ASA 6 AND ASA 7)

#### **AGRICULTURAL AREAS**

- GTA 12: Authorities will encourage large-scale agricultural development.
- GTA 13: Authorities will provide sufficient infrastructure to potential agricultural areas.

## **GOVERNMENT RESERVE / GREEN AREAS**

GTA 14: Government authorities will ensure the maintenance of specific areas as green areas. (Refer to ASA 14, ASA 15 and PRA 3)

## **COMMUNICATION**

GTA 15: Authorities will increase efforts to repair communication systems to encourage development. (Refer to PLA 1 and PLA 3)

## **HOUSING**

### **GENERAL POLICIES**

RUA 1 : Authorities will prepare housing development programmes thoroughly to harmonize supply and demand for long term housing of all income levels.

### **HOUSING DELIVERY PROGRAMME**

RUA 2 : Authorities will stress upon the question of affordability of all income levels in determining the types housing that will be supplied.

RUA 3 : Authorities will determine housing development programmes of various cost will be standardized between the public and private sector.

### **HOUSING AREA ALLOCATION**

RUA 4 : Authorities will ensure that approval, adequate areas and suitable land are allocated for housing development. (Refer to GTA 4)

### **LOW COST HOUSING**

RUA 5 : Authorities will ensure that the development of low cost housing of various types is sufficiently provided according to the affordability of low and medium income groups. (Refer to GTA 4 AND INA 9)

RUA 6 : Authorities will determine that a part of the total housing units from private sector housing project applications have to be of the low cost type as a condition of approval.

RUA 7 : Authorities will increase efforts to privatise the low cost housing programmes based on the area condition and current needs.

RUA 8 : Authorities will encourage construction of low cost housing on private land.

### **INFRASTRUCTURE FACILITIES SUPPLY**

RUA 9 : Authorities will ensure delivery of adequate infrastructure facilities to all housing areas within the research area. (Refer to GTA 5, GTA 6 and KIA 5)

### **PLANNING AND ENFORCEMENT**

RUA 10: Authorities will monitor and determine that housing development is implemented and completed within a fixed time frame after obtaining approval.

RUA 11: Authorities will verify that approval applications of new housing areas are based on planning standards, Structure Plan as well environmental requirements. (Refer to GTA 4, GTA 5, GTA 6, KIA 4, KIA 6, ASA 2 and ASA 7)

## **COMMERCE AND BUSINESS**

### **GENERAL POLICIES**

- PPA 1 : Authorities will ensure the construction of additional commercial space in settlement centres that have been identified according to needs. (Refer to GTA 2 and GTA 3)
- PPA 2 : Authorities will ensure new proposals for commercial facilities will only be allowed if it is in line with the proposed settlement centre functions. (Refer to GTA 2 and GTA 3)
- PPA 3 : Authorities will encourage commercial and business space development in predetermined major commercial areas. (Refer to GTA 2)
- PPA 4 : Authorities will not encourage the construction of commercial complexes, supermarkets and shopping complexes outside proposed major commercial areas.
- PPA 5 : Authorities will not encourage the development of linear shopping complexes along the North-South Highway. (Refer to PLA 5)
- PPA 6 : Authorities will ensure land usage activities and building in commercial areas are suitable with one another. (Refer to GTA 2, INA 11 and INA 12)

### **BUMIPUTERA INVOLVEMENT**

- PPA 7 : Authorities will ensure the delivery of suitable business facilities for Bumiputera entrepreneurs is given attention within the development of major commercial areas, shopping complexes and local centres that have been identified.
- PPA 8 : Authorities will consider the assistance to upgrade Bumiputera participation within the field of business.

### **PHYSICAL DEVELOPMENT POLICY**

- PPA 9 : Authorities will ensure the delivery of suitable business facilities for Bumiputera entrepreneurs is given attention within the development of major commercial areas, shopping complexes and local centres that have been identified.
- PPA 10 : Authorities will take steps to encourage urban development within Dungun and Paka to a specific level. (Refer to ASA 10)
- PPA 11 : Authorities will encourage the development of comprehensive and integrated shopping complexes that stress on the comfort of users. (Refer to ASA 11 and PRA 12)
- PPA 12 : Authorities will identify and provide facilities for hawkers in suitable commercial areas and other such areas. (Refer to INA 9 and ASA 12)
- PPA 13 : Authorities will take steps to create an office development hierarchy in settlement centres that have been identified.
- PPA 14 : Authorities will take steps to encourage the development of economy and tourist class hotels. Even so, the development of luxury hotels will be given proper consideration. (Refer to PRA 5)

### **DUNGUN TOWN COMMERCIAL AREAS**

- PPA 15 : Authorities will restructure commercial activity in Dungun town to encourage its development. (Refer to GTA 2, GTA 3, ASA 10, ASA 11 and PRA 12)

## **INDUSTRY**

### **GENERAL POLICIES**

- INA 1 : Authorities will take necessary steps to increase industrial growth that is suitable in the research area.

### **INDUSTRIAL AREAS**

- INA 2 : Authorities will be developing the identified industrial areas. (Refer to GTA 2, GTA 10, ASA 8 and ASA 9)

### **INDUSTRIAL DEVELOPMENT**

- INA 3 : Authorities will take active steps to attract more investment in identified industrial areas. (Refer to GTA 10)
- INA 4 : Authorities will encourage the private sector to play a main role in industrial development.

### **INVESTOR INCENTIVES**

- INA 5 : Authorities will increase efforts to decrease constraints and obstacles that hinder industrial sector growth.
- INA 6 : Authorities will increase efforts to create additional incentives to encourage industrial growth.
- INA 7 : Authorities will give priority towards efforts to offer training and research of local technological capabilities.

### **PUBLIC FACILITIES AND INFRASTRUCTURE IN INDUSTRIAL AREAS**

- INA 8 : Authorities would increase efforts to provide sufficient industrial facilities. (Refer to KIA 5)
- INA 9 : Authorities will increase efforts to have areas for public facilities and services in industrial areas. (Refer to GTA 4, RUA 5 and PPA 12)

### **FOODSTUFF INDUSTRY BASED ON MARINE AND AGRICULTURAL RESOURCES**

- INA 10 : Authorities will increase efforts to upgrade food processing industrial activity based on marine and agricultural resources. (Refer to PRA 7)

### **INDUSTRIAL AREA ENVIRONMENT**

- INA 11 : Authorities will take necessary steps to decrease environmental problems that are caused from existing industrial development as well as future development. (Refer to GTA 2, GTA 11, PPA 6, ASA 2, ASA 3, ASA 4, ASA 5, ASA6, ASA7, ASA 8, ASA 9, ASA 20 AND ASA 21)

### **INDUSTRIAL ACTIVITY CLASSIFICATION**

- INA 12 : Authorities will make use of industrial use classification as a monitoring guideline for industrial activity. (Refer to GTA 2, PPA 6 and ASA 8)

### **BUMIPUTERA PARTICIPATION**

- INA 13 : Authorities will take necessary steps to increase the number of Bumiputeras from the aspect of ownership, management and workforce in the industrial sector.



## **ROLE OF LOCAL AUTHORITIES IN INDUSTRIAL DEVELOPMENT**

INA 14 : Local Authorities will be involved in encouraging industrial development growth in the research area.

## **PUBLIC FACILITIES AND INFRASTRUCTURE**

### **GENERAL POLICIES**

KIA 1 : Authorities will advise and cooperate with related departments and agencies to ensure delivery of public facilities and infrastructure in the research area is sufficiently provided.

KIA 2 : Authorities will advise and cooperate with the District Land Administrator in determining the location of public facilities and infrastructure in the research area.

### **PUBLIC FACILITIES**

KIA 3 : Authorities will increase efforts to provide adequate public facilities for existing and future residents. (Refer to GTA 9)

KIA 4 : Authorities will ensure development planning and delivery of public facilities is standardized with the size and distribution of future residents. (Refer to RUA 11)

### **INFRASTRUCTURE**

KIA 5 : Authorities will increase efforts to provide infrastructure that is adequate for existing and future residents. (Refer to GTA 6, GTA 9, RUA 9 and INA 8)

KIA 6 : Authorities will ensure development planning and infrastructure delivery is standardized with the size and distribution of future residents. (Refer to RUA 11)

### **DRAINAGE AND FLOOD PREVENTION**

KIA 7 : Authorities will increase efforts to provide a integrated drainage system and drainage programme.

### **SEWERAGE**

KIA 8 : Authorities will increase efforts to provide a proper sewerage system.

## **TRANSPORTATION AND TRAFFIC**

### **GENERAL POLICIES**

PLA 1 : Authorities will take proper steps to repair the existing transportation facilities level to a more effective level that fulfils current needs. (Refer to GTA 15 and PRA 6)

PLA 2 : Authorities will increase efforts to upgrade transportation systems between growth centres. (Refer to GTA 15)

### **NEW CONSTRUCTION AND REPAIR OF FEDERAL AND STATE ROADS**

PLA 3 : Authorities will take steps to upgrade roads through maintenance programmes, upgrading and construction of new roads. (Refer to GTA 15 and PRA 6)

### **TRAFFIC MANAGEMENT AND FACILITIES**

PLA 4 : Authorities will take suitable steps to create an orderly traffic movement.

PLA 5 : Authorities will take action to upgrade safety and user comfort through the delivery of suitable facilities. (Refer to PPA 5 and PLA 8)

#### **UPGRADE PUBLIC TRANSPORTATION SERVICES**

PLA 6 : Authorities will increase efforts to ensure delivery of satisfactory public transportation facilities and services. (Refer to PRA 6).

#### **ROAD ENVIRONMENT**

PLA 7 : Authorities will take steps to upgrade the characteristics of road landscape and surroundings. (Refer to INA 11, ASA 6, ASA 13 and PRA 8)

#### **FACILITIES FOR PEDESTRIANS, BICYCLES AND TRISHAWS**

PLA 8 : Authorities will ensure delivery of adequate facilities for pedestrian, bicycles and trishaws. (Refer to PLA 4)

#### **ENVIRONMENT**

##### **GENERAL POLICIES**

ASA 1 : Authorities will increase efforts to upgrade environmental quality in the research area. (Refer to GTA 11 and INA 11)

##### **ENFORCEMENT OF LAWS**

ASA 2 : Authorities will take into account provisions of the Environmental Quality Act that are enforced in determining the location of all types of development activity in the research area. (Refer to GTA 2, RUA 11 and INA 11)

##### **POLLUTION CONTROL GUIDELINES**

ASA 3 : Authorities will consider the usage of environmental pollution control guidelines is provided in development planning, implementation and control. (Refer to INA 11)

ASA 4 : Authorities will cooperate with the Environmental Department to obtain advice and guidance to control pollution. (Refer to INA 11)

##### **BUFFER ZONES**

ASA 5 : Authorities will ensure control of air and noise pollution sources have adequate buffer zones. (Refer to GTA 11 and INA 11)

ASA 6 : Authorities will ensure buffer areas are sufficiently landscaped between main road areas that are and would be developed. (Refer to GTA 11, INA 11 and PLA 3)

ASA 7 : Authorities will ensure housing areas are protected by air and noise pollution through the delivery of buffer zones. (Refer to GTA 11, INA 11 and RUA 11)

##### **INDUSTRIAL AREAS**

ASA 8 : Authorities will move industries that are not suitable with the surrounding activities to another identified area. (Refer to GTA 10, INA 2, INA 11 and INA 12)

ASA 9 : Authorities will monitor and maintain the physical environment of industrial area that have been identified. (Refer to GTA 10, INA 2 and INA 11)

## **COMMERCIAL CENTRE AREA**

ASA 10: Authorities will repair the physical environment and view of the Dungun town commercial areas and Paka. (Refer to PPA 10 and PPA 15)

ASA 11: Authorities will create pedestrian walkways that are shady and landscaped for pedestrian comfort in main commercial areas. (Refer to PPA 11, PPA 15 and PRA 14)

## **DEVELOPMENT OF EXISTING AND NEW AREAS**

ASA 12: Authorities will increase efforts to beautify housing, commercial and industrial areas. (Refer to PPA 12)

ASA 13: Authorities will intensify efforts to plant trees by the side of roads and alleys as well as satisfactory landscaping of open spaces and recreation areas. (Refer to PRA 12 and PRA 15)

## **CONSERVATION / PRESERVATION**

ASA 14: Authorities will ensure mangrove forest areas maintained for ecological importance. (Refer to GTA 14 and PRA 1)

ASA 15: Authorities will ensure specific hill areas are maintained. (Refer to GTA 14, PRA 1 and PRA 2)

ASA 16: Authorities will increase efforts to ensure marine park areas are conserved. (Refer to PRA 11)

ASA 17: Authorities will take action to conserve places and buildings that have historical value and attractive architecture. (Refer to PRA 2)

ASA 18: Authorities will ensure conserved buildings are taken into account when planning new development around it. (Refer to PRA 3)

## **COASTAL EROSION**

ASA 19: Authorities will take steps to decrease coastal erosion problems. (Refer to PRA 15)

## **GARBAGE AND INDUSTRIAL WASTE DISPOSAL**

ASA 20: Authorities will increase efforts to create a garbage and industrial waste disposal management system to fulfil needs. (Refer to GTA 1 and INA 11)

ASA 21: Authorities will provide a collection and disposal service of garbage and industrial waste that is efficient and thorough. (Refer to GTA 1 and INA 11)

## **TOURISM AND RECREATION**

### **TOURISM**

### **GENERAL POLICIES**

PRA 1: Authorities will ensure a thorough tourism development programme is available to completely exploit available resources. (Refer to ASA 14 and ASA 15)

### **INTENSIFYING TOURISM DEVELOPMENT AREAS**

PRA 2: Authorities will ensure tourism development of existing areas is increased whilst taking into account the local social, economical and cultural development. (Refer to ASA 15 and ASA 17)

PRA 3 : Authorities will develop and ensure Development Plans are provided for potential tourism areas will take into account existing tourism development in surrounding areas. (Refer to GTA 14 and ASA 18)

#### **ACCOMODATION FACILITIES, TRANSPORTATION AND RELATED SERVICES**

PRA 4 : Authorities will decide and encourage a integrated upgrading of tourism services.

PRA 5 : Authorities will assist and encourage the delivery of medium and low cost accommodation facilities which are well distributed. (Refer to PPA 14)

PRA 6 : Authorities will assist and encourage delivery of transportation facilities that are effective, safe and economical. (Refer to PLA 5, PLA 9, PLA 10, PLA 11 and PLA 12)

PRA 7 : Authorities will increase efforts to provide facilities and services to upgrade local output production. (Refer to INA 10)

#### **MAINTANANCE**

PRA 8 : Authorities will provide orderly procedures for maintenance and monitoring of developed tourism facilities.

#### **PROMOTIONAL POLICY**

PRA 9 : Authorities need to prepare sufficient promotions to introduce all existing tourism resources and facilities using all available channels.

#### **DEVELOPMENT IN TENGGOL ISLAND**

PRA 10: Authorities will take steps to develop Tenggol Island as a main tourist destination in this district.

PRA 11: Authorities will enforce laws to prevent any activity that can disrupt marine parks around Tenggol Island. (Refer to ASA 16)

#### **RECREATION**

##### **GENERAL POLICIES**

PRA 12: Authorities will determine that public recreation areas that are sufficiently provided are properly distributed and cared for. (Refer to ASA 13)

##### **QUANTITY OF RECREATION AREA FACILITIES**

PRA 13: Authorities will determine that all settlement areas have adequate recreation areas.

PRA 14: Authorities will determine that recreation areas are provided in commercial areas and are beautifully landscaped. (Refer to PPA 11, PPA 15 and ASA 11)

##### **RECREATION FACILITIES QUALITY**

PRA 15: Authorities will ensure that recreation areas are maintained properly. (Refer to ASA 13 and ASA 19)

PRA 16: Authorities will ensure elements or facilities of recreation areas that are suitable to user needs.

PRA 17: Authorities will ensure specific Development Plans for recreation planning includes potential areas and standardized with tourism development. (Refer to GTA 2)

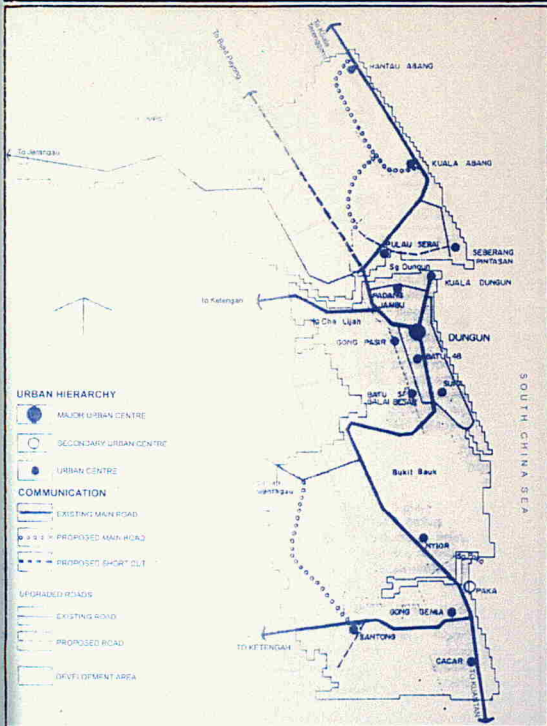
## **4.3 DEVELOPMENT PLAN**

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DUNGUN LOCAL PLANNING AUTHORITY AND  
DUNGUN DISTRICT COUNCIL  
STRUCTURE PLAN

## DEVELOPMENT STRATEGY

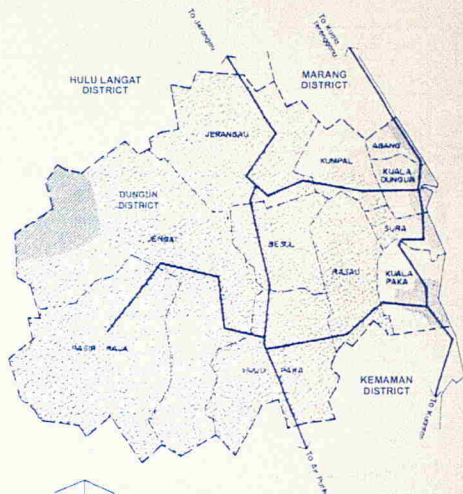
STUDY AREA : DUNGUN



DUNGUN LOCAL PLANNING AUTHORITY AND  
DUNGUN DISTRICT COUNCIL  
STRUCTURE PLAN

## STRUCTURE PLAN

STUDY AREA : DUNGUN



STRUCTURE PLAN  
STUDY AREA

DUNGUN DISTRICT COUNCIL AREA  
DUNGUN LOCAL PLANNING  
AUTHORITY AREA

KETENGGAH AREA  
NATIONAL PARK AREA  
ROAD  
MUKIM BOUNDARY

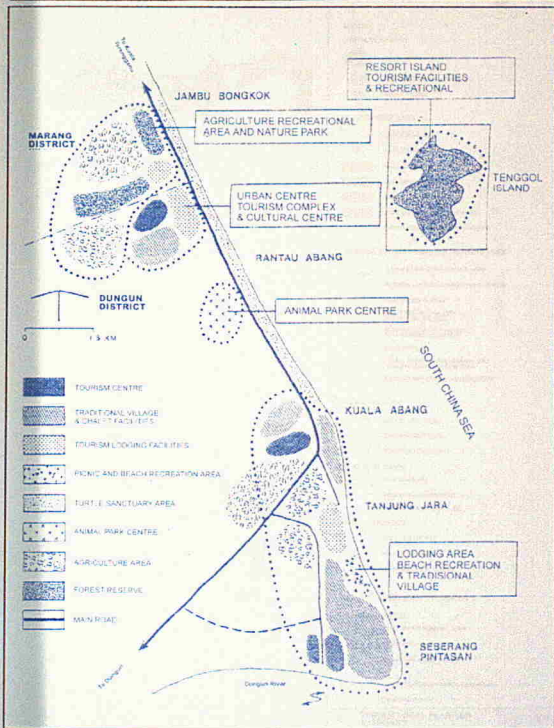
DIAGRAM

DUNGUN LOCAL PLANNING AUTHORITY AND  
DUNGUN DISTRICT COUNCIL  
STRUCTURE PLAN

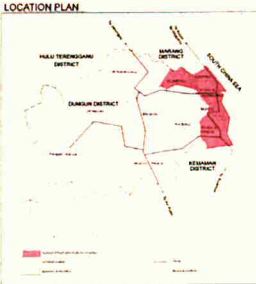
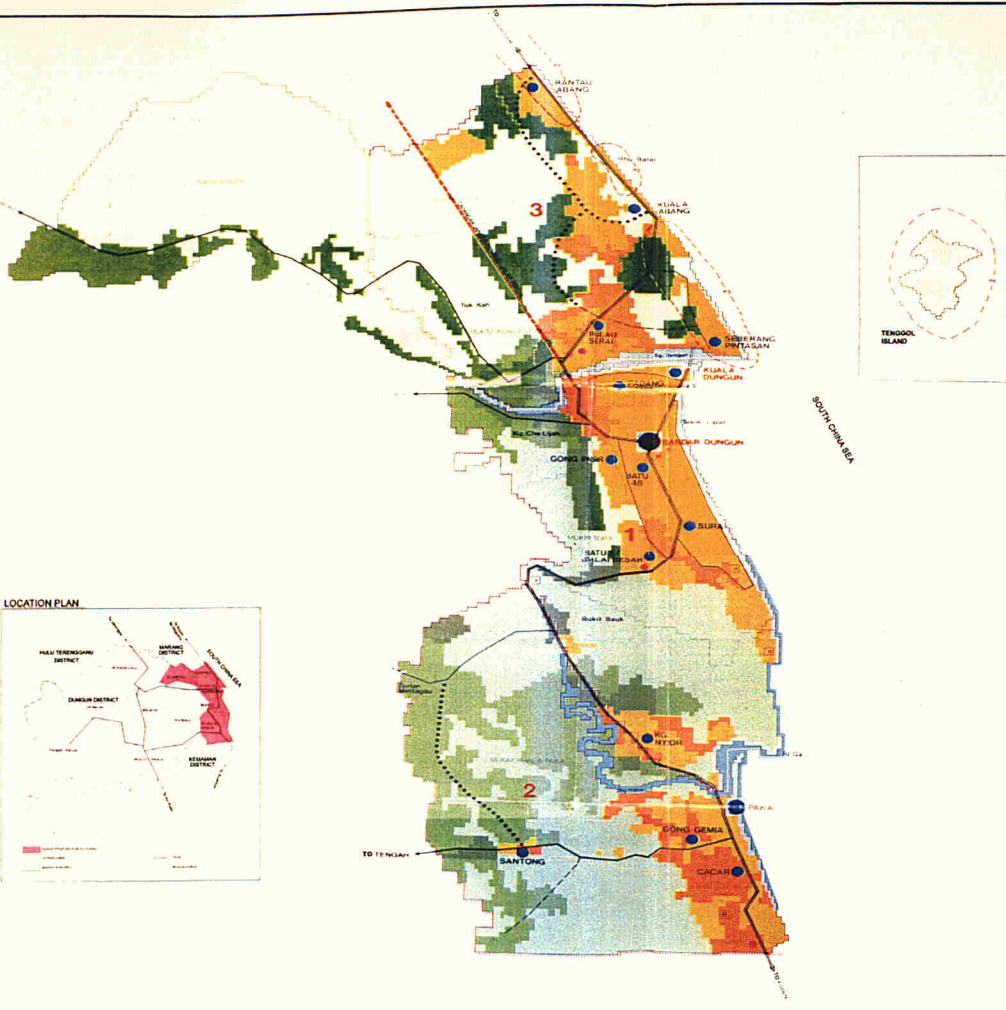
A9.1

## RANTAU ABANG - SEBERANG PINTASAN TOURISM DEVELOPMENT ZONE CONCEPT PLAN

STUDY AREA : DUNGUN







TERENGGANU  
**STRUCTURE PLAN**  
 DUNGUN DISTRICT COUNCIL AND  
 DUNGUN LOCAL PLANNING AUTHORITY  
 (1988 - 2010)  
**KEY DIAGRAM**  
 (Proposed Plan)



- LEGEND**
- URBAN HIERARCHY**
- MAJOR URBAN CENTRE
  - SECONDARY URBAN CENTRE
  - URBAN CENTRE
- DEVELOPMENT AREA**
- COMMERCIAL AREA
  - INDUSTRIAL AREA
  - BUILT UP AREA
  - ADDITIONAL BUILT UP AREA
  - ADDITIONAL URBAN AREA
  - ADDITIONAL AGRICULTURE AREA
  - GOVERNMENT RESERVE GREEN AREA
- TOURISM, RECREATIONAL AND CONSERVATION**
- TOURISM AND RECREATIONAL AREA
  - TOURISM COMPLEX AND CULTURAL CENTRE
  - ANIMAL PARK CENTRE
  - BEACH RECREATION AND TRADITIONAL VILLAGE
  - RESORT ISLAND AND MARINE PARK CONSERVATION AREA
  - RECREATIONAL
  - FOREST RESERVE, PLANT FOREST AND HIGHLAND CONSERVATION AREA
  - ESTUARY AND COASTAL CONSERVATION
- COMMUNICATION**
- DOUBLE LANE ROAD
  - EXISTING MAIN ROAD
  - PROPOSED MAIN ROAD
- UPGRADED ROADS**
- EXISTING ROAD
  - PROPOSED BRIDGE ROAD
  - BRIDGE SLONG TERENGANU
- PUBLIC AMENITIES**
- DISTRICT HOSPITAL
  - DISTRICT MANSION
  - DISTRICT POLICE STATION

- LOCAL PLANNING AREA BY PRIORITY**
- PLANNING SECTOR**
- DUNGUN AND DUNGUN - BURA
  - HELI PAKA
  - ABANG DAN KUALA DUNGUN
- DUNGUN DISTRICT COUNCIL BOUNDARY  
 — BUKUM BOUNDARY

<b>DUNGUN LOCAL PLANNING AUTHORITY</b>		<b>DUNGUN DISTRICT COUNCIL</b>	
CHAIRMAN DATO' MOHAMMAD BAKAR 2011 - 2015		CHAIRMAN DATO' MOHAMMAD BAKAR 2011 - 2015	
MEMBER DATO' MOHAMMAD BAKAR 2011 - 2015		MEMBER DATO' MOHAMMAD BAKAR 2011 - 2015	
<b>TERENGGANU STATE GOVERNMENT</b>			
TERENGGANU STATE GOVERNMENT 10, 11 & 12, JALAN SRI PAHA, KUALA TERENGGANU 21000, TERENGGANU, MALAYSIA			

**5.0**

**STRUCTURE PLAN OF  
MARANG DISTRICT  
COUNCIL AND MARANG  
LOCAL PLANNING  
AUTHORITY 1988-2010**

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5.0 STRUCTURE PLAN OF MARANG DISTRICT COUNCIL AND MARANG LOCAL PLANNING AUTHORITY 1988 - 2010

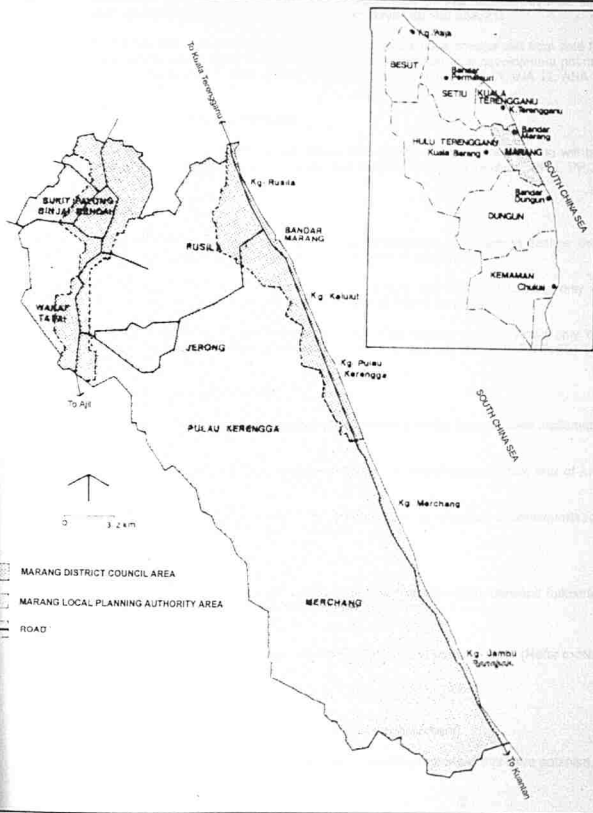
5.1 GENERAL INFORMATION OF STUDY AREA

State	:	Terengganu Darul Iman
Gazette Date	:	28 October 1993
Gazette Number	:	983
Utilization Length	:	1988 - 2010
Local Planning Authority	:	Marang District Council & Marang PBPT
Study Area	:	Covering the whole Marang District
Size of Study Area	:	66, 552 hectares
Population	:	71, 807 (2000 Forecast) 89, 264 (2010 Forecast)
City / Town	:	Marang



**STRUCTURE PLAN  
STUDY AREA**

STUDY AREA : MARANG



-  MARANG DISTRICT COUNCIL AREA
-  MARANG LOCAL PLANNING AUTHORITY AREA
-  ROAD

## 5.2 DEVELOPMENT POLICY

### RESEARCH AREA (PLANNING AREA)

#### LAND USE STRATEGY AND POLICY

- GTA 1 : Authorities will increase efforts to channel urban facilities to settlement centres and built up areas that have been identified. (Refer to ASA 20 and ASA 21)
- GTA 2 : Authorities will provide land use development guidelines and policies and from time to time provide Local Plans to areas that have been identified as a development priority area. (Refer to PPA 1, PPA 2, PPA 3, PPA 6, PPA 15, INA 2, INA 11, INA 12, ASA 2 and PRA 15)

#### COMMERCIAL FACILITIES AND SERVICES

- GTA 3 : Authorities will ensure commercial activity and service development planning will be distributed according to urban hierarchy that has been identified. (Refer to PP 1, PP 2, PP 9 and PP 15)

#### HOUSING AREAS

- GTA 4 : Authorities will encourage low cost housing development in settlement centres that have been identified. (Refer to RUA 4, RUA 5, RUA 11 and INA 9)
- GTA 5 : Authorities will consider the development of medium and high cost housing only in primary centres and major urban centres. (Refer to RUA 9 and RUA 11)
- GTA 6 : Authorities will ensure new, medium and high cost housing projects would only be approved in areas that have adequate infrastructure facilities. (Refer to RU 9, RU 11, and KIA 5).

#### AGRICULTURAL SETTLEMENT CENTRE

- GTA 7 : Authorities will not encourage housing development projects in agricultural settlement centres.
- GTA 8 : Authorities will ensure implemented development is based on agriculture and of low density.
- GTA 9 : Authorities will propose programmes of reorganization or relocation of settlements for problem areas. (Refer to KIA 3 and KIA 5)

#### INDUSTRIAL AREAS

- GTA 10: Authorities will ensure industrial activity growth is focused within identified industrial areas. (Refer to INA 2, INA 3, ASA 8 and ASA 9)

#### BUFFER ZONES

- GTA 11: Authorities will create buffer zones between industrial and housing areas (Refer to INA 11, ASA 1, ASA 5, ASA 6 and ASA 7).

#### AGRICULTURAL AREAS

- GTA 12: Authorities will encourage large-scale agricultural development.
- GTA 13: Authorities will provide sufficient infrastructure to agricultural areas that have potential.

## **GOVERNMENT RESERVE (GREEN AREA)**

GTA 14: Authorities will ensure the maintenance of specific areas as green areas. (Refer to ASA 14, ASA 15 and PRA 3)

## **TRANSPORTATION**

GTA 15: Authorities will increase efforts to upgrade transportation systems to encourage development. (Refer to PLA 1dan PLA 4)

## **HOUSING**

### **GENERAL POLICIES**

RUA 1 : Authorities will prepare thorough housing development programmes to harmonize long term housing unit supply with demand of all income levels.

### **HOUSING DELIVERY PROGRAMME**

RUA 2 : Authorities will stress upon the question of affordability of all income levels in determining the types housing that will be supplied.

RUA 3 : Authorities will determine housing development programmes of various cost will be standardized between the public and private sector.

### **HOUSING AREA ALLOCATION**

RUA 4 : Authorities will ensure that approval, adequate areas and suitable land are allocated for housing development. (Refer to GTA 4)

### **LOW COST HOUSING**

RUA 5 : Authorities will ensure that the development of low cost housing of various types is sufficiently provided according to the affordability of low and medium income groups. (Refer to GTA 4 and INA 9)

RUA 6 : Authorities will determine that a part of the total housing units from private sector housing project applications have to be of the low cost type as a condition of approval.

RUA 7 : Authorities will increase efforts to privatise the low cost housing programmes based on condition of the area and existing needs.

RUA 8 : Authorities will encourage construction of low cost housing on private land.

### **INFRASTRUCTURE FACILITIES SUPPLY**

RUA 9 : Authorities will ensure delivery of adequate infrastructure facilities to all housing areas within the research area. (Refer to GTA 5, GTA 6 and KIA 5)

### **PLANNING AND ENFORCEMENT**

RUA 10: Authorities will monitor and determine that housing development is implemented and completed in fixed timeframe after obtaining approval.

RUA 11: Authorities will verify that application approvals of new housing areas are based on planning standards, Structure Plan as well environmental needs. (Refer to GTA 4, GTA 5, GTA 6, KIA 4, KIA 6, ASA 2 and ASA 7)

## **COMMERCE AND BUSINESS**

- PPA 1 : Authorities will ensure the construction of additional commercial space in settlement centres that have been identified are according to needs. (Refer to GTA 2 and GTA 3)
- PPA 2 : Authorities will ensure new proposals for commercial facilities will only be allowed if it is in line with proposed settlement centre functions. (Refer to GTA 2 and GTA 3)
- PPA 3 : Authorities will encourage commercial and business space development in identified major commercial areas. (Refer to GTA 2)
- PPA 4 : Authorities will not encourage the construction of commercial complexes, supermarkets and shopping complexes outside proposed major commercial areas.
- PPA 5 : Authorities will not encourage the development of linear shopping complexes along the North-South Highway. (Refer to PLA 5)
- PPA 6 : Authorities will ensure that land usage activities and buildings in commercial areas are compatible with one another. (Refer to GTA 2, INA 11 and INA 12)

## **BUMIPUTRA INVOLVEMENT**

- PPA 7 : Authorities will ensure the delivery of suitable business facilities for Bumiputera entrepreneurs is given attention within the development of major commercial areas, shopping complexes and local centres that have been identified.
- PPA 8 : Authorities will consider the assistance to upgrade Bumiputera participation within the field business.

## **PHYSICAL DEVELOPMENT POLICY**

- PPA 9 : Authorities will take steps that are needed for the development of settlement centres that have been identified to a determined level and function. (Refer to GTA 3)
- PPA 10 : Authorities will encourage the development of comprehensive and integrated shopping complexes that stress on the comfort of users. (Refer to ASA 10)
- PPA 11 : Authorities will identify and provide facilities for hawkers in suitable commercial areas. (Refer to INA 11 and PRA 12)
- PPA 12 : Authorities will take steps to create an office development hierarchy in identified settlement centres. (Refer to INA 9 and ASA 12)
- PPA 13 : Authorities will take steps to encourage the development of economy and tourist class hotels. Even so, the development of luxury hotels will be given proper consideration.

## **COMMERCIAL AREAS AND MARANG TOWN**

- PPA 14 : Authorities will take action to encourage urban development of Marang to a prescribed level. (Refer to PRA 5)
- PPA 15 : Authorities will re arrange commercial activity in Marang town to encourage its' development. (Refer to GTA 2, GTA 3, ASA 10, ASA 11 and PRA 12)

## **INDUSTRY**

### **GENERAL POLICIES**

- INA 1 : Authorities will take necessary steps to increase industrial growth that is suitable in the research area.

## **INDUSTRIAL AREAS**

INA 2 : Authorities will develop identified industrial areas. (Refer to GTA 2, GTA 10, ASA 8 and ASA 9)

## **INDUSTRIAL DEVELOPMENT**

INA 3 : Authorities will take active steps to attract more investment in identified industrial areas. (Refer to GTA 10)

INA 4 : Authorities will encourage the private sector to play a main role in industrial development.

## **INVESTOR INCENTIVES**

INA 5 : Authorities will increase efforts to decrease constraints and obstacles that hinder industrial sector growth.

INA 6 : Authorities will increase efforts to create additional incentives to encourage industrial growth.

## **INDUSTRY TRAINING AND RESEARCH (R & D)**

INA 7 : Authorities will give priority towards efforts to promote training and research to upgrade local technological capabilities.

## **PUBLIC FACILITIES AND INFRASTRUCTURE IN INDUSTRIAL AREAS**

INA 8 : Authorities will increase efforts to provide sufficient industrial infrastructure facilities. (Refer to KIA 5)

INA 9 : Authorities will increase efforts to have areas for public facilities and services in industrial areas. (Refer to GTA 4, RUA 5 and PPA 12)

## **FOODSTUFF INDUSTRY BASED ON MARINE AND AGRICULTURAL RESOURCES**

INA 10 : Authorities will increase efforts to upgrade foodstuff industrial activity based on marine and agricultural resources. (Refer to PRA 7)

## **INDUSTRIAL AREA ENVIRONMENT**

INA 11 : Authorities will take necessary steps to decrease environmental problems that are caused by existing industrial development as well as future development. (Refer to GTA 2, GTA 11, PPA 6, ASA 2, ASA 3, ASA 4, ASA 5, ASA 6, ASA 7, ASA 8, ASA 9, ASA 20 and ASA 21)

## **INDUSTRIAL ACTIVITY CLASSIFICATION**

INA 12 : Authorities will make use of industrial use classification as a monitoring guideline for industrial activity. (Refer to GTA 2, PPA 6 and ASA 8)

## **BUMIPUTRA PARTICIPATION**

INA 13 : Authorities will take necessary steps to increase the number of Bumiputeras from the aspect of ownership, management and workforce in the industrial sector.

## **ROLE OF LOCAL AUTHORITIES IN INDUSTRIAL DEVELOPMENT**

INA 14 : Local Authorities will be involved in encouraging industrial development growth in the research area.



## **PUBLIC FACILITIES AND INFRASTRUCTURE**

### **GENERAL POLICIES**

- KIA 1 : Authorities will advise and cooperate with related departments and agencies to ensure delivery of public facilities and infrastructure in the research area is sufficiently provided.
- KIA 2 : Authorities will advise and cooperate with the District Land Administrator in determining the location of public facilities and infrastructure in the research area.

### **PUBLIC FACILITIES**

- KIA 3 : Authorities will increase efforts to provide adequate public facilities for current and future residents. (Refer to GTA 9)
- KIA 4 : Authorities will ensure development planning and delivery of public facilities is standardized with the size and distribution of future residents. (Refer to RUA 11)

### **INFRASTRUCTURE**

- KIA 5 : Authorities will increase efforts to provide infrastructure that is adequate for existing and future residents. (Refer to GTA 6, GTA 9, RUA 9 and INA 8)
- KIA 6 : Authorities will ensure development planning and infrastructure delivery is standardized with the size and distribution of future residents. (Refer to RUA 11)

### **DRAINAGE AND FLOOD PREVENTION.**

- KIA 7 : Authorities will increase efforts to provide a integrated drainage system and drainage programme.

### **SEWERAGE**

- KIA 8 : Authorities will increase efforts to provide a proper sewerage system.

## **TRANSPORTATION AND TRAFFIC**

### **GENERAL POLICIES**

- PLA 1 : Authorities will take necessary steps to repair the existing transportation facilities level to a more effective level that fulfills current needs. (Refer to GTA 15 and PRA 6)
- PLA 2 : Authorities will increase efforts to upgrade transportation systems between growth centres. (Refer to GTA 15)

### **NEW CONSTRUCTION AND REPAIR OF FEDERAL AND STATE ROADS**

- PLA 3 : Authorities will take steps to upgrade the comfort of road user through various maintenance programmes, including repair, upgrading and construction of new roads. (Refer to GTA 15 and PRA 6)

### **TRAFFIC MANAGEMENT AND FACILITIES**

- PLA 4 : Authorities will take suitable steps to create an orderly traffic movement.
- PLA 5 : Authorities will take action to upgrade safety and comfort of road user through the delivery of suitable facilities. (Refer to PPA 5 and PLA 8)

## **UPGRADE PUBLIC TRANSPORTATION SERVICES**

PLA 6 : Authorities will increase efforts to ensure that the delivery of satisfactory public transportation facilities and services. (Refer to PRA 6)

## **ROAD ENVIRONMENT**

PLA 7 : Authorities will take steps to upgrade the landscape and surroundings characteristics along major road. (Refer to INA 11, ASA 6, ASA 13 and PRA 8)

## **FACILITIES FOR PEDESTRIANS, BICYCLES AND TRISHAWS**

PLA 8 : Authorities will ensure delivery of facilities for pedestrians, bicycles and trishaws are adequate. (Refer to PLA 4)

## **ENVIRONMENT**

### **GENERAL POLICIES**

ASA 1 : Authorities will increase efforts to upgrade environmental quality in the research area. (Refer to GTA 11 and INA 11)

### **ENFORCEMENT OF LAWS**

ASA 2 : Authorities will take into account provisions of the Environmental Quality Act that are enforced in determining the location of all types of development activity in the research area. (Refer to GTA 2 RUA 11 and INA 11)

### **POLLUTION CONTROL GUIDELINES**

ASA 3 : Authorities will consider the usage of environmental pollution control guidelines provided in development planning, implementation and control. (Refer to INA 11)

ASA 4 : Authorities will cooperate with the Environmental Department to obtain advice and guidance to control pollution. (Refer to INA 11)

### **BUFFER ZONES**

ASA 5 : Authorities will ensure that adequate buffer zones are provided to control air and noise pollution sources. (Refer to GTA 11 and INA 11)

ASA 6 : Authorities will ensure buffer areas are sufficiently landscaped between main road and the areas to be developed. (Refer to GTA 11, INA 11 and PLA 3)

ASA 7 : Authorities will ensure housing areas are protected by air and noise pollution through the provision of buffer zones. (Refer to GTA 11, INA 11 and RUA 11)

### **INDUSTRIAL AREAS**

ASA 8 : Authorities will move industries that are not compatible with the surrounding activities to another identified area. (Refer to GTA 10, INA 2, INA 11 and INA 12)

ASA 9 : Authorities will monitor and repair the physical environments of identified industrial areas. (Refer to GTA 10, INA 2 and INA 11)

### **COMMERCIAL CENTRE AREA**

ASA 10 : Authorities will repair the physical environment and the townscape of the commercial areas of Marang, Pengkalan Berangan Bukit Payong and Merchang. (Refer to PPA 10 and PPA 15)

ASA 11: Authorities will create pedestrian walkways that are shady and landscaped for comfort pedestrians in commercial areas. (Refer to PPA 11, PPA 15 and PRA 14)

**DEVELOPMENT OF EXISTING AND NEW AREAS**

ASA 12: Authorities will increase efforts to beautify housing, commercial and industrial areas. (Refer to PPA 12)

ASA 13: Authorities will intensify efforts to plant trees by the roadside and alleys as well as satisfactory landscaping of open and recreation areas. (Refer to PRA 12 and PRA 15)

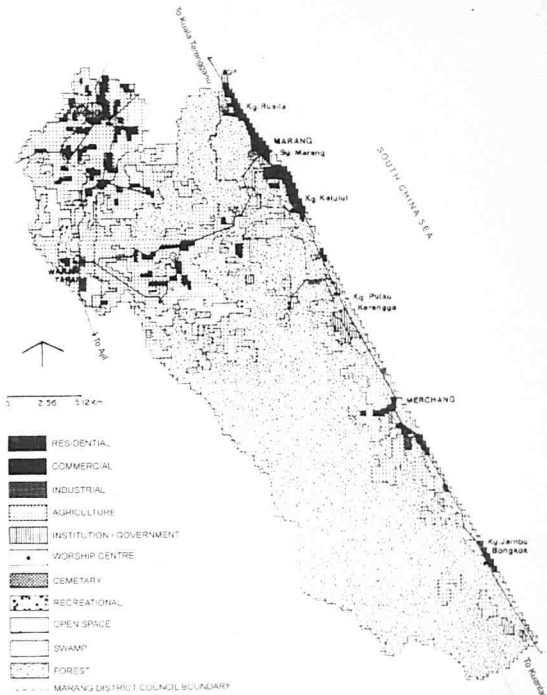
**5.3**  
**DEVELOPMENT PLAN**

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MARANG LOCAL PLANNING AUTHORITY AND  
MARANG DISTRICT COUNCIL  
STRUCTURE PLAN

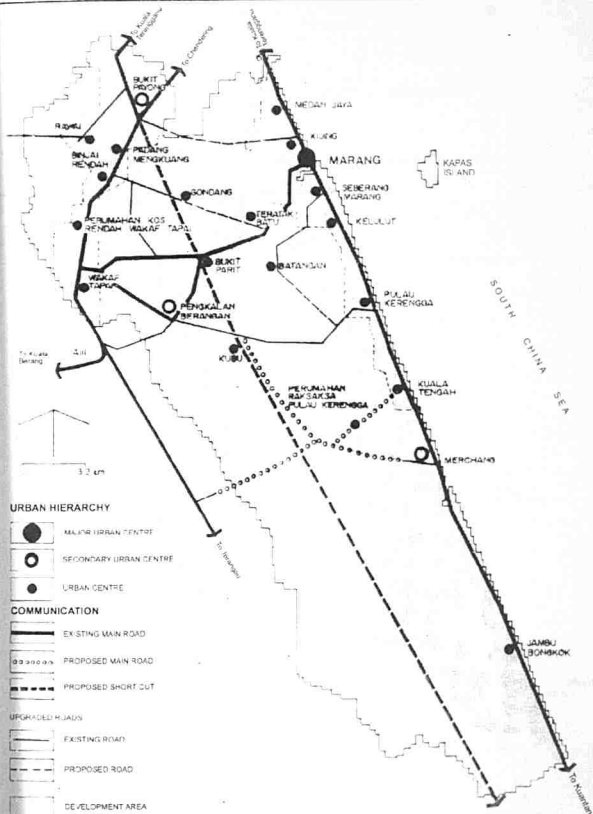
## LAND USE 1988

STUDY AREA : MARANG



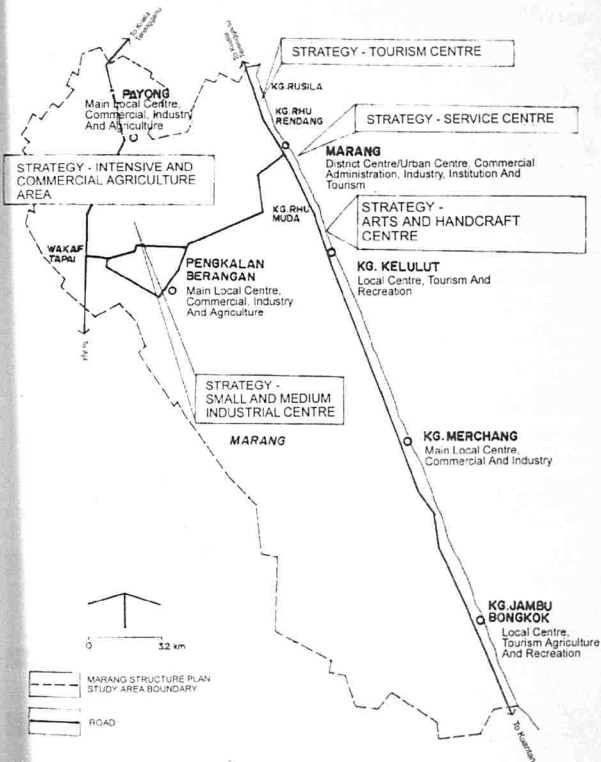
## DEVELOPMENT STRATEGY

STUDY AREA : MARANG



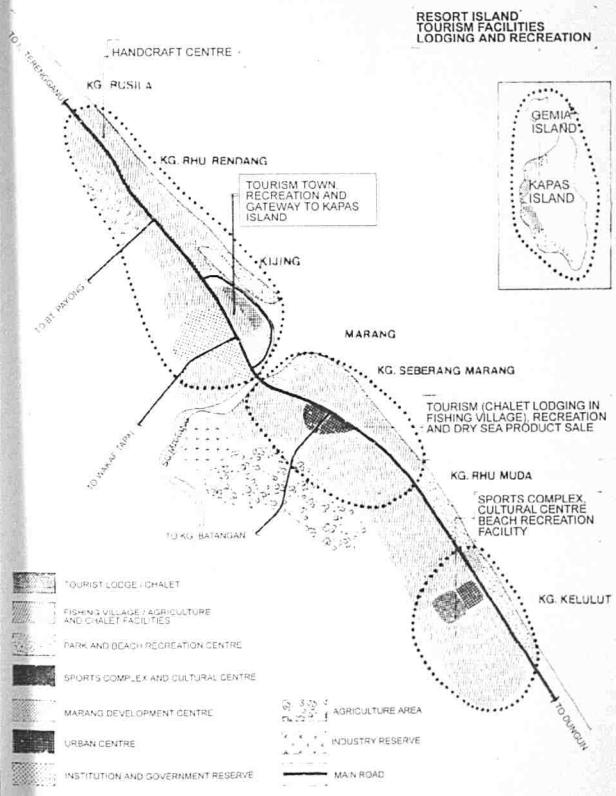
# REGIONAL PHYSICAL DEVELOPMENT STRATEGY STUDY AREA

STUDY AREA : MARANG

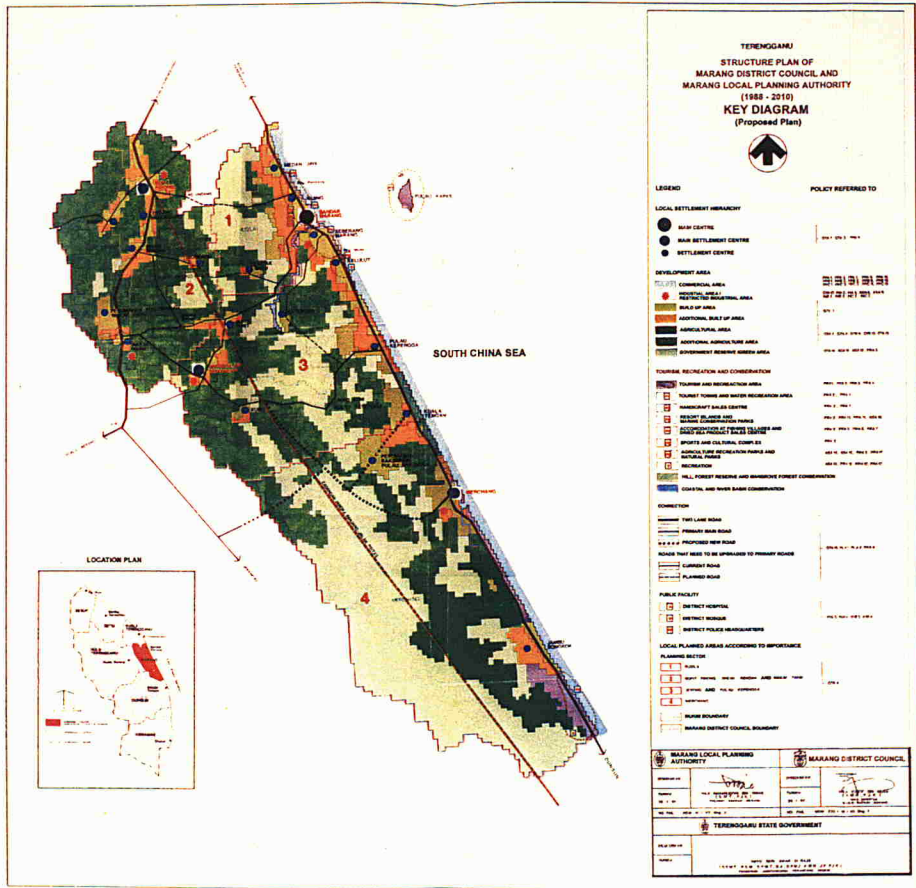


# MARANG AREA TOURISM DEVELOPMENT ZONE CONCEPT PLAN

STUDY AREA : MARANG







Source : Structure Plan Marang District Council & Marang PBPT, 1988-2010

6.0 STRUCTURE PLAN OF HULU TERENGGANU DISTRICT COUNCIL AND HULU TERENGGANU LOCAL PLANNING AUTHORITY 1991 – 2010

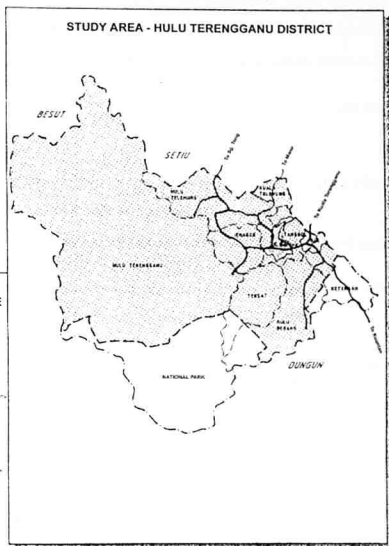
6.1 GENERAL INFORMATION OF STUDY AREA

State	:	Terengganu Darul Iman
Gazette Date	:	22 Mei 1997
Gazette Number	:	566
Utilization Length	:	1991 - 2010
Local Planning Authority	:	Hulu Terengganu District Council & PBPT
Study Area	:	Covering the Hulu Terengganu District (not including the KETENGAH and National Park areas)
Size of Study Area	:	307,123 hectares
Population	:	78, 000 (2000 Forecast) 106, 646 (2010 Forecast)
City / Town	:	Hulu Terengganu Kuala Berang








# STRUCTURE PLAN STUDY AREA

## STUDY AREA - HULU TERENGGANU DISTRICT



### LEGEND

-  STUDY AREA (CHAPTER A)  
(Not including KETENGAH and National Park)
-  HULU TERENGGANU DISTRICT AREA  
(CHAPTER B)
-  HULU TERENGGANU LOCAL PLANNING  
AUTHORITY AREA (CHAPTER B)
-  ROAD
-  MUKIM BOUNDARY

## 6.2 DEVELOPMENT POLICY

### LAND USE STRATEGY AND POLICY

#### GENERAL POLICY: ORDERLY LAND USE STRUCTURE

GT 1 : All land use development will be based on the key diagram.

#### COMMERCIAL FACILITIES AND SERVICES

GT 2 : Commercial facilities will be allowed only in settlement centres. Areas outside main settlements will be considered on a case by case basis.

GT 3 : Community services will be placed in locations that are appropriate and with suitable residential concentration to the proposed land use.

#### HOUSING DEVELOPMENT

GT 4 : Construction of permanent housing will be allowed in areas of adequate infrastructure.

#### DEVELOPMENT OF SETTLEMENT AND RURAL GROWTH CENTRES

GT 5 : Settlements of Kuala Berang, Ajil and proposed rural growth centres will be developed as a settlement centre according to prescribed hierarchy.

GT 6 : Development outside settlement areas will be continuously upgraded from the aspect of infrastructure and facilities.

#### INDUSTRIAL DEVELOPMENT

GT 7 : All identified industrial areas will be worked upon to develop it and any negative impacts towards the environment will be reduced from time to time.

#### CONNECTION AND TRANSPORTATION DEVELOPMENT

GT 8 : Development along highways in this district will be monitored to ensure development of settlement centres that have been identified are not disrupted and to avoid traffic disruptions.

#### AGRICULTURAL AREAS

GT 9 : Agricultural areas especially in the Hulu Terengganu County will be maintained.

#### TOURISM AREAS

GT 10 : Chalet development in these areas will be monitored and only allowed in reserved areas.

GT 11 : Medium cost chalet construction that is suitable with recreation based tourism activities will be allowed.

GT 12 : Chalet development and related tourism activity in identified lake areas will be allowed as long as it does not cause negative impacts towards the environment.

#### URBAN PROMOTION

GT 13 : Urban activities will be intensified in identified areas of Kuala Berang while empty land that has potential in other settlement centres will be developed.

## **FORESTRY AND ENVIRONMENT**

- GT 14 : Development within forest areas will not be allowed except development that is related to forestry and does not damage the environment.
- GT 15 : Environmental quality will be safeguarded and pollution will be decreased through development control of housing, industry and development of slope areas and hills.

## **TOWN CENTRE AND MAIN SETTLEMENTS**

### **TOWN / SETTLEMENTS HIERARCHY AND ROLE**

- PB 1 : State government with cooperation of district level development agencies will identify and formulate planning strategy towards achieving settlement hierarchy objectives in the district of Hulu Terengganu based on roles and available development potentials.

### **PHYSICAL GROWTH DIRECTION AND SPATIAL DEVELOPMENT BALANCE**

- PB 2 : State government and Local Authorities will ensure a balanced urban spatial development for all urban land use components such as commerce, housing, industry and public institutions, while determining suitable direction of physical growth.

### **URBAN ECONOMIC BASE STRENGTHENING**

- PB 3 : Local Authorities will plan and provide new opportunities to increase urban economic activity and therefore strengthening economic base to other major cities.

### **REORGANIZATION OF LAND USE STRUCTURE ESPECIALLY FOR LINEAR DEVELOPMENT SETTLEMENTS**

- PB 4 : Local Authorities will encourage reorganization of land use structure of major urban centres with stressing on the restoration aspect as well as more planned arrangements.

### **DEVELOPMENT PROGRAMMES AND LAND USE DEVELOPMENT CONTROLS**

- PB 5 : Local Authorities will implement development programmes and major urban centres land use development control procedures that are responsive to improving urban form and built up environments.

### **URBAN PLANNING AND TRAFFIC MANAGEMENT**

- PB 6 : Local Authorities will monitor physical urban land use growth especially those develop linearly as a step to avoid conflicting land use and urban traffic conflicts.
- PB 7 : Local Authorities will increase the effectiveness of circulation and urban traffic management systems through a thorough planning approach.

### **DELIVERY PROGRAMME OF PUBLIC FACILITIES AND INFRASTRUCTURE IN URBAN AREAS/MAIN SETTLEMENTS**

- PB 8 : Local Authorities will plan and increase delivery of public facilities and infrastructure in existing town center / major urban areas according to existing and future needs.

### **EXTENDED RESEARCH ON THE PREPARATION OF LOCAL PLANS**

- PB 9 : State government with cooperation from Local Authorities will take the initiative to harmonize an extended research as a step to prepare planning guidelines and in depth development controls of identified areas.

## **HOUSING**

### **ZONING OF DEVELOPMENT LAND RESERVE AREAS**

- PER 1 : Authorities will create a development land reserve area to become a private sector and government agency land bank.
- PER 2 : Authorities will zone reserve land for low, medium and high cost housing to encourage housing development that is in line with Structure Plan strategies.
- PER 3 : The zoning of these housing reserve areas will be announced and can be referred to by private sector or government agencies that are interested in developing it.
- PER 4 : Authorities will encourage housing development on redevelopment reserve land according to land use zoning, in which development areas mentioned would be allowed only with proper in-depth approval.

### **PRIVATE SECTOR INVOLVEMENT IN DELIVERY OF LOW COST HOUSING**

- PER 5 : Authorities will impose conditions on the private sector to upgrade private sector involvement in the construction of low cost housing.
- PER 6 : Authorities will encourage construction of low cost housing by the private sector by offering incentives.

### **FORMATION OF A GOVERNMENT AGENCY TO OVERCOME THE PROBLEMS OF LOW COST HOUSING**

- PER 7 : A government agency would be appointed to plan and overcome the problems of low cost housing within the state of Terengganu.
- PER 8 : The government agency that would be responsible for low cost housing implementation programmes will study the probability of changing the existing low cost housing standards based on current research as well as comments from related government agencies.
- PER 9 : Authorities with the relevant government agency will study and identify financial resources to cover the delivery cost of basic infrastructure such as service roads, drains, water supply and as such for low cost housing schemes.

### **SITE SCHEME PROJECT**

- PER 10: Authorities will encourage delivery of alternative housing based on the concept sites and services and also site schemes.
- PER 11: In line with this policy, authorities together with government agencies needs to conduct in depth research regarding characteristics as well as the demand level for site and services housing that would be implemented, while identifying the target group to housing mentioned to formulate the next in depth programme.

### **VILLAGE UPGRADING PROGRAMME**

- PER 12: Authorities will increase efforts to upgrade the quality of housing through a village rehabilitation or village upgrading programme.

### **LOW COST HOUSING FOR THE PURPOSE OF RENTAL**

- PER 13: Authorities will study the probability of providing low cost housing for the purpose of rental to fulfill the needs of households that could not afford to purchase their own homes.

## **PLANNING AND ENFORCEMENT OF HOUSING PROJECTS**

- PER 14 : Authorities will monitor implementation of all new development schemes, from the aspect of ensuring low cost housing implementation before being allowed construction of other land use or types of housing.
- PER 15 : Authorities will verify that application approvals of new housing areas are based on planning standards, Structure Plan as well environmental needs.
- PER 16 : Authorities will increase efforts to control environmental quality as well as avoiding conflicting land use within the overall housing area.

## **COMMERCE AND BUSINESS**

### **COMMERCIAL HIERARCHY AND FLOOR SPACE DEVELOPMENT**

- PPA 1 : Authorities will encourage development of commercial and business floor space in identified major commercial areas.
- PPA 2 : Authorities will ensure that commercial floor space will be distributed according to hierarchy and town importance.

### **COMMERCIAL ACTIVITY**

- PPA 3 : Authorities will provide suitable business facilities for traders and visitors.

### **BUSINESS BUILDINGS CONDITION**

- PPA 4 : Authorities will ensure commercial buildings that are rundown and old are restored / rebuilt to increase overall town image.

### **FOOD STALL ACTIVITY**

- PPA 5 : Authorities will move food stall activity that is not orderly and relocated to sites that are more suitable and planned.

### **BUSINESS ENCOURAGEMENT**

- PPA 6 : Encouragement for applications to conduct business activities that have the potential for expansion.
- PPA 7 : Encouragement will be given to progressive businesses in small towns to enable it to grow in bigger towns.
- PPA 8 : Authorities will practise a growth encouragement strategy from low to a higher status.

### **PRIVATISATION CONCEPT**

- PPA 9 : Authorities will focus privatisation concepts while implementing shop and food stall development.

## **INDUSTRY**

### **GENERAL POLICY**

- IND 1 : Authorities will enhance efforts to increase contribution / importance of the manufacturing sector in the district of Hulu Terengganu.

## **ESTABLISH INDUSTRIAL AREAS FOR SMALL AND MEDIUM SCALE INDUSTRIES**

IND 2 : Authorities will develop industrial areas that are new for the location of small scale industries in identified areas.

## **INCREASE INCOME AND JOB OPPORTUNITIES**

IND 3 : Authorities will take action that is suitable to increase income level of workers.

## **INCREASE VALUE ADDED**

IND 4 : Authorities will intensify efforts to increase value added to resources that are in the district of Hulu Terengganu.

## **CONTROL INDUSTRIAL SECTOR DEVELOPMENT**

IND 5 : Authorities will increase efforts so that industrial development will not pollute the environment.

## **INCREASE BUMIPUTRA PARTICIPATION**

IND 6 : Authorities will increase efforts to encourage Bumiputera participation in the industrial fields.

## **SOCIAL AND WELFARE FACILITIES**

### **COORDINATION AND IMPLEMENTATION**

KA 1 : District council of Hulu Terengganu and Local Planning Authority of Hulu Terengganu will cooperate with all agencies related to the delivery of public facilities to ensure planning and its' implementation is in line and effective.

### **PROJECT PLANNING**

KA 2 : Sites for public facility project will be planned and identified in areas that are suitable, balanced and accessible to residents.

### **PLANNING STANDARDS**

KA 3 : Delivery of public facilities needs to follow the planning standard guidelines.

## **INFRASTRUCTURE AND UTILITY**

### **IRRIGATION AND FLOODING**

U 1 : Authorities will ensure drainage and irrigation facilities planning are standardized with area planning.

### **WATER SUPPLY**

U 2 : Local Authorities will cooperate closely with State authorities and related agencies to determine the delivery of a clean and adequate water supply.

U 3 : Authorities will increase efforts to decrease the high rate of water loss.

U 4 : Authorities will consider the privatization of water supply systems.

U 5 : Authorities will ensure adequate water supply for the purpose of fire control.



## **ELECTRICITY AND TELECOMMUNICATION**

- U 6 : Authorities will increase efforts to provide an adequate supply of electricity and telecommunications to fulfill current and future needs.

## **SOLID AND INDUSTRIAL WASTE DISPOSAL**

- U 7 : Authorities will increase efforts to create a management system for solid waste and industrial waste to fulfill needs from time to time.
- U 8 : Authorities will provide a garbage / industrial waste collection and disposal service that are efficient as well as thorough.
- U 9 : A treatment system for industrial waste needs to be enforced for existing and proposed industries to fulfill environmental impact assessment conditions.

## **SEWERAGE SYSTEM**

- U 10 : Authorities will increase efforts to provide a proper sewerage system.
- U 11 : Sewerage system master plan will be provided in urban areas.

## **PUBLIC TOILETS**

- U 12 : More public toilets will be provided in surrounding urban areas especially in areas of public concentration.

## **TRANSPORTATION AND TRAFFIC**

### **GENERAL POLICY**

- PLA 1 : Authorities will take necessary steps to repair the existing transportation facilities to a more effective level that fulfills current needs.
- PLA 2 : Authorities will increase efforts to upgrade transportation systems between growth centres.

### **DEVELOPMENT**

- PLA 3 : Authorities will ensure transportation issues are considered within formulated development policies with stress on the need to manage travel through an orderly designed development concept.
- PLA 4 : Authorities will introduce a road hierarchy that is clear and effective in line with road functions.
- PLA 5 : Programmes of new road development and road repair will be implemented to increase overall road capability and its network.

### **TRAFFIC MANAGEMENT**

- PLA 6 : Authorities will ensure traffic management programmes that are suitable will be implemented to improve the traffic flow of main roads within the town centre.

### **CAR PARK FACILITIES**

- PLA 7 : Authorities will provide adequate car park facilities and upgrade its managements.
- PLA 8 : Authorities will impose a condition of approval on planned development projects so that adequate car parks are provided.

## **PEDESTRIAN / BIYCLE PATH FACILITIES**

PLA 9 : Authorities will prepare a circulation system for pedestrians / bicycles that are effective and attractive.

## **PUBLIC TRANSPORTATION**

PLA 10 : Authorities will ensure public transportation systems are thoroughly upgraded so that it is an efficient, comfortable and effective service as an alternative to private transportation.

## **ROAD ENVIRONMENT**

PLA 11 : Authorities will ensure suitable steps will be taken to decrease the negative impact of overall transportation development towards the environment.

## **ENVIRONMENT**

### **GENERAL POLICY**

ASA 1 : Authorities will increase efforts to upgrade environmental quality in the district of Hulu Terengganu.

### **ENFORCEMENT OF LAWS**

ASA 2 : Authorities will take into account provisions of the Environmental Quality Act as well as laws that are related to the environment in determining the location of all types of development activity.

### **POLLUTION CONTROL GUIDELINES**

ASA 3 : Authorities needs to consider the usage of environmental pollution control guidelines within development planning, implementation and control.

ASA 4 : Authorities will cooperate with the Environmental Department to obtain advice and guidance to control pollution.

### **CONSERVATION AND PRESERVATION**

ASA 5 : Authorities will ensure proposed development is controlled in hilly areas especially areas with height exceeding 60 metres and also for Kenyir Lake and its surroundings.

### **BUFFER ZONES**

ASA 6 : Authorities will ensure control of air and noise pollution sources have adequate buffer zones.

ASA 7 : Authorities will ensure buffer areas are sufficiently landscaped between main road and the areas to be developed.

ASA 8 : Authorities will ensure housing areas are protected from air and noise pollution through the provisions of buffer zones.

ASA 9 : Authorities will move industries that are not compatible with the surrounding activities to another identified area.

ASA 10 : Authorities will ensure planting of trees / landscaping is accomplished as soon as possible after development / earth works are completed.

## **SILT TRAPS AND EROSION PREVENTION BARRIERS**

ASA 11 : Authorities will ensure silt traps and erosion prevention barriers provided follows the specifications and are well maintained.

## **TOURISM AND RECREATION**

### **TOURISM**

#### **GENERAL POLICY**

PRA 1 : Authorities will ensure a thorough tourism development programme is available to completely exploit available resources.

#### **TOURISM RESOURCES DEVELOPMENT**

PRA 2 : Tourism attraction resources will be zoned based on available potentials.

PRA 3 : Authorities will ensure tourism development programmes in the district of Hulu Terengganu is comprehensively implemented to completely exploit available resources.

#### **ENCOURAGE DEVELOPMENT OF EXISTING ATTRACTION CENTRE**

PRA 4 : Authorities will increase development efforts in existing tourism areas to enhance and strengthen the said areas in the future.

#### **POTENTIAL ATTRACTION RESOURCES DEVELOPMENT**

PRA 5 : Authorities will identify and develop potential attraction areas for future tourism.

PRA 6 : Development emphasis in environmental attraction areas needs to be based on the preservation, conservation of green areas and natural beauty concepts.

#### **TOURISM DEVELOPMENT AND ENVIROMENTAL CONSERVATION**

PRA 7 : Authorities will ensure that tourism development activity will not harm the environmental quality.

#### **LOCAL HERITAGE RESOURCES DEVELOPMENT**

PRA 8 : Authorities will take specific initiative to develop and highlight tourism resources that have elements of history, culture and local heritage as a tourism attraction resource in the future.

#### **ACCESSABILITY LEVEL**

PRA 9 : Authorities will ensure communication networks to tourism attraction centres will be upgraded in the future. Priority will be given to repair and upgrade of existing excess roads.

#### **PARTICIPATION OF LOCAL RESIDENTS IN TOURISM SECTOR**

PRA 10 : Authorities will ensure participation of local residents is encouraged and be given priority within tourism sector development in the future.

#### **ACCOMADATION FACILITIES**

PRA 11 : Authorities will ensure that the delivery of accommodation facilities is adequate to support tourism needs until the year 2010.

PRA 12: Authorities will encourage more medium and low class accommodation to be constructed in tourist attraction centres to encourage more tourists and visitors to stay longer.

PRA 13: Authorities will encourage and broaden the concept of home stay accommodation in the future.

#### **DEVELOPMENT BY PRIVATISATION**

PRA 14: Authorities will encourage the privatisation concept is broadened to encompass any tourism project.

#### **UPGRADE MARKETING PROMOTION EFFORTS**

PRA 15: Authorities will upgrade tourism centre promotional efforts in the district of Hulu Terengganu.

#### **UPGRADE COORDINATORAN BETWEEN TOURISM AGENCIES**

PRA 16: Authorities will ensure tourism agency activity need to be in line and stressed upon to ensure quality tourism development programmes.

#### **RECREATION**

##### **GENERAL POLICY**

PRA 17: Authorities will determine planned recreation facilities that are provided is thorough and integrated.

##### **QUANTITY OF RECREATION AREA FACILITIES**

PRA 18: Authorities will determine recreation facilities will be balanced and sufficiently provided in each area.

PRA 19: Authorities will ensure each residential centre and tourism destination is equipped with adequate recreation facilities.

##### **RECREATIONAL FACILITIES TYPES**

PRA 20: Authorities will ensure recreation facilities that are provided will absorb elements of education while stressing on safety, health and attractiveness.

##### **RECREATION FACILITIES QUALITY**

PRA 21: Authorities will prepare effective maintenance of recreation facilities.

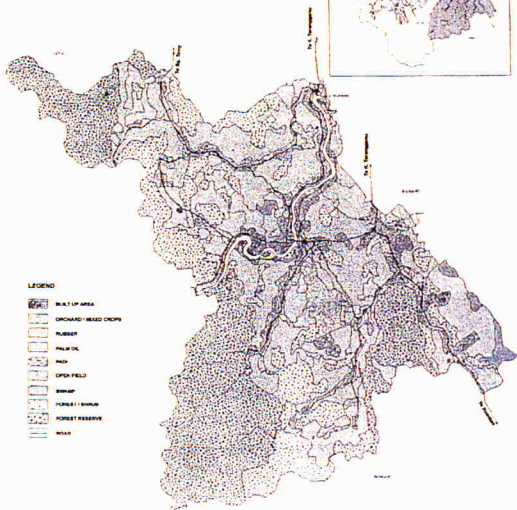
PRA 22: Authorities will ensure elements or facilities of recreation areas are suitable with user needs.

PRA 23: Authorities will ensure specific Development Plans for recreation planning are provided for potential areas as well as standardized with tourism development areas.

## **6.3 DEVELOPMENT PLAN**

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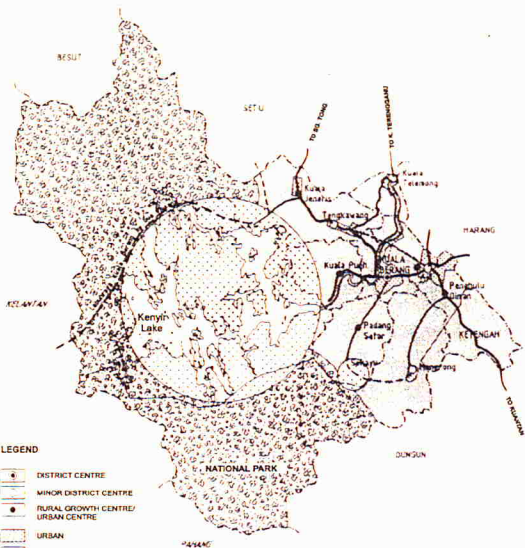
# HULU TERENGGANU DISTRICT LAND USE, 1992



## LEGEND

- BUILT UP AREA
- ORCHARD / SEED CROPS
- RUBBER
- PALM OIL
- RICE
- OPEN FIELD
- SWAMP
- FOREST / SHRUB
- FOREST RESERVE
- ROAD

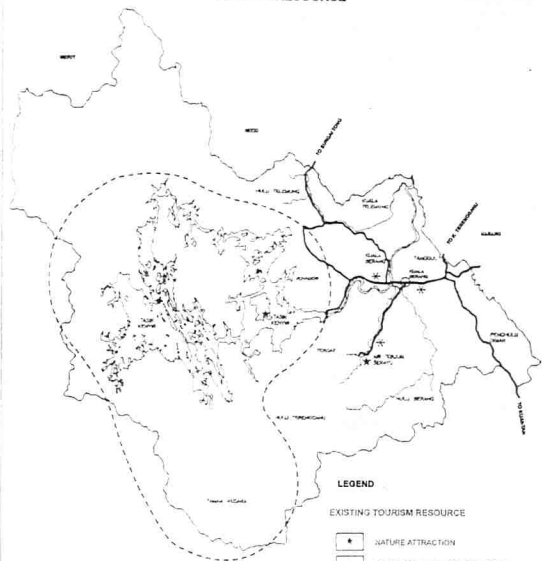
## HULU TERENGGANU DISTRICT DEVELOPMENT STRATEGY CONCEPT



### LEGEND

- DISTRICT CENTRE
- MINOR DISTRICT CENTRE
- RURAL GROWTH CENTRE/  
URBAN CENTRE
- URBAN
- AGRICULTURE
- TOURISM/RECREATION
- INDUSTRY
- FOREST
- MAIN ROAD
- DISTRIBUTOR ROAD
- PROPOSED ROAD
- PROPOSED HIGHWAY

# HULU TERENGGANU DISTRICT TOURISM RESOURCE





## LEGEND

### EXISTING TOURISM RESOURCE

-  NATURE ATTRACTION
-  TRADITIONAL WELFARE ATTRACTION
-  REST AREA

### TOURISM DEVELOPMENT CONCEPT

-  NATURE ATTRACTION ZONE (KENYIR LAKE AND PART OF NATIONAL PARK)
-  NATURE ATTRACTION ZONE (RECREATIONAL FOREST AND SEKAYU WATERFALL)



STRUCTURE PLAN  
**KEY DIAGRAM**  
(Proposed Plan)



LEGEND

URBAN HIERARCHY

- PRIMARY CENTRE
- SECONDARY DISTRICT CENTRE
- LOCAL CENTRE

DEVELOPMENT AREA

- COMMERCE AREA
- INDUSTRIAL AREA
- CITY PROXIMAL BUILT UP AREA
- ADDITIONAL BUILT UP AREA
- AGRICULTURE AREA
- PWD PLANNABLE AREA
- PWD NON DEVELOPMENT AREA

TOURISM, RECREATION AND CONSERVATION

- TOURISM AND RECREATION
- TOURIST ZONE
- AMUSEMENT AND RECREATION CENTRE AND SAFARI ZONE
- HIGH AND CONSERVED AND FOREST RESERVE
- PARK (CONSERVED AND FOREST AND NON FOREST)

COMMUNICATION

- DOUBLE LANE ROAD
- MAIN ROAD
- DEVELOPMENT ROAD
- PROPOSED ROADS (SOIL ENHANCE, BRIDGE, TUNNEL)
- PROPOSED RAIL

PUBLIC AMENITIES

- DISTRICT OFFICE
- DISTRICT OFFICE
- DISTRICT POLICE HEADQUARTERS

URBAN CENTRE

- LARGE SCALE (INDUSTRIAL)
- TOUR DISTRICT
- POLY AREA
- JOURNAL COMPLEX (HOTEL, TRAINING AREA)
- LAUNDRY

RESIDENTIAL

- PUBLIC HOUSING
- PLANNED HOUSING
- MIXED HOUSING

AGRICULTURE

- SHEET CULTURE (FRUIT NET)
- RUBBER CROPS
- RICE AND OTHER CROPS
- COFFEE AND TEA
- OTHER CROPS

TOURISM / RECREATION

- SPORTS COMPLEX
- ART GALLERY / CULTURE MUSEUM
- TOUR ZONE
- RECREATION PARK / LAUNDRY

- JACUZZI SPA / SPA CENTRE
- WATER GARDEN
- BRIDGE / GARDEN BRIDGE

POVERTY ALLEVIATION

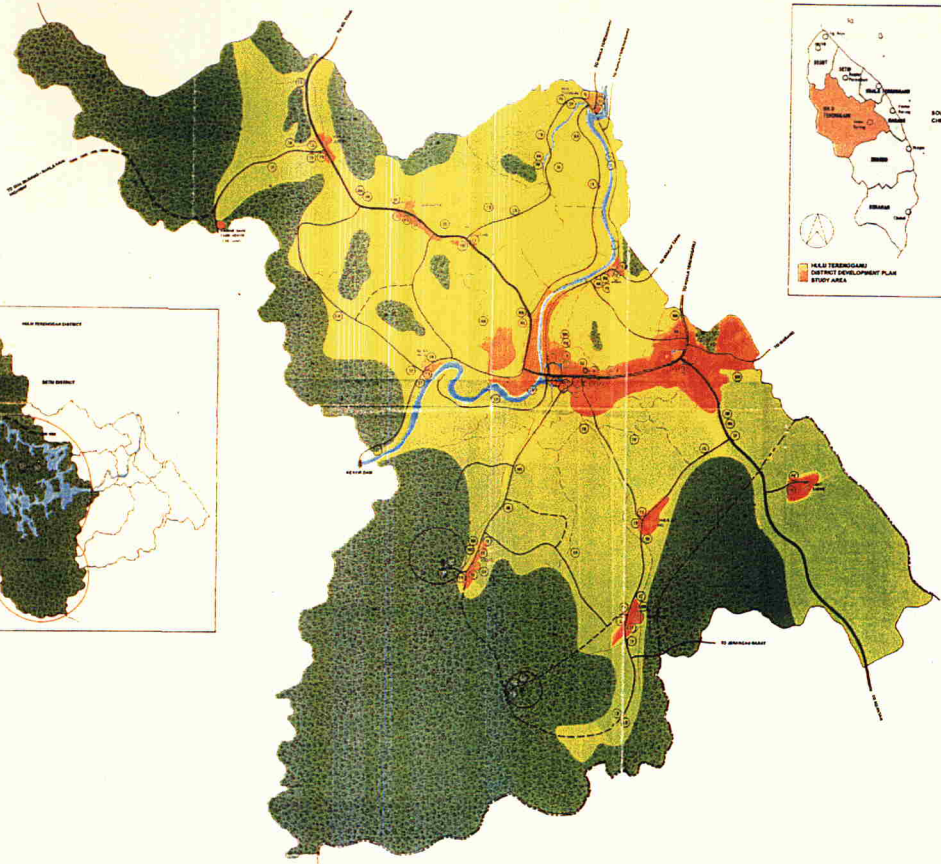
- NIGHT SHELTER
- DAY CARE CENTRE
- FOOD DISTRIBUTION

- SHELTER
- PARKING
- DAY CARE CENTRE / DAY CARE

OTHERS

- BRIDGE BRIDGE
- MULTI FUNCTIONAL USE (MTC) CENTRE, BUSSTOP
- AGRICULTURE AND ANIMAL REPRODUCTION (CATTLE, SHEEP, PIG)

LOCATION PLAN



**7.0**  
**STRUCTURE PLAN OF**  
**BESUT DISTRICT**  
**COUNCIL AND BESUT**  
**LOCAL PLANNING**  
**AUTHORITY**  
**1991-2010**

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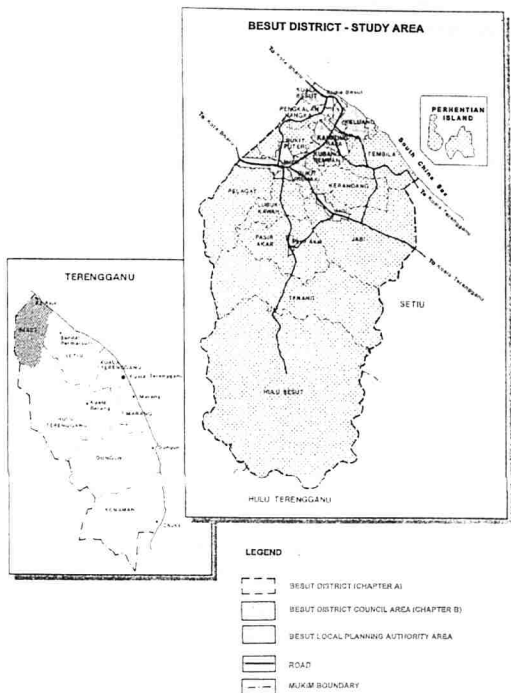
7.0 STRUCTURE PLAN OF BESUT DISTRICT COUNCIL AND BESUT LOCAL PLANNING AUTHORITY 1991 – 2010

7.1 GENERAL INFORMATION OF STUDY AREA

State	:	Terengganu Darul Iman
Gazette Date	:	17 July 1997
Gazette Number	:	822
Utilization Length	:	1991 - 2010
Local Planning Authority	:	Besut District Council & PBPT
Study Area	:	Coveinr the Besut District
Size of Study Area	:	123, 367.7 hectares
Population	:	142, 000 (2000 Forecast) 204, 775 (2010 Forecast)
City / Town	:	Kuala Besut (1, 100.81 hectares) Kampung Raja (2, 363.40 hectares)



## STRUCTURE PLAN STUDY AREA



## 7.2 DEVELOPMENT POLICY

### LAND USE

- GT 1 : All land use development will follow the key diagram.
- GT 2 : Commercial facilities will be allowed only in settlement centres. Areas outside main settlements will be considered on a case by case basis.
- GT 3 : Community service will be placed in a location that is suitable with the proposed land use.
- GT 4 : Construction of permanent housing will be allowed in areas of adequate infrastructure.
- GT 5 : Settlements of Jerteh, Kuala Besut, Kampung Raja, Tembila, Jabi, Bukit Payong, Pasir Akar, Keruak, Renek, Apal, Pulau Perhentian and Alor Lintah will be developed as a settlement centre according to the urban hierarchy.
- GT 6 : Selective redevelopment of Kuala Besut will be implemented.
- GT 7 : Development outside centralised settlements will be continuously upgraded from the aspect of infrastructure and facilities.
- GT 8 : All three of these areas are identified as an industrial area and efforts to develop and decrease its negative impact towards the environment will be made from time to time.
- GT 9 : Development along highways in this district will be monitored to ensure development of settlement centres that have been identified and to avoid traffic conflicts.
- GT 10 : Agricultural areas especially in Hulu Besut will be maintained.
- GT 11 : Chalet development will be monitored in Pulau Perhentian and new chalet development allowed in Teluk In, Teluk Keke and Teluk Pauh (Pulau Perhentian Besar), Pasir Panjang and Teluk Kerma (Pulau Perhentian Kecil) areas only and not all over the place. Chalet areas in Pasir Petani will become a new settlement area for residential settlement development of the island.
- GT 12 : Medium cost chalet construction that is suitable with recreation based tourism activities will be allowed.
- GT 13 : Chalet housing and activities related to tourism in identified coastal / beach areas will be allowed as long as it does not cause negative impacts towards the environment.
- GT 14 : Urban activities will be allowed in identified areas of Jerteh and vacant land that has potential in Jerteh, Kuala Besut and Kampung Raja will be developed.
- GT 15 : Development within forest areas will not be allowed except development that is related to forestry and not harmful to the environment.
- GT 16 : Environmental quality will be safeguarded and pollution will be decreased through development control of housing, industry and slope areas and hills.

### TOWN CENTRE AND MAIN SETTLEMENTS

- PB 1 : State government with the cooperation of district level development agencies will identify and formulate planning strategy towards achieving settlement hierarchy objectives in the district of Besut based on roles and available development potentials.
- PB 2 : State government and Local Authorities will ensure a balanced urban spatial development for all urban land use components such as commerce, housing, industry and public institutions, while determining suitable direction of physical growth.

- PB 3 : Local Authorities will plan and provide new opportunities to increase urban economic activity and therefore strengthened its economic base to other major cities.
- PB 4 : Local Authorities will encourage reorganization of the existing urban land use structure stressing on the restoration aspect as well as more planned arrangements.
- PB 5 : Local Authorities will implement development programmes and urban land use development control steps that are responsive towards improving townscape quality and built up environments.
- PB 6 : Local Authorities will monitor physical urban land use growth especially those of linear development as a step to avoid conflicting land use and urban traffic conflicts.
- PB 7 : Local Authorities will increase the effectiveness of circulation systems and urban traffic management through short term and long term strategies.
- PB 8 : Local Authorities will plan and increase the delivery of public facilities and infrastructure in existing town centre / main settlement areas according to existing and future needs.
- PB 9 : State government with Local Authorities will take the initiative to harmonize an extended research as a step to prepare planning and in depth development controls of identified areas.

#### HOUSING

- PER 1 : Authorities will create a development land reserve area to become a private sector and government agency land bank.
- PER 2 : Authorities will zone reserve land for low, medium and high cost housing to encourage housing development that is in line with Structure Plan strategies.
- PER 3 : The zoning of these housing reserve areas will be announced and can be referred to by private sector or government agencies that are interested in development of the research area.
- PER 4 : Authorities will encourage housing development on development reserve land according to its zoning, in which development of areas mentioned would be allowed only with proper in-depth approval.
- PER 5 : Authorities will impose conditions on the private sector to upgrade private sector involvement in the construction of low cost housing.
- PER 6 : Authorities will encourage construction of low cost housing by the private sector by offering incentives including exemption from paying for change of use for housing units and assisting in coordination of infrastructure installation / network of low cost housing schemes, in which the cost will be borne by the government agency involved.
- PER 7 : A government agency would be appointed to plan and overcome the problems of low cost housing within the state of Terengganu.
- PER 8 : The government agency that would be responsible for low cost housing implementation programmes will study the probability of changing the existing low cost housing standards based on current research as well as comments from related government agencies such as Works Department, Water Supply Department, Health Department and as such.
- PER 9 : Authorities with the relevant government agency will study and identify financial resources to cover the delivery cost of basic infrastructure such as service roads, drains, water supply and as such for low cost housing schemes.
- PER 10: Authorities will encourage delivery of alternative housing based on the concept site and services (siting scheme).

- PER 11 : In line with this policy, authorities together with government agencies (Section A10.5.3) needs to conduct in depth research regarding characteristics as well as the demand level for housing site and services that would be implemented, while identifying the target group of the housing mentioned to formulate the next in depth programme.
- PER 12 : Authorities will increase efforts to upgrade the quality of housing within the research area through a village rehabilitation or village upgrading programme.
- PER 13 : Authorities will study the probability of providing low cost housing for the purpose of rental to fulfill household needs that are not able to afford their own house.
- PER 14 : Authorities will monitor implementation of all new development schemes from the aspect of ensuring low cost housing implementation before being allowed construction of land use or other types of housing.
- PER 15 : Authorities will verify application approvals of new housing areas are based on planning standards, Structure Plan as well environmental needs.
- PER 16 : Authorities will increase efforts to control environmental quality as well as avoiding conflicting land use occurring in the overall housing area within the administration area.

#### **COMMERCE AND BUSINESS**

- PPA 1 : Authorities will encourage development of commercial and business floor space in identified main commercial areas.
- PPA 2 : Authorities will ensure commercial and business floor space in identified main commercial areas.
- PPA 3 : Authorities will provide suitable business facilities for traders and visitors.
- PPA 4 : Authorities will ensure commercial buildings that are rundown and old are restored / rebuilt.
- PPA 5 : Authorities will move food stall activity that is not orderly and relocated to sites that are more suitable and planned.
- PPA 6 : Authorities will provide encouragement for application to conduct business activity that has the potential for development.
- PPA 7 : Authorities will provide encouragement to progressive businesses in small towns to enable it to grow in bigger towns.
- PPA 8 : Authorities will practice growth encouragement strategy from a low level to one that is higher.
- PPA 9 : Authorities will focus on privatization concepts while implementing shop and food stall development.

## **INDUSTRY**

- IND 1 : Authorities will take suitable steps to increase contribution / importance of the manufacturing sector in the research area.
- IND 2 : Authorities will develop new industrial areas to locate small scale industries in identified areas.
- IND 3 : Authorities will take suitable steps to increase income.
- IND 4 : Authorities will undertake appropriate steps to increase value added to resources available in the research area.
- IND 5 : Authorities will take suitable steps so that industrial development will not pollute the environment.
- IND 6 : Authorities will take appropriate steps to encourage Bumiputera participation in the industrial fields.

## **SOCIAL AND WELFARE FACILITIES**

- KA 1 : Authorities will cooperate with all agencies related to the delivery of public facilities to ensure planning and its' implementation is in line and effective.
- KA 2 : Sites for public facility project will be planned and identified in areas that are suitable, balanced and accessible to residents.
- KA 3 : Delivery of public facilities needs to follow the planning standard guidelines.

## **INFRASTRUCTURE AND UTILITY**

- U 1 : Authorities will ensure drainage and irrigation facilities planning are standardized with area planning.
- U 2 : Local Authorities will cooperate closely with State authorities and agencies that are related to determine the delivery of a clean and adequate water supply.
- U 3 : The high rate of water loss will be decreased.
- U 4 : Water supply will be adequately ensured for the purpose of fire control.
- U 5 : Increase electricity supply to Perhentian Island to 24 hours through a sea cable from the main land.
- U 6 : Ensure developers to come up with industrial development proposals during planning stage to facilitate early preparation.
- U 7 : Authorities will cooperate with Telekom Malaysia to increase the ability of exchanges to support future demand.
- U 8 : Solid waste management system that is effective will be implemented through privatization.
- U 9 : Disposal sites that are planned and adequate to support residential needs will be provided.
- U 10 : Sewerage system master plan will be provided in urban areas.
- U 11 : Public toilets will be provided in surrounding urban areas and areas of public concentration.



- U 12 : A treatment system for industrial waste needs to be enforced for existing and new industries and environmental impact assessment conditions need to be adhered.

#### **TRANSPORTATION AND TRAFFIC**

- PLA 1 : Authorities will take necessary steps to upgrade the existing transportation facilities to a more effective level that fulfils current needs.
- PLA 2 : Authorities will increase efforts to upgrade transportation systems between growth centres.
- PLA 3 : Authorities will ensure transportation issues are considered within formulated development policies with stress on decreasing travel time through orderly design development.
- PLA 4 : Authorities will introduce a road hierarchy that is clear and effective in line with road functions.
- PLA 5 : Programmes of new road development and road repair will be implemented to increase overall road capability and its network.
- PLA 6 : Authorities will ensure traffic management programmes that are suitable will be implemented to enhance traffic flow along main roads in the town centre.
- PLA 7 : Authorities will prepare adequate car park facilities that are and improve its managements.
- PLA 8 : Authorities will impose a condition of approval on planned development projects so that adequate car parks are provided.
- PLA 9 : Authorities will prepare a circulation system for pedestrians and bicycles that are effective and attractive.
- PLA 10 : Authorities will ensure public transportation systems will be upgraded thoroughly as a service that is efficient, effective and comfortable.
- PLA 11 : Authorities will ensure suitable steps are taken to decrease the negative impact of overall transportation development towards the environment.

#### **ENVIRONMENT**

- ASA 1 : Authorities will increase efforts to upgrade environmental quality in the research area.
- ASA 2 : Authorities will take into account provisions of the Environmental Quality Act as well as laws that are related to the environment in determining the location of all types of development activity in the research area.
- ASA 3 : Authorities needs to consider the usage of environmental pollution control guidelines within development planning, implementation and control.
- ASA 4 : Authorities will cooperate with the Environmental Department to obtain advice and guidance to control pollution.
- ASA 5 : Authorities needs to be ensure over development does not occur in areas that can be categorized as sensitive from the aspect of the environment especially Pulau Perhentian and surrounding islands.
- ASA 6 : Authorities will ensure hilly areas especially Mt. Tebu will be maintained.
- ASA 7 : Authorities will ensure control of air and noise pollution sources have adequate buffer zones.

- ASA 8 : Authorities will ensure buffer areas are sufficiently landscaped between main road areas that are and would be developed.
- ASA 9 : Authorities will ensure housing areas are protected by air and noise pollution through the provision of buffer zones.
- ASA 10: Authorities will move industries that are not suitable with surrounding activities to areas that have been identified.
- ASA 11: Authorities will ensure planting of trees / landscaping is accomplished as soon as land works are accomplished.
- ASA 12: Authorities will ensure silt traps and erosion prevention barriers that are provided follows its specification are well maintained.

#### **TOURISM AND RECREATION**

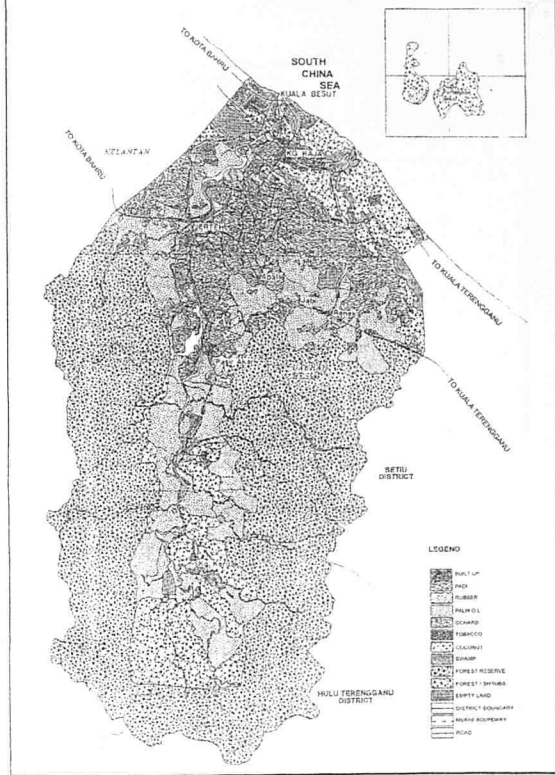
- PRA 1 : Authorities will ensure a thorough tourism development programme is available to completely exploit available resources. (Refer to ASA 14 and ASA 15)
- PRA 2 : Tourism attraction resources will be zoned based on available potentials.
- PRA 3 : Authorities will ensure tourism development programmes in the district of Besut are comprehensively implemented to completely exploit available resources.
- PRA 4 : Authorities will intensify development efforts in current tourism areas to enhance and strengthen the said areas in the future.
- PRA 5 : Authorities will identify and develop potential attraction areas for tourism in the future.
- PRA 6 : Development emphasis in environmental attraction areas needs to be based on the preservation, conservation of green areas and natural beauty concepts.
- PRA 7 : Authorities will ensure that tourism development activity will not harm the environmental quality.
- PRA 8 : Any development that would be implemented in the areas of Perhentian Island and marine parks will be ensured not to threaten the original characteristics that become main tourist attraction resources.
- PRA 9 : Authorities will take specific initiatives to develop and highlight tourism resources that have elements of history, culture and local heritage as a tourism attraction resource in the future.
- PRA 10: Authorities will ensure communication networks to tourism attraction centres will be upgraded in the future. Priority will be given to repair and upgrade of existing excess roads.
- PRA 11: Authorities will ensure that the participation of local residents will be encouraged and be given priority within tourism sector development in the future.
- PRA 12: Authorities will ensure that the delivery of accommodation is adequate to support tourism needs until the year 2010.
- PRA 13: Authorities will encourage more medium and low class accommodation to be constructed in tourist destination centres so that it can attract more tourists and visitors to stay longer.
- PRA 14: Authorities will encourage and broaden the concept of home stay accommodation in the future.

- PRA 15: Authorities will increase efforts to establish an institution that is related to tourism to provide skills in the field of management and tourism development.
- PRA 16: Authorities will upgrade tourism centre promotional efforts in the district of Besut.
- PRA 17: Authorities will ensure tourist agency activity needs to be in line and stressed upon to ensure quality tourism development programmes.
- PRA 18: Authorities will determine that planned recreation facilities that are provided are thorough and integrated.
- PRA 19: Authorities will determine which recreation facilities will be sufficiently provided in each area to balance needs.
- PRA 20: Authorities will ensure each residential concentration centre and tourism destination centre is equipped with adequate recreation facilities.
- PRA 21: Authorities will ensure recreation facilities that are provided will absorb elements of education while stressing on the characteristics of safety, health and attractiveness.
- PRA 22: Authorities will provide proper and effective maintenance of recreation facilities.
- PRA 23: Authorities will ensure elements or facilities of recreation areas that are suitable with user needs.
- PRA 24: Authorities will ensure specific Development Plans for recreation planning must be provided for potential areas as well as standardized with tourism development areas.

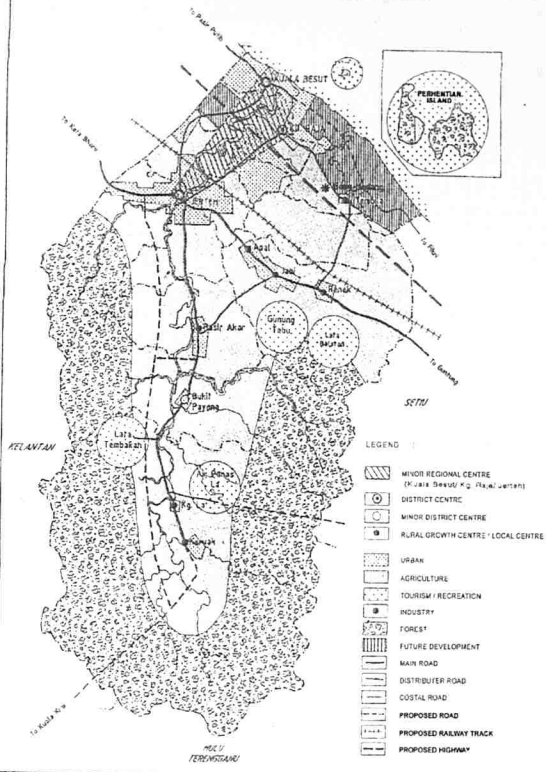
**7.3**  
**DEVELOPMENT PLAN**

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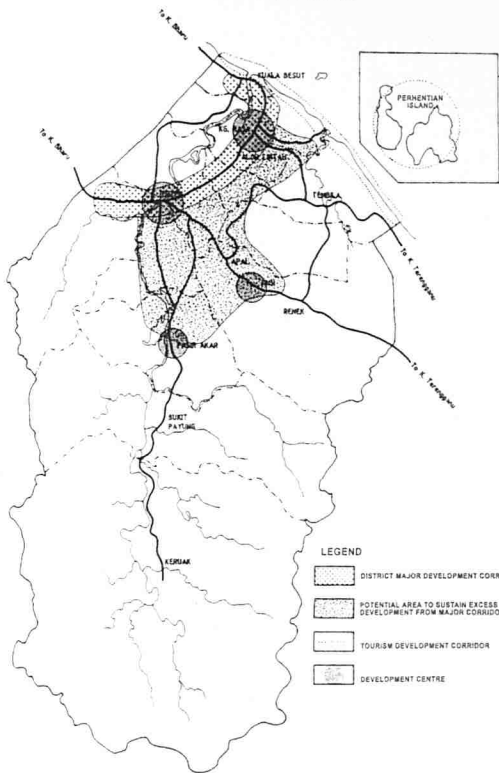
# BESUT DISTRICT LAND USE, 1991

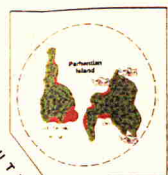
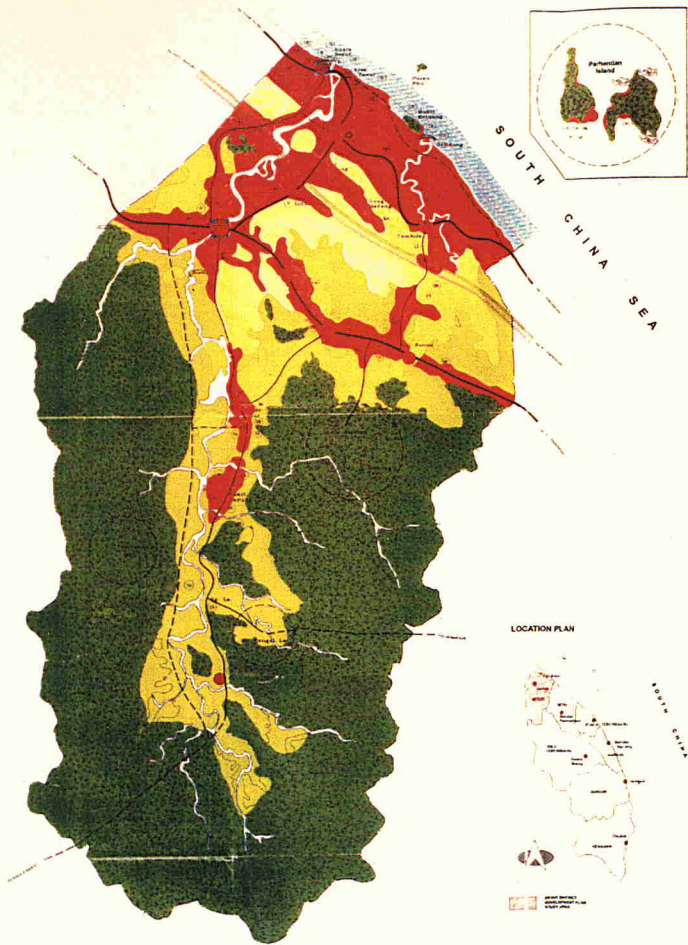


# BESUT DISTRICT DEVELOPMENT STRATEGY CONCEPT



# PROPOSED BESUT DISTRICT DEVELOPMENT CORRIDOR





TERENGGANU  
 BESUT LOCAL PLANNING AUTHORITY  
 BESUT DISTRICT COUNCIL  
**STRUCTURE PLAN**  
**KEY DIAGRAM**  
 (Proposed Plan)



- LEGEND**
- URBAN HIERARCHY**
- Urban Centre
  - Suburban Centre
  - Urban Centre
- DEVELOPMENT AREA**
- Industrial Area
  - Commercial Area
  - High Potential Use of Area
  - Medium Potential Use of Area
  - Low Potential Use of Area
- TOURISM, RECREATION AND CONSERVATION**
- Forest Land Reservations
  - Recreation and Leisure Development
  - National Recreation and Forest Reserves
  - Beach Recreation Area
  - Park & Leisure Area
- COMMUNICATION**
- Road (New Road)
  - Road (Existing Road)
  - Proposed Road
  - Proposed Road
  - Proposed Road
  - Proposed Road
- PUBLIC AMENITIES**
- Central Council
  - Suburban Council
  - Urban Council
  - Municipal Council
  - District Council
  - National Council
- URBAN CENTRE**
- Central Council
  - Suburban Council
  - Urban Council
  - Municipal Council
  - District Council
  - National Council
- TOURISM / RECREATION**
- Central Council
  - Suburban Council
  - Urban Council
  - Municipal Council
  - District Council
  - National Council
- AGRICULTURE**
- Central Council
  - Suburban Council
  - Urban Council
  - Municipal Council
  - District Council
  - National Council
- POPULOUS SETTLEMENT**
- Central Council
  - Suburban Council
  - Urban Council
  - Municipal Council
  - District Council
  - National Council
- RESIDENTIAL**
- Central Council
  - Suburban Council
  - Urban Council
  - Municipal Council
  - District Council
  - National Council
- OTHERS**
- Central Council
  - Suburban Council
  - Urban Council
  - Municipal Council
  - District Council
  - National Council

Source: Structure Plan Besut District Council & Besut PBPT, 1991-2010



**8.0**  
**STRUCTURE PLAN OF**  
**SETIU DISTRICT**  
**COUNCIL AND SETIU**  
**LOCAL PLANNING**  
**AUTHORITY**  
**1991-2010**

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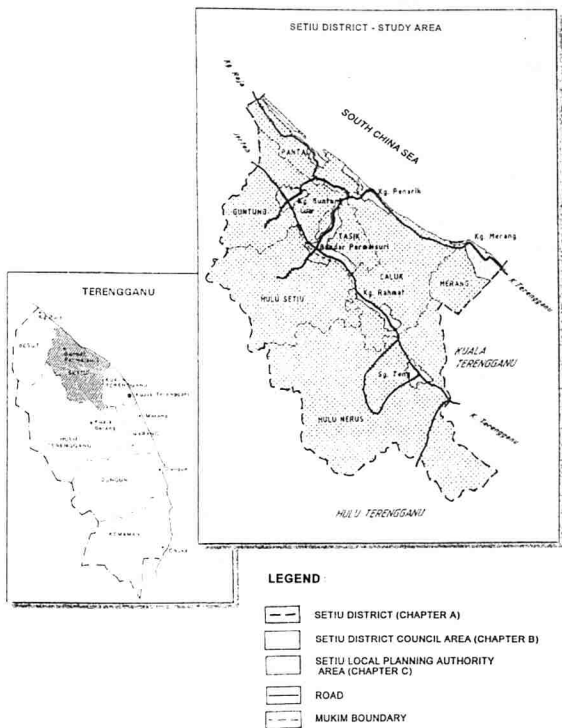
8.0 STRUCTURE PLAN OF SETIU DISTRICT COUNCIL AND SETIU LOCAL PLANNING AUTHORITY 1991 – 2010

8.1 GENERAL INFORMATION OF STUDY AREA

State	:	Terengganu Darul Iman
Gazette Date	:	17 July 1997
Gazette Number	:	821
Utilization Length	:	1991 - 2010
Local Planning Authority	:	Setiu District Council & PBPT
Study Area	:	Covering the whole Setiu District
Size of Study Area	:	130, 436.3 hectares
Population	:	42, 602 (1991)
	:	81, 090 (2010 Forecast)
City / Town	:	Chalok Guntung Hulu Setiu Hulu Nerus Merang Pantai Tasek



# STRUCTURE PLAN STUDY AREA



## **8.2 DEVELOPMENT POLICY**

### **LAND USE STRATEGY AND POLICY**

#### **GENERAL POLICY : ORDERLY LAND USE STRUCTURE**

GT 1 : All land use development will follow the key diagram.

#### **COMMERCIAL FACILITIES AND SERVICES**

GT 2 : Commercial facilities will be allowed only in settlement centres. Areas outside main settlements will be considered on a case-by-case basis.

GT 3 : Community service will be placed in locations of residential concentration suitable with the proposed land use.

#### **HOUSING DEVELOPMENT**

GT 4 : Construction of permanent housing will be allowed in areas of adequate infrastructure.

#### **DEVELOPMENT OF SETTLEMENT AND RURAL GROWTH CENTRES**

GT 5 : Settlements which are: Permaisuri, Sungai Tong, Guntung Luar, Penarik, Merang, Saujana, Rahmat, Fikri, Banggol, Bintang and Sela will be developed as a settlement centre according to the urban hierarchy.

GT 6 : Development outside centralised settlements will be continuously upgraded from the aspect of infrastructure and facilities.

#### **INDUSTRIAL DEVELOPMENT**

GT 7 : All identified areas that are fixed as an industrial area will be worked upon to develop it and its negative impact towards the environment will be decreased from time to time.

#### **COMMUNICATION AND TRANSPORTATION DEVELOPMENT**

GT 8 : Development along highways in this district will be monitored to ensure development of settlement centres that have been identified and to avoid traffic disruption traffic.

#### **AGRICULTURAL AREAS**

GT 9 : Agricultural areas in Hulu Setiu and Hulu Nerus will be maintained.

#### **TOURISM AREAS**

GT 10 : Chalet development in coastal areas near existing local centres will be allowed to avoid land use wastage as long as it does not cause any harm to the environment.

GT 11 : Medium cost chalet construction that is suitable with recreation based tourism activities will be allowed.

#### **URBAN PROMOTION**

GT 12 : Urban activities in identified areas in Permaisuri will be intensified and empty land that has potential in other settlement centres will be developed.

#### **FORESTRY AND ENVIRONMENT**

GT 13 : Development within forest areas will not be allowed except development that is related to forestry and does not damage the environment.

- GT 14 : Environmental quality will be protected and pollution will be decreased through development control of housing, industry and development of slope areas and hills.

#### **TOWN CENTRE AND MAIN SETTLEMENTS**

##### **SETTLEMENT HIERARCHY AND TOWN / SETTLEMENT ROLE**

- PB 1 : State government with the cooperation of district level development agencies will identify and formulate planning strategy towards achieving settlement hierarchy objectives in the district of Setiu based on roles and available development potentials.

##### **PHYSICAL GROWTH DIRECTION AND BALANCED SPATIAL DEVELOPMENT**

- PB 2 : State government and Local Authorities will ensure a balanced urban spatial development for all urban land use components such as commerce, housing, industry and public institutions, while determining suitable direction of physical growth.

##### **URBAN ECONOMIC BASE STRENGTHENING**

- PB 3 : Local Authorities will plan and provide new opportunities to increase urban economic activity and therefore strengthen the economic base of the main town.

##### **REORGANIZATION OF LAND USE STRUCTURE ESPECIALLY IN MAIN SETTLEMENTS DEVELOPED LINEARLY**

- PB 4 : Local Authorities will encourage reorganization of land use structure of major urban centres with stress on the restoration aspect as well as more planned arrangements.

##### **DEVELOPMENT PROGRAMMES AND LAND USE DEVELOPMENT CONTROLS**

- PB 5 : Local Authorities will implement development programmes and major urban centre land use development control procedures that are responsive to improving quality of form and built environment.

##### **URBAN PLANNING AND TRAFFIC MANAGEMENT**

- PB 6 : Local Authorities will monitor physical urban land use growth especially that develop linearly as a step to avoid conflicting land use and urban traffic conflicts.

- PB 7 : Local Authorities will increase the effectiveness of circulation and traffic management systems of the town / main settlements through a thorough planning approach.

##### **DELIVERY PROGRAMME OF PUBLIC FACILITIES AND INFRASTRUCTURE IN URBAN AREAS / MAIN SETTLEMENTS**

- PB 8 : Local Authorities will plan and increase delivery of public facilities and infrastructure in existing cities / main settlements according to current and future needs.

##### **EXTENDED RESEARCH OF ACTION AREAS DELIVERY PLAN**

- PB 9 : State government with cooperation from Local Authorities will take the initiative to harmonize an extended research to provide Action Area Plans as an effort to plan and control development of coastal tourism centres in the district of Setiu.

## **HOUSING**

### **ZONING OF DEVELOPMENT LAND RESERVE AREAS**

- PER 1 : Authorities will create a development land reserve area to become as land bank for private sector and government agency housing.
- PER 2 : Authorities will zone reserve land for low, medium and high cost housing to encourage housing development that is in line with Structure Plan strategies.
- PER 3 : The zoning of these housing reserve areas will be announced and can be referred to by private sector or government agencies that are interested in developing it.
- PER 4 : Authorities will encourage housing development on redevelopment reserve land according to its zoning, in which development of areas mentioned would be allowed only with proper in-depth approval.

### **PRIVATE SECTOR INVOLVEMENT IN DELIVERY OF LOW COST HOUSING**

- PER 5 : Authorities will impose conditions on the private sector to upgrade private sector involvement in the construction of low cost housing.
- PER 6 : Authorities will encourage construction of low cost housing by the private sector by offering of incentives.

### **FORMATION OF A GOVERNMENT AGENCY TO OVERCOME THE PROBLEMS OF LOW COST HOUSING IN TERENGGANU**

- PER 7 : A government agency would be appointed to plan and overcome the problems of low cost housing within the state of Terengganu.
- PER 8 : The government agency that would be responsible for low cost housing implementation programmes will study the probability of changing existing low cost housing standards based on current research as well as comments from related government agencies such as the Public Works Department, Water Supply Department, Health Department and as such.
- PER 9 : Authorities with the relevant government agency will study and identify financial resources to cover the delivery cost of basic infrastructure such as service roads, drains, water supply and as such for low cost housing schemes.

### **SITE SCHEME PROJECT**

- PER 10 : Authorities will encourage delivery of alternative housing using the site and service concept and siting schemes.
- PER 11 : In line with this policy, Authorities together with other government agencies will conduct in-depth research regarding characteristics as well as housing demand level for site and service housing that would be implemented, while identifying the target group of the housing mentioned to formulate the next in depth programme.

### **VILLAGE UPGRADING PROGRAMME**

- PER 12 : Authorities will increase efforts to upgrade the quality of housing within the district of Setiu through a village rehabilitation or village upgrading programme.

### **LOW COST HOUSING FOR THE PURPOSE OF RENTAL**

- PER 13 : Authorities will study the probability of providing low cost housing for the purpose of rental to fulfill household needs that are unable to purchase housing.

## **PLANNING AND ENFORCEMENT OF HOUSING PROJECTS**

- PER 14 : Authorities will monitor implementation of all new housing scheme developments to provide priority for the development of low cost housing.
- PER 15 : Authorities will verify approval applications of new housing areas are based on planning standards, Structure Plan as well environmental needs.
- PER 16 : Authorities will increase efforts to control environmental quality as well as avoiding conflicting land use occurring in the overall housing area within administration area.

## **COMMERCE AND BUSINESS**

### **HIERARCHY AND COMMERCIAL FLOOR SPACE DEVELOPMENT**

- PPA 1 : Authorities will encourage development of commercial and business floor space in the main commercial areas.
- PPA 2 : Authorities will ensure that food stall areas that are not orderly would be relocated to sites that are more suitable and planned.

### **FOOD STALL ACTIVITY**

- PPA 3 : Authorities will ensure that commercial floor space is distributed according to the hierarchy of town importance.

### **BUSINESS ENCOURAGEMENT**

- PPA 4 : Encouragement will be given to applications to conduct business activity that have potential for developed.
- PPA 5 : Encouragement will be given to progressive businesses in small towns to enable it to grow in bigger towns.
- PPA 6 : Authorities will practise a growth encouragement strategy from a low level to a higher one.
- PPA 7 : Authorities will focus on the privatisation concept within development implementation of shops and food stalls.

## **INDUSTRY**

### **GENERAL POLICY**

- IND 1 : Authorities will take suitable steps to increase contribution / importance of the manufacturing sector in the district of Setiu.

### **ESTABLISH INDUSTRIAL AREAS FOR SMALL SCALE INDUSTRIES**

- IND 2 : Authorities will develop new industrial areas to locate small-scale industries in identified local centres.

### **INCREASE INCOME AND JOB OPPORTUNITIES**

- IND 3 : Authorities will take suitable steps to increase income level of workers.

### **INCREASE VALUE ADDED**

- IND 4 : Authorities will undertake appropriate steps to increase value added to resources that are in the district of Setiu.

## **CONTROL INDUSTRIAL SECTOR DEVELOPMENT**

IND 5 : Authorities will take suitable steps so that industrial development will not pollute the environment.

## **INCREASE BUMIPUTRA PARTICIPATION**

IND 6 : Authorities will take appropriate steps to encourage Bumiputera participation in the industrial fields.

## **SOCIAL AND WELFARE FACILITIES**

### **COORDINATORAN AND IMPLEMENTATION**

KA 1 : Authorities will cooperate with all agencies related to the delivery of community service to ensure planning and implementation that is in line and effective.

### **PROJECT PLANNING**

KA 2 : Sites for public facility project will be planned and identified in areas that are suitable, balanced and accessible to residents.

### **PLANNING STANDARDS**

KA 3 : Delivery of community service facilities will follow the planning standard guidelines.

## **INFRASTRUCTURE AND UTILITY**

### **IRRIGATION AND FLOODING**

U 1 : Authorities will ensure drainage and irrigation facilities planning are standardized with area planning.

U 2 : Local Authorities will cooperate closely with State authorities and related agencies to determine the delivery of a clean and adequate water supply.

U 3 : Authorities will increase efforts to decrease the high rate of water loss.

U 4 : Authorities will consider privatisation of water supply systems.

U 5 : Authorities will ensure adequate water supply for the purpose of fire control.

### **ELECTRICITY AND TELECOMMUNICATION**

U 6 : Authorities will increase efforts to provide an adequate supply of electricity and telecommunications for existing and future residents.

## **DISPOSAL OF SOLID WASTE AND INDUSTRIAL WASTE**

U 7 : Authorities will increase efforts to create a management system for solid waste and industrial waste needs from time to time.

U 8 : Authorities will provide a garbage / industrial waste collection and disposal service that is efficient as well as thorough.

U 9 : A treatment system for industrial waste needs to be enforced for existing and proposed industries to fulfill environmental impact assessment conditions.



## **SEWERAGE SYSTEM**

- U 10 : Authorities will increase efforts to provide a proper sewerage system.
- U 11 : Sewerage system master plan will be provided in urban areas.

## **PUBLIC TOILETS**

- U 12 : More public toilets will be provided in surrounding urban areas and areas of public concentration.

## **TRANSPORTATION AND TRAFFIC**

### **GENERAL POLICY**

- PLA 1 : Authorities will take the necessary steps to improve the existing transportation facilities to a more effective level that fulfills current needs.
- PLA 2 : Authorities will increase efforts to upgrade transportation systems in between settlement centres.

### **ROAD DEVELOPMENT**

- PLA 3 : Authorities will ensure transportation issues are considered within formulated development policies by stressing on decreased travel time through an orderly designed development concept.
- PLA 4 : Authorities will introduce a road hierarchy that is clear and effective in line with road usage functions.
- PLA 5 : Programmes of new road development and road repair will be implemented to increase overall road capability and its network.

### **TRAFFIC MANAGEMENT**

- PLA 6 : Authorities will ensure traffic management programmes that are suitable will be implemented to improve the traffic flow of main roads within the town centre.

### **CAR PARK FACILITIES**

- PLA 7 : Authorities will provide adequate car park facilities and upgrade its managements.
- PLA 8 : Authorities will impose a condition of approval on planned development projects so that adequate car parks are provided.

### **PEDESTRIAN AND BICYCLE FACILITIES**

- PLA 9 : Authorities will prepare a circulation system for pedestrians and bicycles that are effective and attractive.

### **PUBLIC TRANSPORTATION**

- PLA 10 : Authorities will ensure public transportation systems are thoroughly upgraded as a service that is efficient, effective and comfortable.

### **ROAD ENVIRONMENT**

- PLA 11 : Authorities will ensure suitable steps are taken to decrease the negative impact of overall transportation development towards the environment.

## **ENVIRONMENT**

### **GENERAL POLICY**

ASA 1 : Authorities will increase efforts to upgrade environmental quality in the district of Setiu.

### **ENFORCEMENT OF LAWS**

ASA 2 : Authorities will take into account provisions of the Environmental Quality Act as well as laws that are related to the environment in determining the location of all types of development activity.

### **POLLUTION CONTROL GUIDELINES**

ASA 3 : Authorities needs to consider the usage of environmental pollution control guidelines within development planning, implementation and control.

ASA 4 : Authorities will cooperate with the Environmental Department to obtain advice and guidance to control pollution.

### **CONSERVATION AND PRESERVATION**

ASA 5 : Authorities will ensure hilly areas especially areas with height exceeding 60 metres and forest reserve areas are subjected to development control.

### **BUFFER ZONES**

ASA 6 : Authorities will ensure adequate buffer zones are provided to control air and noise pollution.

ASA 7 : Authorities will ensure buffer areas are sufficiently landscaped between main road areas that are and would be developed.

ASA 8 : Authorities will ensure housing areas are protected by air and noise pollution through the provision of buffer zones.

ASA 9 : Authorities will move industries that are not compatible with the surrounding activities to another identified area.

ASA 10: Authorities will ensure planting of trees / landscaping is accomplished as soon as possible after earthworks are completed.

### **SILT TRAPS AND EROSION PREVENTION BARRIERS**

ASA 11: Authorities will ensure silt traps and erosion prevention barriers that are provided according to specification and are maintained properly.

### **CONSERVATION AND PRESERVATION**

ASA 12: Authorities needs to ensure that the shore outline is maintained as well as increasing efforts to maintain river, forests and creeping plants.

## **TOURISM AND RECREATION**

### **TOURISM**

#### **GENERAL POLICY**

PRA 1 : Authorities will ensure a thorough tourism development programme is available to completely exploit available resources.

#### **TOURISM RESOURCES DEVELOPMENT**

PRA 2 : Tourism attraction resources will be zoned based on available potentials.

PRA 3 : Authorities will ensure tourism development programmes in the district of Setiu are comprehensively implemented to completely exploit available resources.

#### **INCREASING EXISTING ATTRACTION CENTRE DEVELOPMENT**

PRA 4 : Authorities will increase development efforts in existing tourism areas to enhance and strengthen the mentioned areas in the future.

#### **POTENTIAL ATTRACTION RESOURCES DEVELOPMENT**

PRA 5 : Authorities will identify and develop potential attraction areas for tourism in the future.

PRA 6 : Development that emphasises on environmental attraction areas needs to be based on the preservation, conservation of green areas and natural beauty concepts.

#### **TOURISM DEVELOPMENT AND ENVIROMENTAL CONSERVATION**

PRA 7 : Authorities will ensure that tourism development activity will not harm the environmental quality.

#### **LOCAL HERITAGE RESOURCES DEVELOPMENT**

PRA 8 : Authorities will take specific initiative to develop and highlighting tourism resources that have elements of history, culture and local heritage as a tourism attraction resource in the future.

#### **ACCESSABILITY LEVEL**

PRA 9 : Authorities will ensure communication networks to tourism attraction centres will be upgraded in the future. Priority will be given to repair and upgrade of existing excess roads.

#### **PARTICIPATION OF LOCAL RESIDENTS IN THE TOURISM SECTOR**

PRA 10 : Authorities will ensure participation of local residents is encouraged and be given priority within tourism sector development in the future.

#### **ACCOMADATION FACILITIES**

PRA 11 : Authorities will ensure that the delivery of accommodation is adequate to support tourism needs until the year 2010.

PRA 12 : Authorities will encourage more accommodation of the medium and low class to be constructed in attraction centres so that it could attract more tourists and visitors stay longer.

PRA 13 : Authorities will encourage and broaden the concept of home stay accommodation in the future.

#### **DEVELOPMENT BY PRIVATISATION**

PRA 14: Authorities will encourage the widening of the privatisation concept to encompass any tourism project.

#### **UPGRADE MARKETING PROMOTION EFFORTS**

PRA 15: Authorities will upgrade tourism centre promotional efforts in the district of Setiu.

#### **UPGRADE COORDINATORAN BETWEEN TOURIST AGENCIES**

PRA 16: Authorities will ensure tourist agency activity needs to be in order and stressed upon to ensure quality tourism development programmes.

#### **PHYSICAL DEVELOPMENT GUIDELINES**

PRA 17: Authorities will monitor and control the development of coastal areas and islands so that it will be a controlled development.

#### **RECREATION**

##### **GENERAL POLICY**

PRA 18: Authorities will determine planned recreation facilities that are provided are thorough and integrated.

##### **QUANTITY OF RECREATION AREA FACILITIES**

PRA 19: Authorities will determine which recreation facilities will be sufficiently provided in each area to balance needs.

PRA 20: Authorities will ensure each residential concentration centre and tourism destination centre is equipped with adequate recreation facilities.

##### **TYPES OF RECREATIONAL FACILITIES**

PRA 21: Authorities will ensure recreation facilities that are provided will absorb elements of education, while stressing on the characteristics of safety, health and attractiveness.

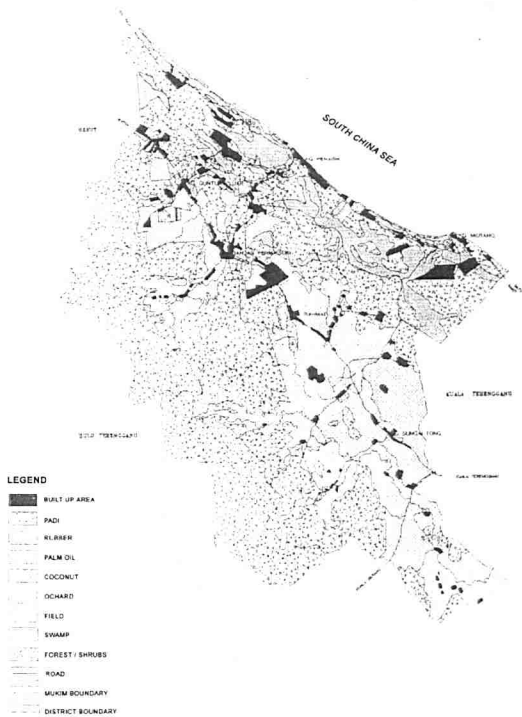
##### **RECREATION FACILITIES QUALITY**

PRA 22: Authorities will implement effective maintenance of recreation facilities.

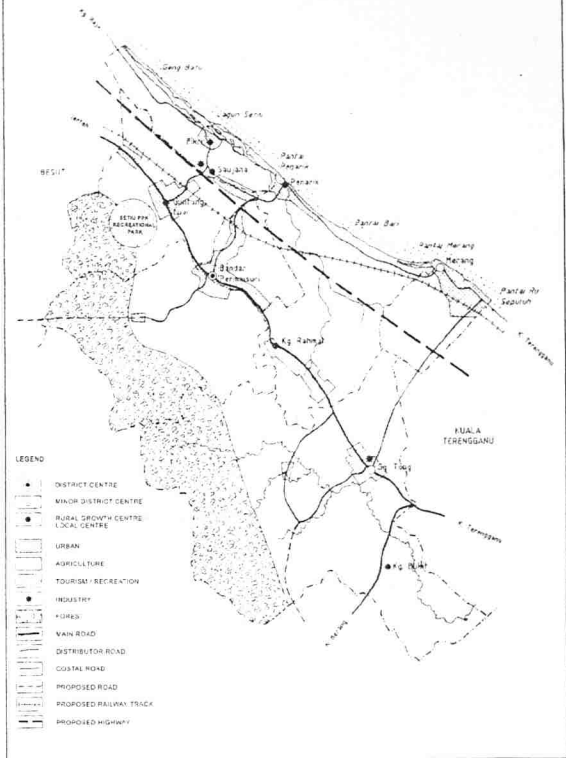
**8.3**  
**DEVELOPMENT PLAN**

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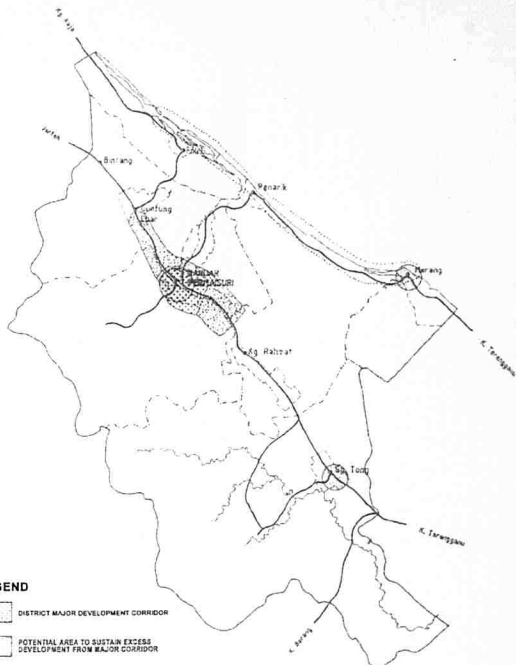
### SETIU DISTRICT LAND USE 1991




## SETIU DISTRICT DEVELOPMENT STRATEGY CONCEPT



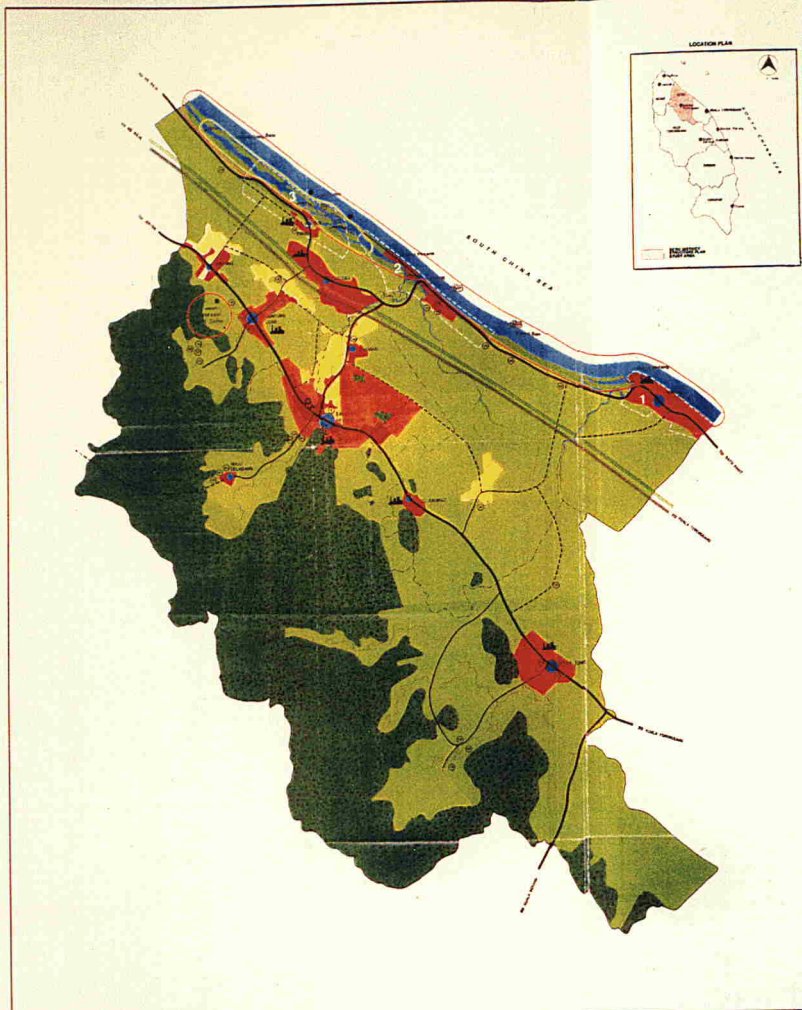
# PROPOSED SETIU DISTRICT DEVELOPMENT CORRIDOR



## LEGEND

-  DISTRICT MAJOR DEVELOPMENT CORRIDOR
-  POTENTIAL AREA TO SUSTAIN EXCESS DEVELOPMENT FROM MAJOR CORRIDOR
-  TOURISM DEVELOPMENT CORRIDOR
-  DEVELOPMENT CENTRE
-  EXISTING WOD AREA





TERENGGANU  
**SETIU LOCAL PLANNING AUTHORITY**  
**SETIU DISTRICT COUNCIL**  
**STRUCTURE PLAN**  
**KEY DIAGRAM**  
 (Proposed Plan)



**LEGEND**

**URBAN HIERARCHY**

- DISTRICT CENTRE
- DEVELOPMENT CENTRE
- LOCAL CENTRE

**DEVELOPMENT AREA**

- DEVELOPMENT AREA
- HIGH DENSITY AREA
- MEDIUM DENSITY AREA
- LOW DENSITY AREA
- AGRICULTURAL AREA
- RURAL DEVELOPMENT AREA

**TOURISM, RECREATION AND CONSERVATION**

- BEACHES AND RECREATION AREAS
- BEACHES AND RECREATION AREAS (WATER FRONT)
- BEACHES AND RECREATION AREAS (WATER FRONT)
- BEACHES AND RECREATION AREAS (WATER FRONT)
- BEACHES AND RECREATION AREAS (WATER FRONT)
- BEACHES AND RECREATION AREAS (WATER FRONT)

**COMMUNICATION**

- NATIONAL ROAD
- STATE ROAD
- DISTRICT ROAD
- LOCAL ROAD
- AIRPORT
- CANALS

**PUBLIC AMENITIES**

- MARKET CENTRE
- MARKET CENTRE
- MARKET CENTRE

**URBAN CENTRE**

- COMMERCIAL DISTRICT
- COMMERCIAL DISTRICT
- COMMERCIAL DISTRICT
- COMMERCIAL DISTRICT
- COMMERCIAL DISTRICT

**RESIDENTIAL**

- HIGH DENSITY
- MEDIUM DENSITY
- LOW DENSITY

**AGRICULTURE**

- RICE
- RICE
- RICE
- RICE
- RICE

**TOURISM / RECREATION**

- BEACHES
- BEACHES
- BEACHES
- BEACHES
- BEACHES

**LOCAL PLANNED AREA BY PRIORITY**

- HIGH PRIORITY
- MEDIUM PRIORITY
- LOW PRIORITY

**OTHERS**

- WATER RESERVE
- WATER RESERVE
- WATER RESERVE

Source : Structure Plan Setiu District Council & Setiu PBPT, 1991-2010

**9.0**  
**STRUCTURE PLAN**  
**(AMENDMENT) OF**  
**KEMAMAN**  
**1998-2020**

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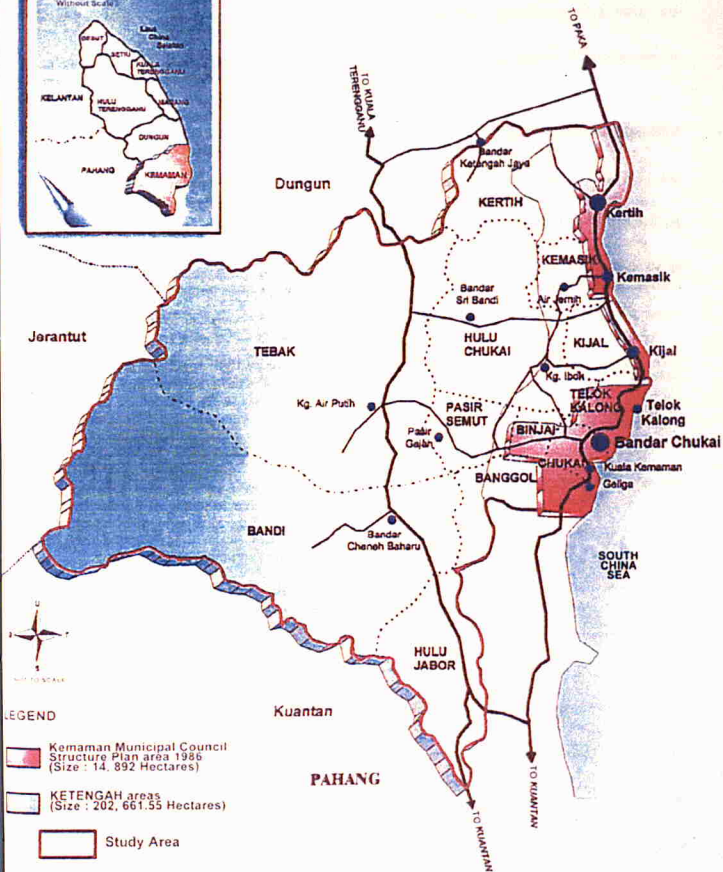
## 9.0 STRUCTURE PLAN (AMENDMENT) OF KEMAMAN 1998 - 2020

### 9.1 GENERAL INFORMATION OF STUDY AREA

State	:	Terengganu Darul Iman
Gazette Date	:	-
Gazette Number	:	-
Utilization Length	:	1998 - 2020
Local Planning Authority	:	Kemaman District Council
Study Area	:	Covering the whole Kemaman District
Size of Study Area	:	253, 559.9 hectares
Population	:	144, 404 (1997 Forecast)
	:	364, 714 (2020 Forecast)
City / Town	:	Chukai
	:	Bandar Sri Kerth / Kerth Jaya



# Structure Plan (Amendment) of Kemaman



- LEGEND
- Kemaman Municipal Council Structure Plan area 1986 (Size : 14, 892 Hectares)
  - KETENGAH areas (Size : 202, 661.55 Hectares)
  - Study Area

## 9.2 DEVELOPMENT POLICY

### PUBLIC POLICY

DU 1 : Kemaman district development will be directed towards optimum land use development based on the key diagram.

DU 2 : Local Plans will be provided to guide and encourage land use development in development areas.

### LAND USE

DU 3-1 : Urban development according to the settlement centre hierarchy have been identified in the key diagram.

DU 3-2 : Concentration of development areas would be distributed to coastal corridors and interior corridors.

DU 3-3 : Existing industrial areas need to be expanded and new industrial areas will be developed with environmental concerns.

DU 3-4 : Potential areas for recreation and tourism especially the Kemasik-Kijal corridor would be given priority as a tourism development area integrated with housing development.

DU 3-5 : Only selected development would be allowed for agricultural areas, coastal areas, buffer zones areas and swamp areas.

DU 3-6 : Ensure restoration and beautification of riverbanks and coastal areas are specifically stressed on and only can be developed with development that is suitable to attract tourists.

DU 3-7 : Any form development that involves highland areas will be controlled according to guidelines for the development of highlands and hilly areas.

DU 3-8 : Forest reserve areas and forest areas will be maintained to control ecological balance, maintain forest biology, while functioning as a centre for research, recreation and tourism as well as a flood prevention element and water catchment area.



Woodworking activities

DU 3-9 : Delivery of infrastructure and utility facilities in PBPT areas will be increased and upgraded according to existing and future needs.

DU3-10: Development that has high risk would not be encouraged along railway tracks and gas pipelines.

DU3-11: Land use development of land surrounding the airport needs to be in harmony as well as fulfils airport needs and guidelines.

DU3-12: Local Plans will be provided to guide the direction as well as determine urban development implementation strategy programmes.

## TOURISM

DS 1-1 : Implement tourism programmes as smart partnerships to simplify and expedite development programmes especially within tourism areas such as in the key diagram.

DS 1-2 : Ensure support service that would be provided for tourism industry is upgraded.



*The availability of support facilities such as rest areas, benches, garbage bins and attractive landscapin gives comfort to visitors*

DS 1-3 : Develop as well as promote natural attractions in interior areas of the Kemaman district.



*A variety of activities at recreation areas can be promoted to tourists*

DS 1-4 : A tourism development steering committee needs to be formed to implement cooperation programmes between Ketengah, Forestry Department, Local Planning Authority and agencies that are involved in tourism development programmes.



*Long and attractive beaches can be developed as a tourism area*

DS 1-5 : Control and guide tourism development so that conflicts and negative side impacts to environment do not arise.

DS 1-6 : Tourism activity and development in coastal areas between Pantai Kertih to Kijal and potential beaches need to be given specific attention.



## ENVIRONMENT

- DS 2-1 : Regulations and laws that are related to the control and conservation of the environment needs to be continuously enforced.
- DS 2-2 : Enforcement of industrial buffer zones needs to be provided in line with guidelines of industrial location and zoning to control pollution risks and the well being of the surroundings.
- DS 2-3 : Buffer zones need to be adapted with specific usage optimising land use and controlling pollution to the surroundings.
- DS 2-4 : Monitor and take action towards open burning cases so that it does not degrade air quality and ensure public health is at a satisfactory level.
- DS 2-5 : River water quality will be continuously upgraded by monitoring coastal development activity and enforcement of laws and also comprehensive land use planning.
- DS 2-6 : Seawater quality needs to be upgraded to avoid pollution through monitoring coastal development activity and enforcement of laws.
- DS 2-7 : Air quality levels will be continuously upgraded to ensure the quality of surroundings is free from pollution.
- DS 2-8 : Implement comprehensive industrial zoning and distributions to minimize the negative impacts to the surroundings.
- DS 2-9 : Noise level quality will constantly be at levels allowable by WHO standards and enforce the limit of noise pollution that would be allowed within industrial lot boundary and housing zone boundary.
- DS2-10 : All development in areas that are flood prone needs to provide sufficient platforms and take into account peak discharge.
- DS2-11 : Authorities will ensure a system of management and solid waste disposal that are proficient and efficient to fulfil current and future needs in all PBPT areas.
- DS2-12 : All scheduled waste will be stored and disposed safely and orderly to avoid any pollution risks and ensure the safety of surroundings.
- DS2-13 : Forest and hill reserve areas that exceed 150 meter in height will be conserved for ecological significance.
- DS2-14 : Authorities will ensure mangrove forest areas are maintained for ecological significance.
- DS2-15 : Development within coastal areas and riverbanks needs to be planned and controlled based on coastal planning guidelines and the concept of riverbank development guidelines towards achieving a balanced development and maintains existing ecology.

## ECONOMY

- DS 3-1 : Construction of additional commercial space in identified growth centres needs to balance demand with needs.
- DS 3-2 : Business centre hierarchy needs to be maintained in which new proposals for commercial facilities will be allowed only if it is in line with the function of the business centre in which it is proposed.

- DS 3-3 : Encourage urban development of Sri Kertih to prescribed levels and Chukai will be ensured to receive services that are equivalent with main district centre hierarchy.
- DS 3-4 : Chukai town centre will be encouraged for mixed development to strengthen the economic activity of the town with strict control.
- DS 3-5 : Encourage development planning of luxury hotels for long-term development.
- DS 3-6 : Plan shopping and commercial facilities in areas that are strategic, accessible and comfortable for visitors.
- DS 3-7 : Land usage and development activities in town centres needs to be suitable in between one another.
- DS 3-8 : Local Planning Authority will identify and provide facilities for hawkers in town centres and others suitable areas.
- DS 3-9 : Provide business facilities that are suitable for Bumiputera entrepreneurs in each business development.



*The image of shopping and commercial facilities that have attractive designs and are accessible*



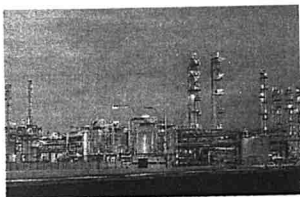
*A commercial area that has attractive landscape elements in order to attract and give comfort to visitors*

## **INDUSTRY**

- DS 4-1 : Expedite modern infrastructure development as integrated and thorough to attract and monitor industrial investment in the South China Sea region.
- DS 4-2 : Increase industrial growth in areas that have been identified according to planning strategy.



- DS 4-3 : Industrial development will be ensured to focus in areas that have been identified except industrial activity based on natural resources and agro based.
- DS 4-4 : Provide public facilities and service that is suitable within industrial areas.
- DS 4-5 : Plan and rearrange foodstuff industrial activity based on sea resources and handicraft in suitable areas.
- DS 4-6 : Local Authorities will introduce and utilize industrial use classification as an industrial activity monitoring guideline.
- DS 4-7 : Industrial development within the town needs to be developed orderly to avoid conflicting land use.
- DS 4-8 : Create industrial areas with the industrial park concept to create surroundings that are balanced, attractive and have adequate buffer zones.
- DS 4-9 : Encourage and increase the number of Bumiputeras from the aspect of ownership, management and workforce in the industrial sector.
- DS4-10: Implement existing and additional incentives to encourage the growth of industries.
- DS4-11: Increase industrial training and research to increase the industrial work force skills.
- DS4-12: Encourage small and medium industrial sector development.



*Kerteh petrochemical industry area*



*Geliga electronics industry*

#### **AGRICULTURE**

- DS 5-1 : Maintenance of rural and agricultural areas that are zoned based on the key diagram.
- DS 5-2 : Give priority to programmes of reorganization or relocation of areas that are not orderly and crowded within rural fishing village areas.

*Structure Plan (Amendment) Of Kemaman 1998 - 2020*

- DS 5-3 : Development of housing and industrial projects that would involve agricultural areas only for low-density projects.
- DS 5-4 : Encourage commercial agricultural activity in agricultural areas that are still productive and has potential to be continuously worked upon especially in areas of class 1 and 2 land as well as identify class 3 lands that still has potential as a alternative substitute if class 1 and 2 lands are taken over by other sectors for development.
- DS 5-5 : Lands that have potential in buffer zones areas in between industrial areas and housing areas will become a collective commercial agricultural area.
- DS 5-6 : Develop selected agricultural areas to become an agro-tourism area such as traditional fruit orchards, aquaculture and small farmers markets.
- DS 5-7 : Development of agricultural land for commercial crops and food crops needs to follow the suitability of the land and the size of the land.
- DS 5-8 : Encourage aquaculture activity development according to the suitability of the place.
- DS 5-9 : Modernize and optimise agricultural development to increase output and increase productivity of crop output and livestock.
- DS5-10 : Harmonize the channelling of agricultural guidance services more effectively by government agencies and the private sector to the agricultural community from time to time.
- DS5-11 : Formation of marketing that is efficient and effective to fulfil the needs of the farmer and fishermen community.
- DS5-12 : Ensure farm areas for projects of integrating crops and livestock and projects of mixed crops are implemented to maximize land usage and production output.

#### **INFRASTRUCTURE AND UTILITY**

- DS 6-1 : Ensure adequate water supply for each new development.
- DS 6-2 : Ensure adequate water supply to support industrial activity.
- DS 6-3 : Ensure adequate electricity supply for each development in the research area.
- DS 6-4 : Provide a drainage system that is integrated with flood controls in development areas.
- DS 6-5 : Ensure there is a drainage system that is orderly in agricultural areas.
- DS 6-6 : Provide a sewerage and disposal system that is proper in PBPT areas.
- DS 6-7 : Encourage usage of gas supply for domestic, industry and commerce use in the Kemaman district.
- DS 6-8 : Ensure the solid waste management system is more thorough and effective as well as having adequate disposal sites.
- DS 6-9 : Prepare early planning to increase the capability of existing telephone exchanges.
- DS6-10 : Encourage information technology development in the research area.
- DS6-11 : Increase and modernize television transmitters and telephone exchanges.

## **TRANSPORTATION AND TRAFFIC MANAGEMENT**

- DS 7-1 : Build new roads according to priority and needs.
- DS 7-2 : Ensure railway tracks that would be constructed are able to offer transportation services to Kemaman port and industrial areas, while focusing on the safety of local residents.
- DS 7-3 : Ensure Kemaman port continuously upgrades its' service and becomes a catalyst for regional economic.
- DS 7-4 : Upgrade and expand air services in line with the growth of the industrial, commerce and tourism sectors.
- DS 7-5 : Ensure that the delivery of public transportation is satisfactory from aspect of service and coverage.
- DS 7-6 : Ensure that the East Coast Highway provides facilities that can ensure the safety of local residents.
- DS 7-7 : Upgrade and repair the traffic management system to one that is more efficient and effective.

## **HOUSING**

- DS 8-1 : Allocate adequate land area for housing development to support future needs.
- DS 8-2 : Stress on low cost housing projects of various types and sizes based on the affordability of the residents.
- DS 8-3 : Encourage collective / clustered housing development to assist in improving industrial activity.
- DS 8-4 : Redevelopment of rural areas that is crowded and obstructive by redevelopment and beautifying existing areas.
- DS 8-5 : Create housing environments that are equipped with various facilities.

## **COMMUNITY FACILITIES**

- DS 9-1 : Harmonize planning and delivery of community facilities to ensure planning and implementation that is effective.
- DS 9-2 : Plan and identify location of community facility sites that are suitable, balanced and accessible.
- DS 9-3 : Provide adequate community facilities for existing and future residents in line with the size and distribution of future residents.
- DS 9-4 : Ensure the delivery of community facilities according to demand and in line with the existing guidelines and standards.

**9.3**  
**DEVELOPMENT PLAN**

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Diagram 6.1.1

LAND USE SUBJECT DIAGRAM



LEGEND

- District Centre / Primary Centre
- Main Settlement Centre
- Settlement Centre
- Built Up Area (Current Fixed Development Area)
- Future Development Area
- Industrial Area
- Small & Medium Scale Industrial Area
- Tourism Area
- Agricultural Area
- Forest / Water Catchment
- East Coast Highway - 40m
- Main Road (Federal Road) - 30-40m
- Main Road (State Road) - 20m
- Proposed Road
- Proposed Cross Road
- Railway Track
- Airport
- District Border
- Mukim Border

DEVELOPMENT CORRIDOR

**Kertih - Kemasik Corridor**  
 - Urban development  
 - Large scale / high tech industry (Kemasik)

**Kemasik - Bandar Seri Bandi Corridor**  
 - Settlement centre / housing development  
 - Small and medium industry (IKS)  
 - Tourism

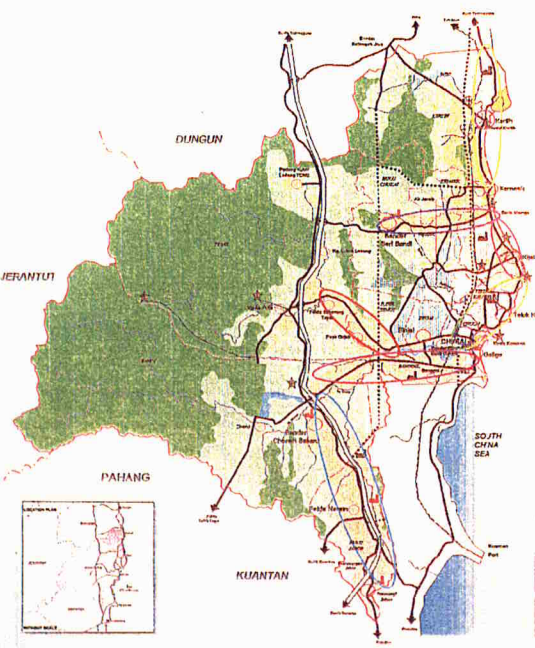
**Kemasik - Kijal Corridor**  
 - Urban development  
 - Tourism based industries  
 - Institutions of higher learning

**Chukai - Teluk Kelong Corridor**  
 - Urban development  
 - Large / heavy scale industry (Teluk Kelong)

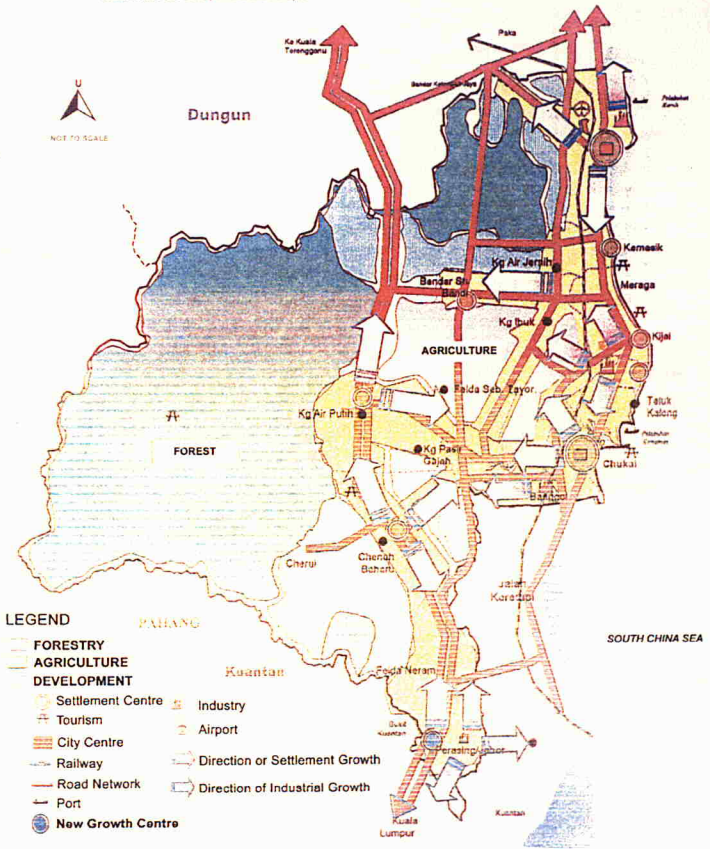
**Chukai - Air Putih Corridor**  
 - Urban development  
 - Housing development

**Chukai - Chenoh Baharu Corridor**  
 - Settlement centre / Housing development  
 - Small and medium industry (IKS) (Chenoh Baharu)

**Perasing/Jabor - Chenoh Baharu Corridor**  
 - Settlement centre / Housing development  
 - Small and medium industry (IKS) (Perasing / Jabor and Felda Neram)  
 - Tourism



Collective Development Concept



# Kemaman District Tourism Areas



Not To Scale

- LEGEND**
- Tourism
  - Tourism Trail
  - East Coast Highway



# MAIN DIAGRAM STRUCTURE PLAN (AMENDMENT) OF KEMAMAN (1988 - 2020)



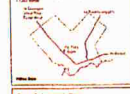
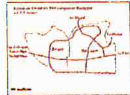
WITH-OUT SCALE

DUNGUN

JERANTUT

LATZIBIA MELAN

KUANTAN



## LEGEND

### SETTLEMENT HIERARCHY

- District Centre / Primary Centre
- Main Settlement Centre
- Sub Settlement Centre

### DEVELOPMENT AREAS

- Built-Up Area
- Concept Plan Development Area
- Future Development Area
- Industrial Area
- Small & Medium Scale Industry
- Tourist Attraction
- Institute of Higher Learning

### CONTROLLED DEVELOPMENT AREAS

- Agriculture Area
- Coastal Area
- River
- Buffer Zone Area
- Airport Control Zone
- Marsh Area

### CONSERVED AND CONSERVATION AREAS

- Forest / Forest Catchment

### INFRASTRUCTURE AND UTILITY

- Main Road / Expressway
- State Road / District / Major / Feeder Road
- Main Road 20m / 30m Road
- Proposed Road
- Proposed Cross Road
- Public Transport Terminal
- Port
- Fishery Port
- Railway
- Airport
- Proposed Junction

### UTILITIES

- High Voltage Cable
- Sewerage System
- Telephone Exchange
- Gas Pipe
- Sewage Disposal Site
- Water Supply Plant
- Sewage Treatment Plant
- New Water Disposal Site
- Sludge Treatment Plant

### OS-800

- Road Number
- District Boundary
- State Boundary

DEVELOPMENT AREAS	POLICY REFERRED TO
Built-Up Area	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
Concept Plan Development Area	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
Future Development Area	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
Industrial Area	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
Small & Medium Scale Industry	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
Tourist Attraction	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
Institute of Higher Learning	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
CONTROLLED DEVELOPMENT AREAS	POLICY REFERRED TO
Agriculture Area	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
Coastal Area	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
River	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
Buffer Zone Area	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
Airport Control Zone	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
Marsh Area	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
CONSERVED AND CONSERVATION AREAS	POLICY REFERRED TO
Forest / Forest Catchment	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
INFRASTRUCTURE AND UTILITY	POLICY REFERRED TO
Main Road / Expressway	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
State Road / District / Major / Feeder Road	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
Main Road 20m / 30m Road	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
Proposed Road	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
Proposed Cross Road	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
Public Transport Terminal	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
Port	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
Fishery Port	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
Railway	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
Airport	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
Proposed Junction	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
UTILITIES	POLICY REFERRED TO
High Voltage Cable	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
Sewerage System	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
Telephone Exchange	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
Gas Pipe	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
Sewage Disposal Site	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
Water Supply Plant	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
Sewage Treatment Plant	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
New Water Disposal Site	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
Sludge Treatment Plant	SP 1988/1990/1995/1998/2000/2005/2010/2015/2020
OS-800	
Road Number	
District Boundary	
State Boundary	