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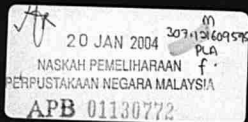
By

**Department of Town and Country Planning
Peninsular Malaysia.**

Ministry of Housing and Local Government Malaysia

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Planning with Vision



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

Ministry of Housing and Local Government, Malaysia

Planning with Vision





CONTENTS

Foreword	1
The Vision	3
Planning Objectives	5
Planning Doctrine	7
Administration For The City	9
City For Living	11
City For Business	15
City As A Financial Hub	19
City For Leisure	21
City For Shopping	25
City With Nature	27
Eco-Tourism City	29
Garden In The City	31
City With Heritage	35
Knowledge City	37
City For 'IT' Development	39
City On The Move	41
Excellent City Services	43
Healthcare In The City	45
Staging The Future	47
Planning System In Malaysia	51
Conclusion	57
Appendix	59
Acknowledgement	63



FOREWORD

A city is defined as a habitat or human settlement where its residents compete for progressive development, and advancement in career and wealth, reflecting the growth of its society. Since their inception the cities of Kuala Lumpur, Penang and Johor Baru matured and beckons a redefinition in its structure, planning and image. As a developing nation, cities are currently undergoing a transformation of image to reflect its importance as a metropolitan city within a global context. Consequently, new planning approaches and applications are needed to identify Malaysian cities as developed and technologically advanced metropolis that exemplifies a modern and efficient city.

In the last two decades, Malaysian cities have faced tremendous challenges in the terms of planning and development that will specifically benefit the growth of the country. Today, cities reflect a developed and competitive country. The image of a safe and central environment has attracted foreign investments, feeding to the growth of the capital's economy. The dynamic relationship between the environment and man has been strongly emphasized by academics and theorists and is deemed important within the context of social, economic and physical development. Consequently, the environment has become a main element in planning for the improvement and advancement of a city. Cities will ultimately mirror a responsive, civilized and developed society that is sensitive towards global issues.

As a country with Islam as the official religion, each development is planned and implemented to assure the integration of ethnic values towards developing a civil society and adhering to sustainable development principles. Cities are aiming to achieve a developed status that symbolizes sustainability, cultural integration and accelerated economic development. Guidelines and policies form the backbone of sustainable town and city planning for cities in the country. The Vision 2020, structure plans, sustainable development and laws and acts have provided significant importance in the formation of a globalised capital city - a city of e-commerce, k-economy, rich cultural and social diversity, progressive development and economic importance.

As a growing nation, every single development is accurately planned and implemented to assure the integration of all its natural elements at its best. This book reflects some of the major elements that forms and shapes that have been derived from adhering to the planned development. Supported by strong guiding principles and plans, proper city planning has helped heighten and redefine the image of cities. This is the nation's biggest step towards realising our vision of a developed nation.

I commend those that have been instrumental in seeing this timely book published. This is clearly a landmark contribution towards realising our vision of a developed nation.

Director General
Department of Town and Country Planning
Peninsular Malaysia.



THE VISION



PLANNING OBJECTIVES

The objective of planning with vision is to create a multifunctional city, keeping in line with the city planning process of Doctrine - Parameter - Concept - Model -



To Create a City for Business

Create the city as a global financial and commercial centre. It would have efficient infrastructure and state of the art technology with ecologically friendly industries and services. The city would also be the crux of economic activity of the region.



To Create a City with Better Living Environments

Due to the increases in urban populations, which are in line with the vision 2020, the aim is to plan more livable environments, ecologically friendly with various housing types.



To Create Sustainable Human Settlements

A city that is solely economically driven and not based on noble spiritual values is soulless and has no heart. Only by planning and providing sufficient social infrastructures such as parks, gardens, public amenities and places of worship, will a city thrive as a sustainable human settlement. The aim is to achieve a human settlement where a uniquely Malaysian culture can flourish and develop.



To Integrate Transport and Land Use

In order to achieve an integrated transport and services network for cities, the respective infrastructure demands of land use are included in local development plans following National Policies. The transportation system has to be constantly upgraded taking into account the needs of residents and transportation innovations.



Create a Humane City

Our aim is a city that can be appreciated by all people while encouraging a closer relationship with nature. The placement of infrastructure such as pedestrian walkways will enhance the cities image as people can appreciate it more. It is also more relevant that the less able portion of the community be given ample venues for their development. Accessible functions are part of the city as an institution.

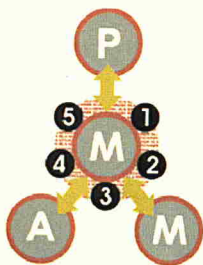


PLANNING DOCTRINE

Total Planning & Development Doctrine

New planning and redevelopment of cities currently adopt this doctrine. The main ingredient of the Total Planning & Development Doctrine is the integration of spiritual values in planning and development. Spiritual values are the combined result of three symbiotic relationships that form the crux of any society.

- Relationship between Man and the Creator
- Relationship between Man and Man
- Relationship between Man and the Environment



Man and the Environment (M-A)

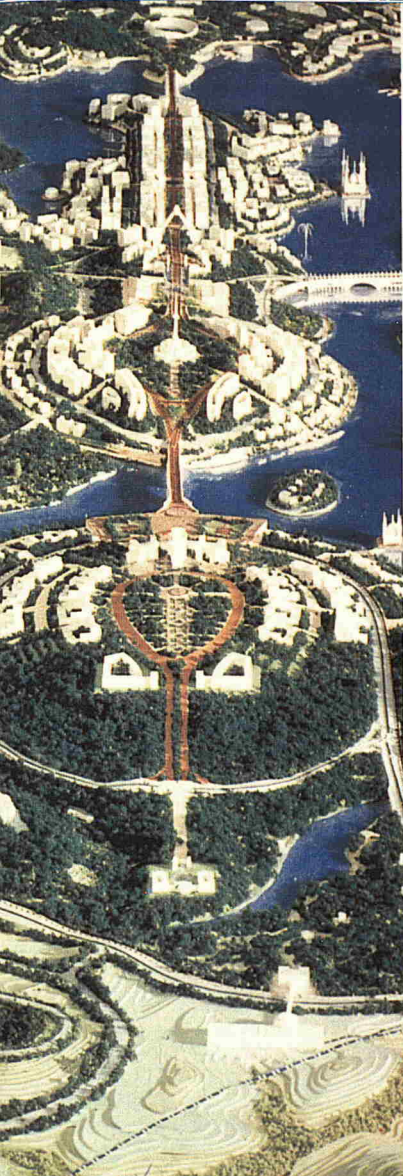
Man as the administrator on earth is entrusted with the task of managing and enriching the environment. Man is required to preserve the environment and its resources while maintaining the eco system. Planning for sustainable development in mind will ensure that various earth resources such as mountains, river s and our collection of flora and fauna will be enjoyed endlessly.

Man and the Creator (M-P)

Altering and enhancing the environment must be made with respect and honour. The relationship is made the focus for all personal and social activities that in turn cultivate and strengthen the ties between man and his Creator.

Man and Man (M-M)

Development is a physical manifestation of the collective effort of man and his society. Constantly fluctuating needs make urban planning and development create a communal living environment that is complete. It would also be capable of fostering the spirit of neighborliness while encouraging interaction among all level of society.



Total Planning Philosophy

The translation and implementation of the Total Planning and Development Doctrine is through the philosophy of five characteristics.

Comprehensive

The total planning and development should cover all values, moral and spiritual as well as the physical and material aspects of our society. These elements are inseparable because they form the core of a sustained well being objective.

Man as the Focus of Development

Man's needs, attitudes and aspirations are some of the most important aspects that are taken into consideration in formulating be it policy or development approach. Nevertheless, all issues should stress on finding a balance between the needs of man and the capacity of the environment to fulfill and support these needs.

Multi Dimensional Activities

Planned development takes into account a multitude of variables. All aspects of man's life and diverse development activities must be given due consideration and thus would be a complete and balanced model.

Quantitative and Qualitative Change

Total planning and development stresses on the balance between adjustments whereby each progress and change will make Man grateful to the benevolence of the Creator.

Equitable Utilization and Distribution of Resources

Total planning and development emphasizes on the optimum use and equitable distribution of all natural resources between Man, based on rights and justice.

ADMINISTRATION FOR THE CITY



State Mosque Pulau Pinang



National Administration Institute, Kuala Lumpur



Bank Negara (National Bank) - Central control for financial institutions



It is the hallmark of a civilization to have a disciplined and orderly city. With the proper guidance and regulations in place, the framework of how the city would grow, how its inhabitants would conduct themselves and the structure of organizations within the city, would be clear. The city is planned by Government related agencies to their respective local City Council. Government agency roles are more towards planning of the city, the development that would be allowed and the direction the planning would take. City Council takes on the role of implementer and as a regulator of these plans and relevant guidelines.

An administration city such as Kuala Lumpur is not only a business centre but also a benchmark for good governance and city management for other countries around the world. Putrajaya is a new electronic government administrative centre and will bring the standard of city management to greater height. Elements of administration can be seen in various cities such as courthouses, which represent the role of law, mosques, which represent religion and government offices, which represent the daily business of governing a nation.

There is a multitude of guidelines, suggestions and proposals regarding the development of the city. It is the role of the administrator to sift through all of these and choose the most effective one and make it legal. Only the administration has the authority to make it so and enforce its status. This role is one of power and of status. This can be seen by the various forms that administration takes in the city. From the City Hall to the Courthouse, these places generate an aura of discipline and strength.

In addition to planning the city, administration takes on many more roles. They play the role of guiding the inhabitant's way of life. They show the direction in which it would be ideal for the inhabitants to take. Planning,





Parliament complex - Kuala Lumpur



Prime Minister's office - Putrajaya



Kuala Lumpur Municipal Building



Shah Alam Municipal Building



Johor Baharu Courthouse



Malaysian National Palace

CITY FOR LIVING

There is a growing trend in Malaysian cities for large scale and comprehensive housing development with better living environments. The city would be a place where Malaysians can live in comfort with a wide choice of housing types and locations. Creating homes closer to the work areas and strengthening the image of the residential areas, particularly new housing schemes would create a more conducive environment for living. The improvements of public transport and other infrastructure is geared towards making the city a more humane and livable habitat. From the aspect of recreation, leisure, work and healthcare, these factors need to be taken into consideration. Urban centres in the city need to be in a state of minimum disruption to be able to play its role effectively.

Good neighbourly relations, the caring Malaysian society and having a good relationship with the natural landscape have made our new housing developments into a modern urban society embracing the spirit of a Malaysian village. Regardless of social class, providing good affordable homes has remained the commitment in our march towards excellence.



Condominium living



Courtyard homes in Putrajaya



Bandar Sri Damansara



Housing for the low income group



Mosque as the centre of housing development



Integration of landscape with the housing scheme



Living close to nature

In keeping with its important role, Malaysian cities have the following outstanding characteristics:

History - Preserving and conserving buildings which are historic and symbolise the noble values of a civilisation;

Knowledgeable - The urban centre as a centre of academic excellence through the provision of integrated facilities such as schools, mosques and science centres;

Beneficial - The economic activities and facilities of the urban centre is of benefit to all levels of users;

The Mosque as a focus - In its role as the pulse of a successful network of development;

Interaction centre - Urban activities that provide opportunities for interaction towards achieving unity;

Harmonious - Design of a city that is in harmony with its environment;

Beautiful and clean - Systematic planning and development of infrastructure, public and social facilities so that they will appear harmonious, beautiful and easily maintained;

Accessible - In planning for the urban centre, focuses on the accessibility criteria which should be adequate, strategic and integrated.

The city centre is the pulse of the City. Man is the generator of activity and the magnet of activity. Both of these need feeders that are networks or collective connection tools.

Cities that are based on piety and devotion can become the point that connects the harmony of human activity and the environment. The concept of a city based on devotion and piety need to plan the following elements:

- The main focal point of the City is community institutions that prioritize religion (mosque), administration, family, education and society;

- The mosque has been the focal point of the city since the time of the Prophet Muhammad (peace be upon him). The mosque as a place for personal and social devotion and deeds, administration centre, neighbourhood centre, social development centre, information centre and centres for economy and education;

- A road system that centres on the main mosques. Cities should not have more than 100,000 residents to avoid increasing social problems and when the residential population reaches that number, a new city would be needed;

- The mosque is placed as the centre of focal point of the city. Shah Alam has been planned with the mosque as a primary centre and clear precinct districts that place administration and education institution within them and commercial centres in near by precincts.





...good relationship with the natural landscape have made our new housing development into a modern urban society embracing the spirit of Malaysian village.



CITY FOR BUSINESS

The vision is for Malaysian cities to become an economic hub of the ASEAN region. The ultimate objective is to provide a total business environment with conducive workspaces, amenities and state of the art infrastructure to create an environment of excellence for the highly talented people. Apart from that, the city will offer a comprehensive range of business facilities which are inclusive of a global financial centre with the relevant IT framework. Some of the deals that would be developed are:

- Creation of a financial centre and institution as the nucleus for business development an investment.
- The creation of an ideal ambience and working environment to attract workforce and investment to the city.
- Provision of convention centres and hotels within the business centre.
- To create an ideal living and leisure spaces close to the business hubs.
- To create IT frameworks as a basis for a smart and intelligent city for business.

Concept of the Prosperous City

Prepare a city environ that is peaceful from the physical and social element point of view. Healthy physical elements encompass cleanliness and pollution free (all forms of pollution). The doctrine principles that need to be applied within this process to create such a city is:

Compassion - create facilities for the community while taking into account the effects of development on the individual, society and environment.

Tolerance - development that does not damage, balanced when fulfilling the needs of all parties, with planning and implementation that is structured, harmonious and ensures rights and symbiosis.

Clean - cleanliness and beauty from the physical aspect and even the mentality of the citizens.

Beauty - take into account the environmental conditions, for example water, plant life and air.

Conservation - sensitive environmental areas that entail plant life needs and the city's ecology.

Criteria for the creation of a Prosperous City:

Three important foundations that has been the guiding principle in making Malaysian cities prosperous are cleanliness, healthy and peace. Clean air, water and environs will ensure the health of plants, animals and therefore humans too. Greenery that provides clean air, act as a natural air, water, noise filter and shapes local weather that is pleasant. Clean water provides for human, animal and plant consumption while filtering air pollution and absorbing heat. While urban activities ensure a relevant peace for the comfort of the community.

These foundations ensure the prosperity of the city and its residents. A clean environment will form a good and strong social foundation.

ii) To maintain a green environment and cleanliness of waterways, restricted development areas are needed, as was practiced in the time of the Prophet Muhammad (pbuh).

A. Methods to create green ways, which are inner city green areas.

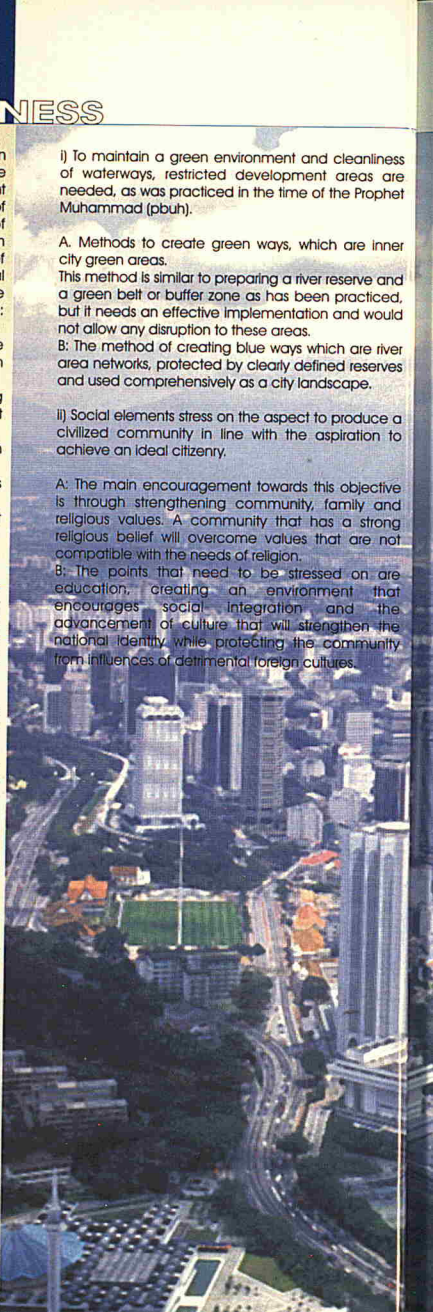
This method is similar to preparing a river reserve and a green belt or buffer zone as has been practiced, but it needs an effective implementation and would not allow any disruption to these areas.

B: The method of creating blue ways which are river area networks, protected by clearly defined reserves and used comprehensively as a city landscape.

ii) Social elements stress on the aspect to produce a civilized community in line with the aspiration to achieve an ideal citizenry.

A: The main encouragement towards this objective is through strengthening community, family and religious values. A community that has a strong religious belief will overcome values that are not compatible with the needs of religion.

B: The points that need to be stressed on are education, creating an environment that encourages social integration and the advancement of culture that will strengthen the national identity while protecting the community from influences of detrimental foreign cultures.



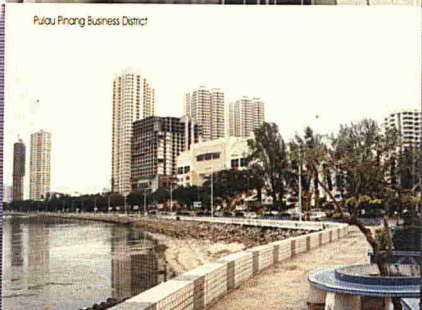




Business Island - Pulau Pinang



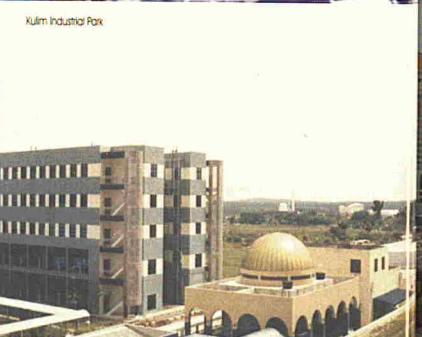
Pulau World Trade Centre (PWTC)



Pulau Pinang Business District



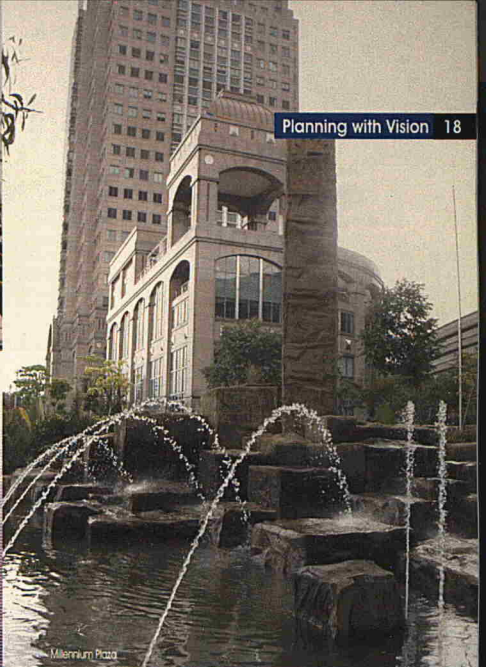
Ascott Hotel



Kulim Industrial Park



Geo Office Complex



Millennium Plaza



Securities Commission



CITY AS A FINANCIAL HUB

Financial facilities are the key element to assist our economic growth. With systematic and efficient financial systems throughout the country being linked through the major cities, Malaysia is a place that provides a stable foundation for financial activities. In addition to banking facilities there are many other facilities in the city. There are Exchanges, not just limited to stock trading but a plethora of other financial instruments, financial service companies and also Government related financial services such as Tabung Haji. These institutions do not stand alone but work hand in hand with related institutions either in the private sector or in the Government sector. It is this cooperation that gives strength and credit to the city as a financial hub.

Malaysia's ability to sail through the recent Asian economic crisis is proof that not only our Kuala Lumpur Stock Exchange but also our financial fundamentals and systems are strong enough to weather any interruption to our growth. The existence of foreign financial giants in major cities gives credit to our economic policy and system. Malaysia is also a pioneer of Islamic banking that is offered side by side with traditional banking services. The Islamic financial system is another option for the global market that Malaysia plays an important role in. Although there is no district financial centre as yet, there is one in the making in the neighbourhood of Kuala Lumpur Stock Exchange.



Bank Simpanan Nasional



Public Bank



Bank Negara (Malaysian National Bank)



Node for financial institution

Bank Muamalat Headquarters



Maybank Building



Bank Muamalat - Kuala Lumpur Branch



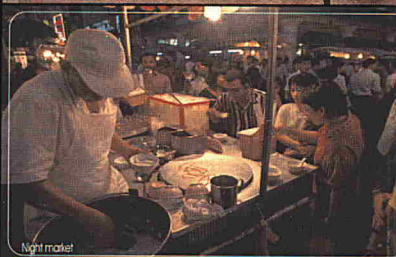
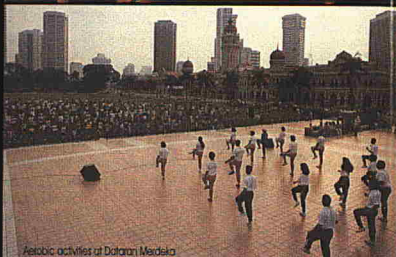
Bumiputra-Commerce

CITY FOR LEISURE

Malaysian cities is a fun and exciting place to live in and the provision of leisure activities is as important as the other components of a city. There are sporting events ranging from golf in the city to boating in a lake for Malaysians to indulge in. Numerous facilities have been planned and implemented to cater to sports. The most recent and noticeable addition to sports facilities in the city is the Bukit Jalil Sports Complex, which was build to host the Commonwealth Games and also as a nexus for the development of athletics not only in the city but the country as a whole. Another noticeable addition to the sports facilities is the Sepang F1 racetrack. The race is conducted on a purpose build track in the environs of KLIA while adhering to the areas maximum height restrictions.

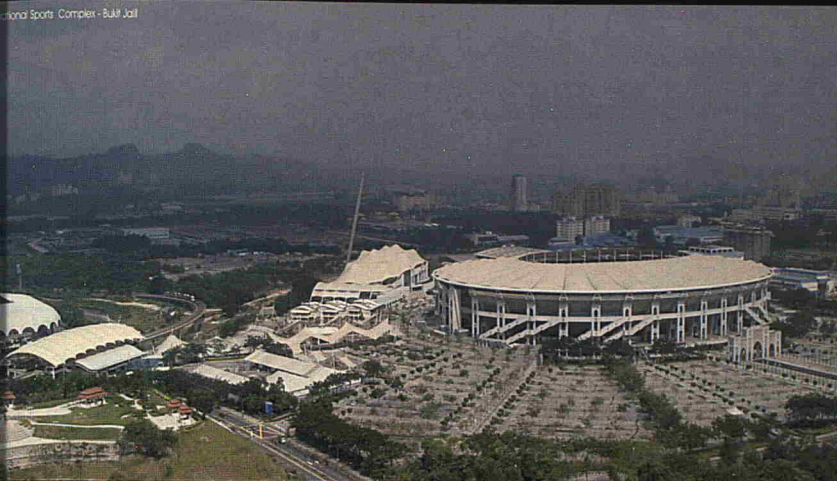
The important aspect of City for Leisure is that there are wide choices of leisure venues, catering to all levels of society. Leisure also involves enjoying cultural shows and the theatre. While planning for these activities have not been enough, there has been an effort to provide venues for these activities. Istana Budaya or the National Theatre has been planned in a central location within Kuala Lumpur to become a place where live shows and theatres could take place. Its' location near the Titiwangsa Gardens make it an architecturally breathtaking building while at the same time providing a peaceful location for the arts to flourish.

Our Malaysian cities also offer a wide range of food and entertainment outlets. These outlets show the various influences on Malaysian culture from Eastern to Western influences and traditional to modern inspirations. The allocation for such outlets are included in Local Plans, which the local authorities would decide on the placement and number of these outlets.



1. National Art Gallery
2. Outdoor cafe
3. Go-Karting in the city
4. Shah Alam Aquatic Centre
5. Indoor Soccer
6. Sepang F1 Circuit
7. National Theatre
8. Netball
9. Jogging in the park

National Sports Complex - Bukit Jalil





National Zoo - Kuala Lumpur

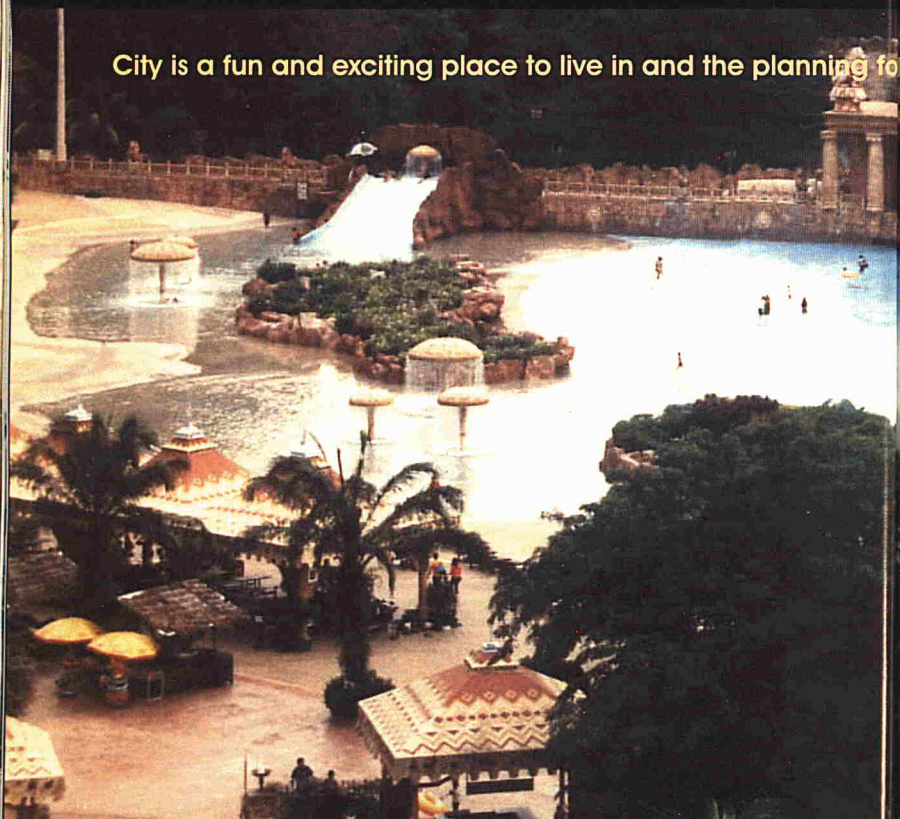


Bukit Bendera - Pulau Pinang



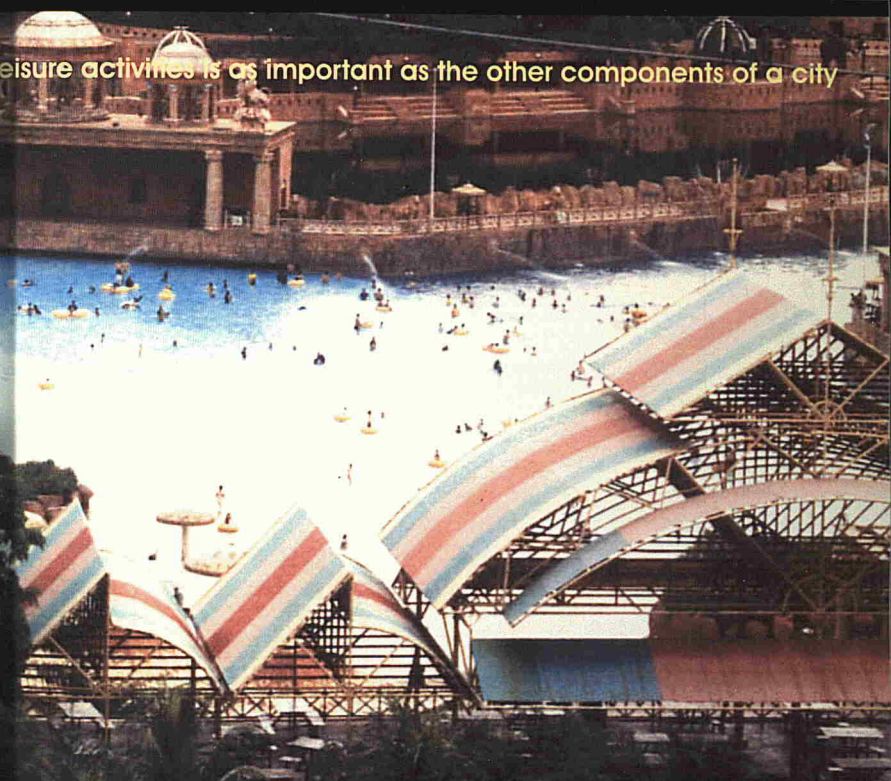
Watermark in KLCC

City is a fun and exciting place to live in and the planning for





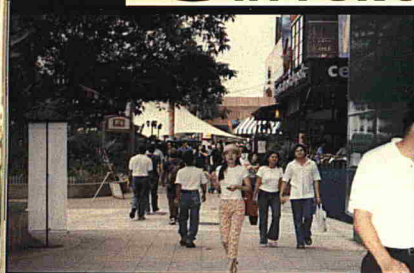
The Mines Resort



leisure activities is as important as the other components of a city

Sunway Lagoon Resort City

CITY FOR SHOPPING



Bukit Bintang Shopping District



Shopping for art and culture



Putrajaya Wet Market



The Mall shopping complex

The commercial sector in Malaysia has developed a very strong base in terms of its versatility and variety, comprising a wide range of shopping facilities ranging from small traders to the huge shopping complexes. Shopping is an important aspect of city life as it caters to material needs that cannot be fulfilled in rural areas. The activity has also become a major tourism attraction. In this case, Malaysia has produced some of the region's finest shopping centres that are easily accessible for vehicular traffic as well as giving a major emphasis on pedestrian traffic.

The location of these shopping centres has become mini centres of growth as supporting activities and facilities surrounding these shopping centres benefit from the economic activities generated by them. Furthermore, shopping centres in the city are based on nodes where there is one main shopping area supported by smaller shopping areas such as shoplots. It is akin to having an anchor tenant supporting smaller tenants but this is done on a neighbourhood scale.



Shopping paradise



Shopping complex in the heart of the city



Debra Street Mall - shopping and neighbourhood centre



Night market (Pasar Malam)



Shopping for luxury - Plaza Angsana



Famous Retailing Street



Street shopping in Pulau Pinang

CITY WITH NATURE

Although Malaysia is set to become a developed nation by the year 2020, Malaysian cities will have its own unique identity by incorporating and conserving our natural vegetation and waterways in the planning of our cities. In an ideally planned city, green lungs would act as a balance by absorbing the heat and by-products of human activity and in exchange, provide the breath of the city. The Putrajaya Wetlands area is the best example of our amplified vision of a city where people work, live and play close to nature. The Putrajaya Wetlands covers 160 hectares and was built over 19 months. Created using the latest environmental technology, it functions as a natural filtering system for the Putrajaya Lake, and provides flood mitigation measures for the whole area.

Many other sanctuaries within the city limits were created aimed at preserving the natural landscape and wild life as well as a place to escape for a brief respite from the hustle and bustle of the city. Incorporating elements of nature in the building of roads, boulevards and squares, enhance the character of a tropical city and gives clues to our continuing pride of our natural identity.

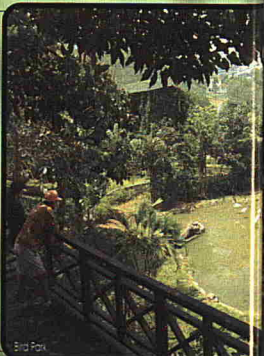
By enshrining the closeness to nature in our way of life, Environmental Impact Assessments (EIA) and Environmental Management Systems (EMS) play an important role.



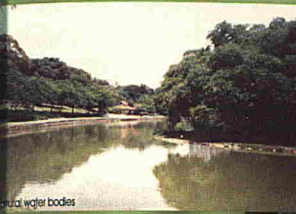
A park with natural setting



Conserving nature in the city



Bird Park



Natural water bodies



Deer Farm



Natural Beach Batu Feringgi, Pulau Pinang



Recreating in the park

The relationship between man and nature has been overlooked in the past but there has been a shift when planners recognized that town planning had to be integrated with regional planning, and that both of these had to be incorporated within the context of strategic planning, which has a longer-term future orientation. In order to fulfill long term goals, there was increasing evidence that the environment would play a larger part in the success of a plan.

By understanding nature and the relationship to development, future developments would be managed along the line of a symbiotic relationship between man and his environment, which is ideally the best practice. The gains of incorporating nature into planning would ensure that the cities would not be concrete jungles with no soul but of one with a lively heart, mind and even lungs.



Integrating buildings within the natural landscape

Eco-TOURISM CITY

Following the Prosperous City criteria, cities have to find a way to have their areas of preserved greenbelt and waterways are beneficial to the community. There are many activities that can be conducted within these areas. They are activities that do not harm that particular environment or need any form of property development.

Ecological Tourism is a form of tourism that respects the constraints of the environment by conducting activities such as mountain biking, river rafting or bird watching. Other natural landmarks or uniqueness can also benefit from this type of tourism. Batu Caves although not planned to have an aspect of eco tourism, it has found a niche in caving. Areas that are planned are able to use their natural characteristics to enhance this experience.



Golf facilities available in most Malaysian cities



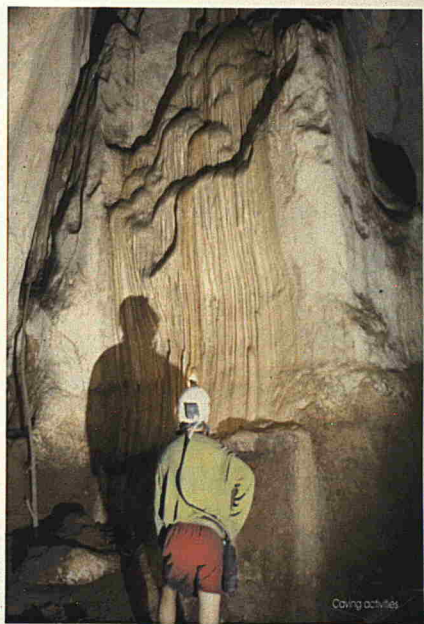
Bujt Cerikan - Natural and man made garden within the city



Natural lake for water sports and other activities



Island hopping - exploring Malaysian islands' natural beauty



Caving activities

GARDEN IN THE CITY



Merdeka Square



Beautiful tropical garden in city -
Living with nature, buildings



Haji Samad
Public Park Pulau Pinang



Malaysia has the advantage of a year round sunny climate with a good annual rainfall. This is beneficial not only for the residents but also for plant life. A look around the city is enough evidence of this. Well manicured road shoulders which are also landscaped with a variety of plants are a common sight around the city and suburban areas. This would give a clue as to how important greener is within the planning of a city. The gardens that are available within a city are the epitome of this planning. These gardens are a showcase of Malaysia's flora and fauna, giving emphasis to practicality and function of the plant life available. The focus of a garden in the city is the variety of plant life and its beauty. The gardens are designed following the needs of the environment and connected with green belts. An example could be seen in how greenery complements the various lake gardens in Kuala Lumpur. The gardens are structurally planned in a radial formation.

The townscape of a garden in the city is a system of greenery that is comprehensive. It maintains a green area of 20% of total land area. There is a distinct system of gardens and maintains the aspect of beauty, culture and design. The main component of a garden in the city is administration of the gardens, commercial complexes and as such. Support components would include public parks such as fringe gardens, primary garden, pocket garden, housing garden and as such.

Beautiful City Concept

One criteria of planning that is reflected in Malaysian cities is 'beauty' which is a reflection of the community's personality. The values of this city are directed more towards strengthening the relationship between man and the environment, the responsibility of man towards the Creator and not only based on aesthetic building value because buildings are only one personality aspect. Beauty is also the cultural beauty, representative of Malaysian / Eastern values, friendliness, peaceful and tolerant.

Doctrine principles that need to be stressed upon is cleanliness and beauty; which are

- Design and placement of orderly and effective spaces in creating cleanliness, beauty, comfort and sowing the seeds of responsibility towards the environment in the soul of the residents.
- Conserve greenery, bodies of water and also the environmental quality, without taking into account profitability of discriminatory classification of facilities.



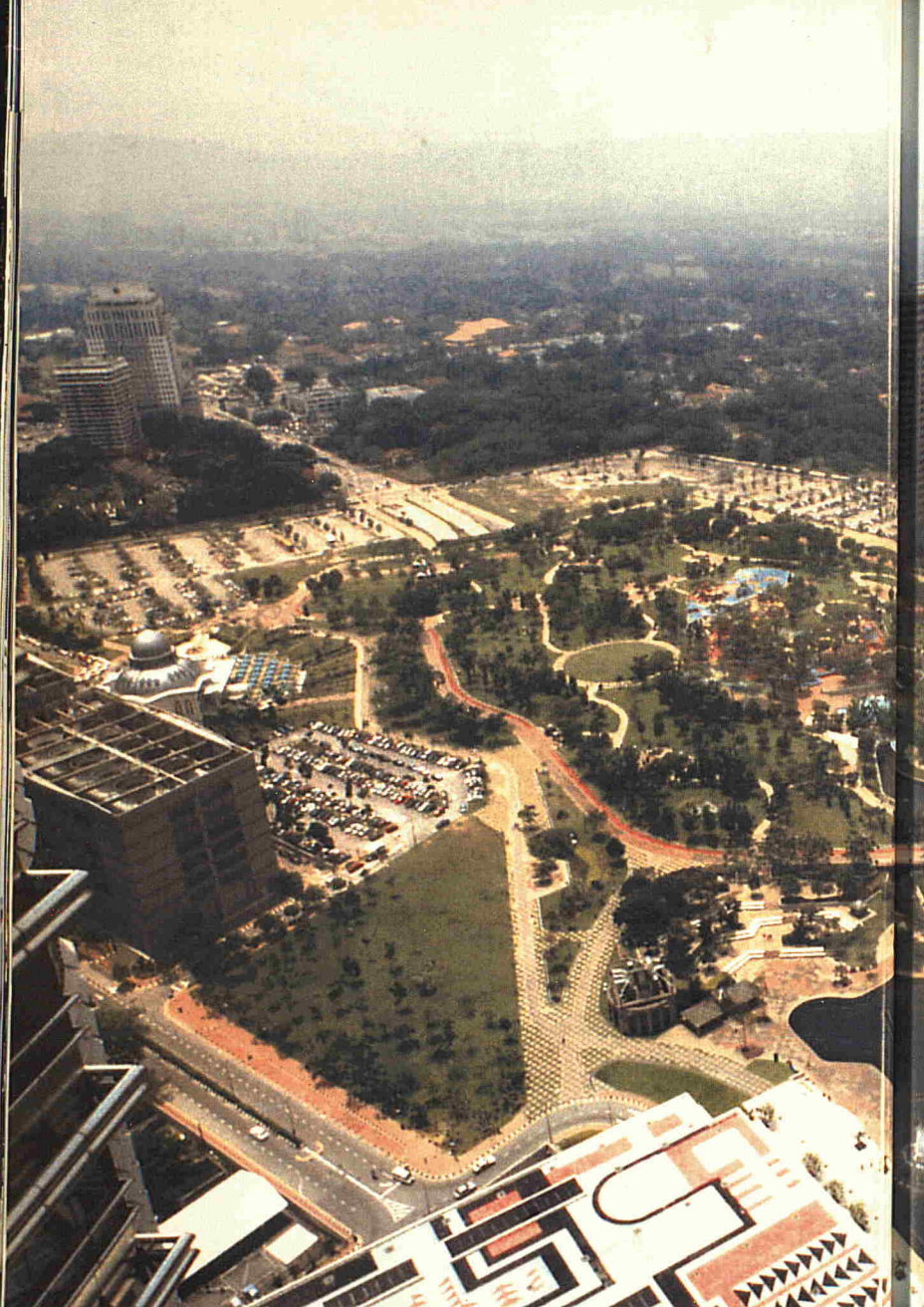
Oblains of nature - Masjidia Square

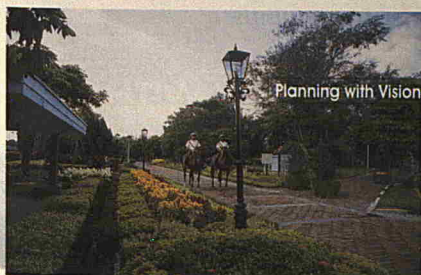


City Baharu city park



Impical garden city





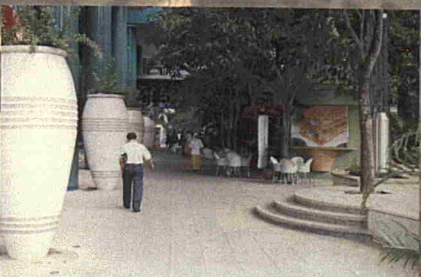
Lake Garden Kuala Lumpur



Johor Bahru city park



Natural eco-system



Landscape at shopping centre

CITY WITH HERITAGE

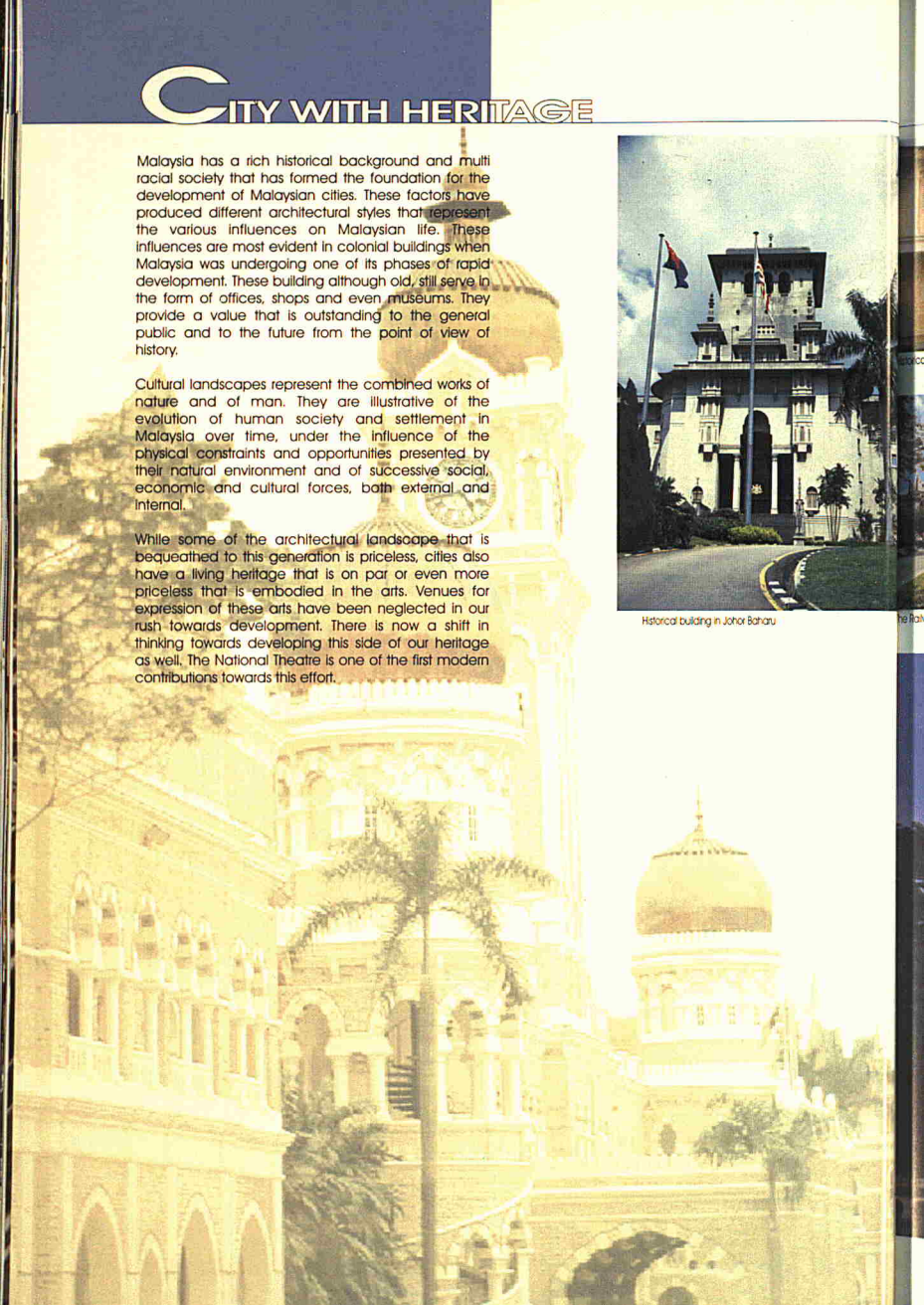
Malaysia has a rich historical background and multi racial society that has formed the foundation for the development of Malaysian cities. These factors have produced different architectural styles that represent the various influences on Malaysian life. These influences are most evident in colonial buildings when Malaysia was undergoing one of its phases of rapid development. These building although old, still serve in the form of offices, shops and even museums. They provide a value that is outstanding to the general public and to the future from the point of view of history.

Cultural landscapes represent the combined works of nature and of man. They are illustrative of the evolution of human society and settlement in Malaysia over time, under the influence of the physical constraints and opportunities presented by their natural environment and of successive social, economic and cultural forces, both external and internal.

While some of the architectural landscape that is bequeathed to this generation is priceless, cities also have a living heritage that is on par or even more priceless that is embodied in the arts. Venues for expression of these arts have been neglected in our rush towards development. There is now a shift in thinking towards developing this side of our heritage as well. The National Theatre is one of the first modern contributions towards this effort.



Historical building in Johor Bahru





Colonial shop houses



Sultan Abu Bakar Building - Johor Bahru



Kapitan Mosque in Pulau Pinang



Railway Station- Kuala Lumpur



The Royal Selangor Club - Merdeka Square



A Famosa - Portuguese Influence in Malaysia



KTM Building - Moorish architecture

KNOWLEDGE CITY



Smart school in Putrajaya



International Islamic University

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order to achieve the Vision 2020, the Malaysian government has given much emphasis on developing education. This includes the dissemination of knowledge and the research into gaining new knowledge. Only by developing the mind and attitude that comes with it, can we achieve the vision. Although Malaysian cities are known as centres of education within this region, more effort will be made in promoting this role of the city to greater heights. The development of knowledge based facilities such as schools, institutions of higher learning, institutions of continuing education, libraries, research and development is constantly being expanded.

Malaysian cities already have their own universities, colleges and institutes of higher learning besides the development of smart schools for the primary and secondary levels. There is an expansion of the number of universities in Malaysia, some in the planning stage, some of which are just completed and some of them being upgraded in the future. The city will keep on increasing the number of universities and institutions of higher learning because the number of students enrolling into local universities is on the increase. It is also because one of the tenets of city development is the development of knowledge centres. Many national schools as well as private colleges with links to foreign universities are available at regional affordability. This attracts not only local students to continue their studies in Malaysia but also foreign students. The city not only serves the needs of its citizens but also future and foreign needs.



Private college for higher learning



St. John School



Public library, made available in all Malaysian cities



Smart school development in new housing scheme



National Science Centre in Kuala Lumpur



Parliament

CITY FOR 'IT' DEVELOPMENT

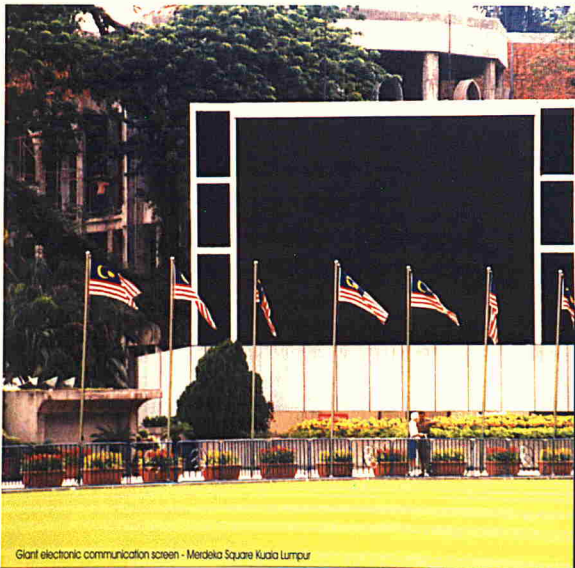
The advancement of science and technology is expected to influence land use activities, besides improving the efficiency of public and private transportation system. As a result, the pattern of urbanisation and settlement is expected to experience a change where more new areas will be developed, especially at the outskirts of existing townships. New additions to the city will be created.

The development of the Multimedia Super Corridor (MSC) will influence the expansion of information technology and telecommunication. Cyberjaya is a flagship IT city and will become the prototype of the new lifestyle of the digital age. The Multimedia University is specifically geared towards the development and dissemination of IT knowledge. All these have encouraged the construction of intelligent buildings in large cities. Such progress requires the support of urban planning at the macro level, for instance in the planning of intelligent cities and information infrastructure.

The advancement of science and technology as well as various new concepts are expected to influence the scenario of urban planning in the 21st century and planning agencies have an important role to play in managing this matter.



Telekom Tower. Landmark for telecommunication advancement



Giant electronic communication screen - Merdeka Square Kuala Lumpur



Intelligent City Concept

Intelligent City concept adopts and practices information technology in all applicable aspects. It also represents a smart city that has complete facilities that are based on information technology advancements. This city also stresses on the aspect of education through the increase in educational institutions. Intelligent City also refers to the active usage of technology such as the practices of e-Commerce, e-Banking, k-Economy and various other current activities that involve electronic transactions and are based on knowledge.

Doctrine principles that are used in creating an Intelligent City are

- a) Visionary - planning for achieving the next level of development.
- b) Knowledgeable - encourage the dissemination of knowledge by preparing facilities that can increase a knowledgeable society using the Knowledge Garden concept and formation of an ideal society.
- c) Independent - living with confidence within a society and independent from others.
- d) Sensitive - a living culture that is sensitive with the environment aware and experiencing every development aspiration.
- e) Careful and Efficient - proficient usage of resources, through technological advances, optimum, variety, informative, fair, centered, intelligent, innovative and dimensional.



Satellite and telecommunication infrastructure



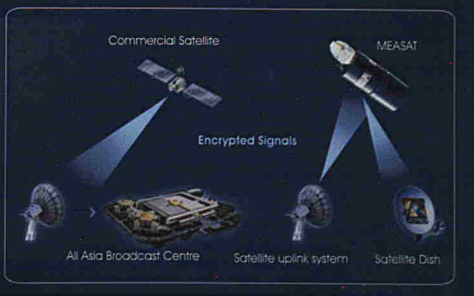
Cyber Office Complex - cyberjaya



Multimedia University in Cyberjaya



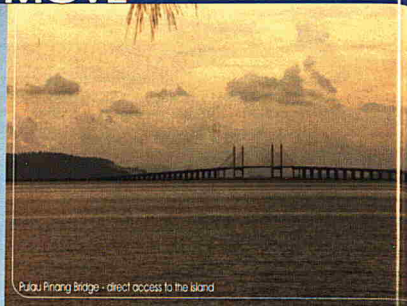
Electronic sign board -Putrajaya



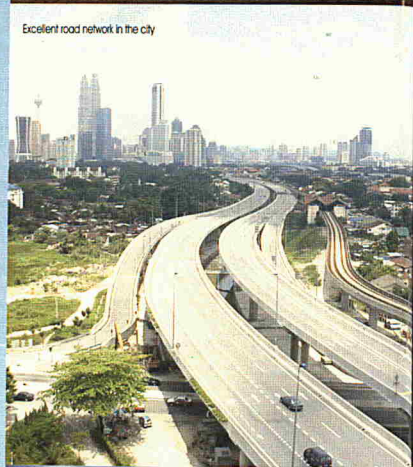
CITY ON THE MOVE

Planners often deal with the design of the streetscape. This involves the careful construction of relationships between people and the immediate elements of the pedestrian and automotive environment such as paving, trees, signs, building facades, and lighting fixtures. Streetscape design is very important. The experience of the community by people on foot, on bicycles, and in automobiles or transit vehicles, structures their understanding of the community, their role in it, and their perception of the community's attitude toward them. It also includes the fusion of cultural designs and restrictions in the Malaysian context. Cities are incorporating more and more values other than connectivity in designing their transportation links. This is another effort towards a more beautiful city.

Movement of people, goods and services has always been a generator of growth for the cities because without these activities a city cannot exist. These are the lifeblood of the cities. The development of efficient highways, motorways have provided most Malaysian cities essential means of transport. Our cities are also connected to a comprehensive railroad network that spans three countries, Singapore on the South and Thailand on the North. Traveling by air is of no problem as the cities are equipped to handle high volume air traffic. The KLIA is poised to be a regional hub within a couple of years after meeting the required passenger volume level. It would be safe to say that KLIA would be handling close to the total population of Malaysia, in terms of traffic volume, annually in coming years. Malaysian ports are improving in leaps and bounds, smashing records in terms of cargo handled on a regular basis. Within the city itself, Kuala Lumpur would be the first city to enjoy the benefits of a seamless transit system that connects all corners of the city.



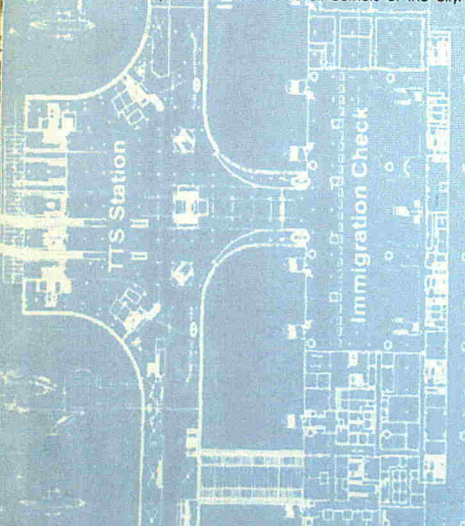
Pulau Pinang Bridge - direct access to the island

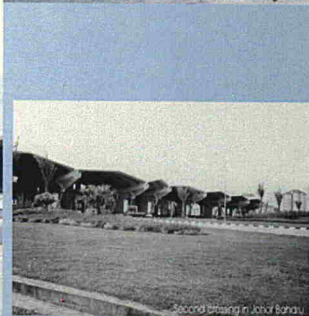
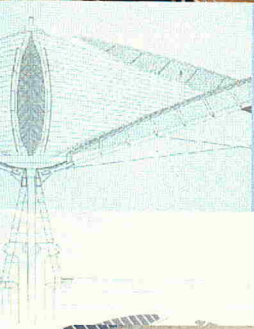
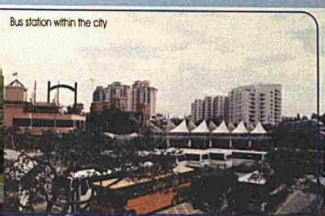


Excellent road network in the city



Modern port for the city





EXCELLENT CITY SERVICES

In anticipation for the rapid growth that Malaysian cities are embarking upon, the Government is continuing efforts to improve city services. These involve upgrading and implementation of new services infrastructure. The KL Tower and International Broadcasting Centre is a landmark in our advancement in telecommunications and broadcasting. New dams, reservoirs as well as environmentally-friendly waste treatment systems are being built to cope with the ever upward demand of utilities. The fire services and police services are also being upgraded to meet the demands of the city's progress. Good governance and efficient city management system will ensure an excellent quality of city services.

Concept of the Friendly City

A friendly city provides facilities, comfort and integrity to all parties, from humans, environment, or non-living elements such as buildings, traffic and urban land use. Principles involved in the Friendly City are:

- i) Fairness - planning and development that follows needs and placements that can be enjoyed evenly by everyone.
- ii) Accessibility - traffic, transport and travel systems that is simple, comfortable and safe for all users, motorized vehicle drivers, passengers, pedestrians, bicyclists, senior citizens, children or the handicapped.
- iii) Intimacy - encourages interaction of a multi cultural society that will enhance the formation of an ideal society.
- iv) Awareness of an urban form that is balanced from the aspect of physical, social and economical development, formulation of a caring society and an exceptional environmental quality.
- v) Relationship between Man and the Environment - that emphasizes clean, beauty, conservation, cohesiveness and cultivation.

A city would be a Friendly City when all elements contained is connected to one another in a symbiotic form that provides benefits and goodness. For example buildings that are built suitable with its use, environments, size and scale, current utilities and traffic and taking into account direct or indirect users. A Friendly City emphasizes the welfare and convenience of the users that are the City's community. Therefore the elements of the city that need attention in an effort to create this city are infrastructure and utility.



Police booth in city centre - safe city for all



Facilitation, always on alert



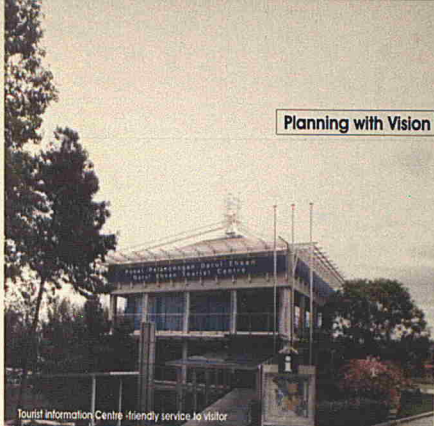
Friendly and efficient public services



Clean and environmentally friendly recycling centre



Clean and pedestrian-friendly street design and street furniture



Tourist information Centre - friendly service to Visitor



Disabled friendly facilities



Mobile library - guaranteed access to knowledge and information



Easy and interactive information app



Bus and taxi stand with innovative design feature



KL telecommunication tower - city access to telecommunication worldwide

HEALTHCARE IN THE CITY

To ensure a healthy city, each Malaysian city is planned with their own general hospitals in line with government policies. Private medical institutions are expanding in all cities. With Government support for medical research and development, university affiliated hospitals are offering state of the art technology and specialist treatment. Specialist treatment does not end with private institutions; the government has also long established a National Heart Institute and National Cancer Institute to treat the public. Even a National Blood Centre has been established to streamline blood donation, collection and distribution activities. Health facilities are planned to service the immediate community while specialized health facilities are clustered in order to maximize the potential of care. One such cluster can be seen in Kuala Lumpur at the General Hospital area that is also home to the National Blood Centre and Heart Institute. A new era of paperless hospitals that are all linked with one another are currently underway as our dedication towards excellence in medical services continuous.

Doctrine Principles that are used in creating a Healthy City:

- a) **Interaction** - community activities that are active and positive.
- b) **Peaceful** - a prosperous condition, encouraging the creation of an environment that gives a positive physical and mental effect to the community and also competitive economic activities.
- c) **Savings and Professionalism** - planning and development practices that are efficient and effective, usage of technological advancements, optimum management, variety, informative, intelligent, innovative and dimensional which has a clear and distinct direction.

Criteria for the Creation of a Healthy City

To fulfill the aim of a healthy city, development needs to be focused on the viability of the city. The viability of the city depends on ongoing and increasing activities, to ensure that these activities are as such, the importance of fulfilling the residential demands needs to be taken into account. Healthy City also means the vitality of its residents is active, not just from the physical aspect but from dynamically positive values. Guide:

- i. Preparation of specialized spaces for communal activities such as recreation, public speaker corners and as such.



University Hospital



Pantai Medical Centre



National Heart Institute



National Blood Centre



University Kebangsaan Malaysia Hospital



Sultanah Aminah Hospital - Johor Baharu



Putraaya Hospital

STAGING THE FUTURE

New Cities and Urban Regeneration

Total planning guidelines are currently being implemented in the design of our new Malaysian cities and in the regeneration of the existing urban structure. A more balance and sustainable development and regeneration is achieved through the process of modernisation, upgrading of existing city fabric and conservation programme.

(1) Modernisation:

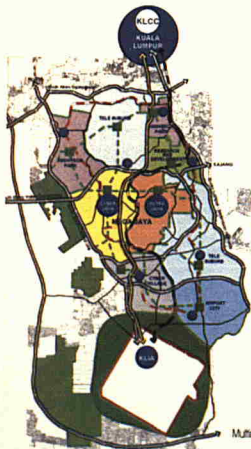
The advancement of science and technology is influencing land-use activities besides improving the efficiency of services in the cities. Modern transportation and communication has been implemented to improve and modernise our cities.

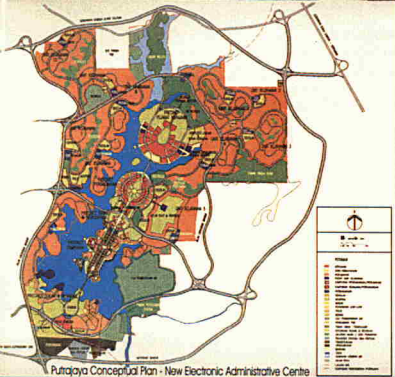
New concept of intelligent cities that incorporating new technologies and to cater for the expansion of Multimedia and Information Technologies are currently under construction using state of the art technology and services.

Multimedia Super Corridor (MSC)

The MSC is the development hub of the nation in the 21st century whereby the major industries will be the multimedia industries and information technology operating within an environment specially designed for the Information Age.

The aim is to create a world class business and living environment through the provision of state of the art Multimedia infrastructure, efficient transportation system and urban infrastructure, top quality business, housing, leisure, education, health and security facilities, green environment with protection of ecology and topography as well as efficient energy supply and human-friendly urban design. Development Centre and Hi-Tech Park.





Putrajaya

Putrajaya in the centre of MSC, is Malaysia's new electronic Government Administrative centre which portray an intelligent 'garden city' image. The design and development of this new city is guided by the 'total planning' guidelines and ideas with emphasis on creating a harmonious relationship between nature and the built environment and balance between national identity and advancement of telecommunication, multimedia and IT technology.

Cyberjaya

Cyberjaya is developing into a leading edge multimedia centre that attracting world class multimedia giants IT companies to Malaysia. The planning concept based on IT land uses with emphasis on sophisticated IT systems and integrated infrastructure system while maintaining existing ecology and natural environment. The buildings in Cyberjaya will feature smart offices, houses and public facilities with automation system built-in IT features.

Other development within the MSC which focus on modernisation includes the Airport City (KLIA), Cyber Village, Tele-Suburb, Research and Development Centre and Hi-Tech Park.



STAGING THE FUTURE

modernisation

(1) Upgrading:

Our cities are continuing to develop and upgrade the existing infrastructure and the urban fabric in order to make cities more liveable, socially and environmentally friendly, more efficient business and financial centre, more efficient transportation system and new public facilities and recreation activities. Regeneration programme is also intended to link and create new focus in the cities, to enhance the city image into coherent and more recognisable cities.

(2) Conservation:

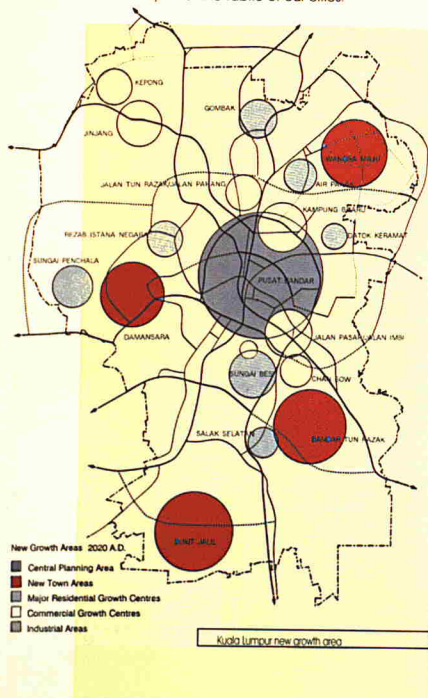
Conserving the natural ecology and topography as well conserving and adaptive reuse of the built heritage is one of the main agenda for most of Malaysian cities. Although in the past this natural and built heritage has to make way for new development and modernisation, greater awareness couple with stricter control and legislation has ensure these heritage are protected and will remain as part of the fabric of our cities.



LCC: World's tallest building



CAI: City Air Terminal check in counter in KL Central for flight of Klia airport

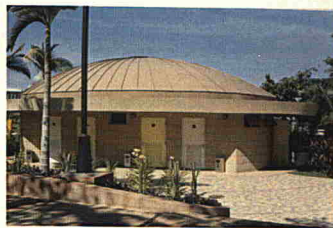


KLIA-Kuala Lumpur International Airport: one of the world most sophisticated airport



Port of Tanjung Pelepas Johor Bahru

upgrading



Upgrading of public amenities



Upgrading and beautification of roads and pedestrian network to create more user friendly and environmentally friendly city

conservation



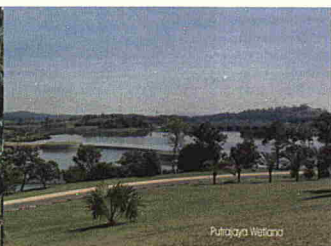
Conserving natural eco-system and beauty



Conserving natural beauty - Pulau Pinang



Conserving built heritage



Pulrajaya Wetland



Botanical Garden, Putrajaya

PLANNING SYSTEM IN MALAYSIA

There are three principal policies formulated by the Malaysian Government which have become parameters for the national development planning and implementation.

I. Vision 2020

Vision 2020 was specially formulated to guide the nation towards a developed status by the year 2020. The progress intended is not limited to economic advancement only but covers all aspects of life including social justice, quality of life and political stability with emphasis given to positive social and spiritual values. The emphasis on social and spiritual values is obvious, where out of nine challenges in Vision 2020, five are stressed on the cultural and mental development of the people. Among the values that need to be inculcated among the people through these challenges include that of ambitious and independent, self confidence, high moral and ethical, religious, compromising and caring.

II. National Development Policy

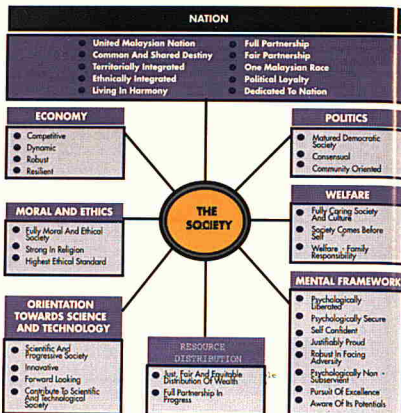
The objective of the National Development Policy (NDP) is to create a more just and united society, besides maintaining social stability and effective economic management. This is aimed at the providing a conducive environment for growth with equitable distribution of resources. The NDP emphasises on the eradication of poverty and the restructuring of society in order to rectify the social and economic imbalance among the races. A critical aspect of the NDP is the moulding of a society with positive social and spiritual values with a sense of pride and love for one's country.

III. The Five Year Malaysia Plan

The Seventh Malaysia Plan (7th MP) maintains and continues to emphasise on the balanced development concept as contained in the NDR

The 8th MP (2001 - 2005) continues to give serious attention to strategies that will generate rapid and continuous economic growth while ensuring a fair distribution of the wealth resulted from the country's economic growth, among the ethnic groups or between the urban and rural population. This equitable distribution must be in balance with the conservation of the environment and the natural resources. Apart from the economy, social development was focussed in the 7th Malaysia Plan where the fifth (5th) covenant stresses on social development while improving the quality of life. In the 8th Malaysia Plan sustainable development has been a highlight as the 8th covenant which stresses on the ideals that have been discussed visually within these pages.

These three primary policies were taken into account in the formulation of the total planning and development approach.



Vision 2020 at a glance



Racial harmony in a multi-racial society

In order to ensure the success of Total Planning Concept and Doctrine, a strong and clear legal framework is needed to enable the government to administer the new planning approach and to ensure all government policies are implemented. One of the options is through the Physical Planning System which are carried out at three levels. At federal level the responsibility of formulating and administering all national policies related to town and country planning is entrusted to The Federal Department of Town and Country Planning. At state level, the State department of Town and Country Planning acts as an advisory body to State Government on issues related to town and country planning. Similarly the local authorities with their own town planning committee are responsible for all town and country planning functions at the local level.

The Role of Physical Planning

Physical planning plays an important role in identifying the necessary course of action to achieve national objectives in line with the Vision 2020, National Development Plan (NDP) and the Five-Year Malaysia Plan such as:

· Translating the Socio-Economic Objectives into Spatial and Physical Forms

Consistent with the national strategy of achieving a cohesive development, the aim is to achieve optimum utilization of resources shared by all level of societies while at the same time, preserving these resources for the future generation. Therefore all national socio-economic policies must be assessed by spatial and physical implications.

· Translating Development Policies Into Physical Planning

Development in Malaysia is guided by the existence of various development policies and strategies, not only at the national level, but also at regional and international level. In implementing the physical planning programmes, each policy and strategy is translated into spatial relations and coordinated into the physical planning.

· Considering the Importance of Environmental Quality in Planning

Development is often associated with degradation in the quality of the environment and the destruction of the natural environment itself. The process of physical planning makes allowances for environmental aspects in a more integrated manner so as to preserve the quality of the environment.

· Planning for Urban Facilities

By the year 2020 about 70% of the population in Malaysia is anticipated to inhabit urban areas. The role of planning agencies is to ensure that urban facilities are adequately planned. This includes basic amenities, housing needs, solid waste management, transportation, economic activities and employment opportunities, as well as demands for other social facilities.

· Contributing and Managing Scientific and Technological Advancement

The advancement of science and technology as well as various new concepts are expected to influence the scenario of urban planning in the 21st Century and planning agencies have an important role to play in managing this matter.



Example of National Physical Plan

PLANNING SYSTEM IN MALAYSIA

The Town and Country Planning Act

The law relating to town and country planning is contained in The Town and Country Planning Act 1976 (Act 172). This Act ensures the uniformity of town and country planning laws practice by local authorities throughout the country.

Under this Act the State Authority assume the overall responsibility for planning the land use and the development of land within the state. It also provides local planning authorities with the responsibility for planning, development control and conservation of building and land in their area. It also gives specific provisions to certain issues, among those are:

a. Public Participation

Section 9 and 13 of the Town and Country Planning Act, 1976, provides for public participation in the preparation of the development plan. It allows the public to influence and shape the development plan at the formative stage of the plan preparation. Local planning authority prepares and publishes the report of Survey, the Draft Structure Plan and Draft District Local Plan for public inspection. The public has the right to put their views forward and these views will be considered and evaluated by a sub committee appointed by the State Planning Committee.

b. Development Control

Under Part IV, section 19 of the Act (172) provides that 'No person, other than local planning authority, shall commence, undertake, or carry out any development unless planning permission in respect of the development has been granted to him'.

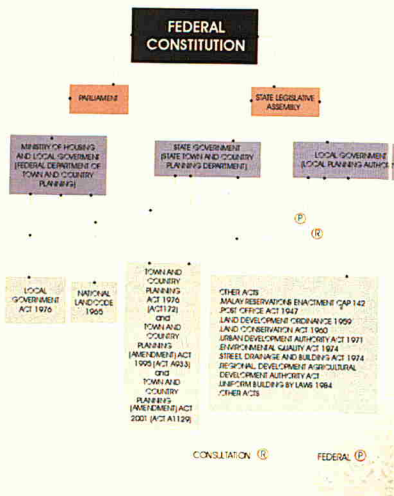
c. Preservation of Natural Topography

As a further requirement in the environment agenda the local planning authority is responsible to ensure that adequate conditions are made for the preservation of the natural topography of the land to be developed when granting planning permission. This is to protect the natural land conditions from excessive disturbances or damages cause by earthworks carried out without proper plans and specifications.

d. Tree Preservation Order

To this end empowers the local planning authority to issue tree preservation order which prohibits the cutting of any particular tree or trees unless with the written permission of the local planning authority.

Nonetheless rapid economic growth and the increase in public awareness on the protection of the environment, has created new planning issues which require a mechanism to check and balance in order to increase the effectiveness of the planning system.



Example of Regional Plan - Klang Valley

National Physical Plan

At the national level, a National Physical Plan is prepared towards the achievement of sustainable development in the country. It is a long-term plan to indicate in broad outlines on the government desire for the physical structure of the country. This plan is reviewed every five years in tandem with the review of the National Five Year Development Plans. This plan is build on the foundation of socio economic plans and it gives the State Authorities a framework to review and implement development plans with regards to District Local Plans.

Regional Plan

The regional plan is prepared against the background of the National Physical Plan and consists of states sharing the same border that face common problems. These problems are overcome by the creation of regional-bodies for planning purposes.

State Structure Plan

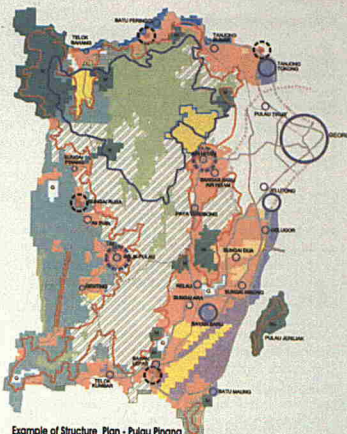
The function of the State Level Structure Plan is to provide an instrument for the development of the state in terms of development planning. In a nutshell, it combines the ideals of economic and non economic forces to achieve a physical spatial harmony in the state.

District Local Plan

A community's District Local Plan is not just a collection of plans for future streets; parks and recreation; housing; fire protection; environmental protection; historic preservation; land use zoning; sewerage; drainage and flood protection; water supply and distribution; parking; school location; and community character.

More importantly, it is an integrated statement of the aspirations of the community (integrated with National, Regional and State Structure Plans) illustrating how the various function-specific plans in the community are tied together to achieve a broad array of community objectives.

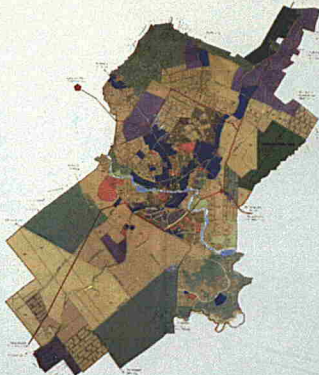
District Local Plan which covers the whole area of the local planning authority, is a practical vision of the future capable of shifts in detail and arrangement over time as available resources and public preferences change. It lays out a series of objectives that the community realistically intends to accomplish over the coming years. The plan also reflects vision in that it encapsulates the community's goals and aspirations for its future.



Example of Structure Plan - Pulau Pinang

While District Local Plan typically include a land use component, it is not a zoning plan. The land use element of the comprehensive plan is a more generalized statement of the objectives of future actions, to be implemented, in turn, by detailed and immediately effective zoning, subdivision regulation, and other land use ordinances. District Local Plans will directly affects the residents of a particular community and is used as the development tool by Local Authorities in their respective area. These plans are often publicly gazetted to ensure everyone opinion is heard and taken into consideration.

These plans also have to take into account some broad Government plans as the parameters of planning.



Example of Local Plan - Bandar Kota Tinggi Johor

PLANNING SYSTEM IN MALAYSIA

PLANNING MECHANISM

One of the functions of the physical planning system is to provide a mechanism which coordinates all level of learning to ensure systematic integration between physical planning and economic planning and the environment. This integration is incorporated between one planning system and process called Integrated Planning and Management System (IRMS).

The Integrated Planning and Management System (IRMS). It is based on the integrated planning approach, which has incorporated the strategic planning framework for socio-economic objectives and policies. It contains two types of integration within the planning process for sustainable planning and development.

i. Integration between physical planning and economic planning.

This integration entails the interpretation of sectoral socio-economic policies in spatial form. This is achieved primarily through the preparation and implementation of various types of development plans at the different levels of administration.

ii. Integration between physical planning and environment.

Rio Declaration on Environment and Development and Agenda 21 serve as the two major guiding documents used in the formulation of environmental policies and the plan of action for Malaysia, e.g., National Policy for Environment, National Plan of Action for Agenda 21 and National Conservation Strategy.

TOP-DOWN and BOTTOM-UP SYSTEM

The two type integration mentioned above is incorporated within one planning system and the management process.

TOP-DOWN - ensure implementation of policies strategies, program and national planning is implemented in a coordinated manner for balance development in all aspects.

BOTTOM-UP - ensure monitoring and control over effects towards the environment is used as feedback towards reviewing policies, strategies, programmers and planning at various levels.

Level 1: National Planning

The proposal for a 5 - Year National Physical Plan in Level 1 serves as national framework and guidance for land use planning. This is in line with the current proposal for a National Physical Plan, which is still under study. The two 5-Year National Plans, supplemented with National Sectoral Policies, are translated into the state strategies and policies in the State Structure Plans in Level 2, from which the assessment of sustainable resource management will form the feedback for regular reviews.

Level 2: Resource Allocation

This level is more concerned with choice of alternatives in resource exploitation and development which is geared towards conservation and preservation to maintain a balance between natural amenities and man-made goods and services, while striving for national goal and objectives. The State Structure Plan serves to fill the gap between national policies and land use plans at the local level.

Level 3: Local Planning

At the local level, efforts will be made on the minimization of adverse environmental effects arising from development. Local Plan will assess the local environmental suitability of State Structure Plan and programmes. It gives feedback to the state level, on the impact from the state policy, strategy and form as a basis and framework for preparation of implementation plan.

Level 4: Implementation

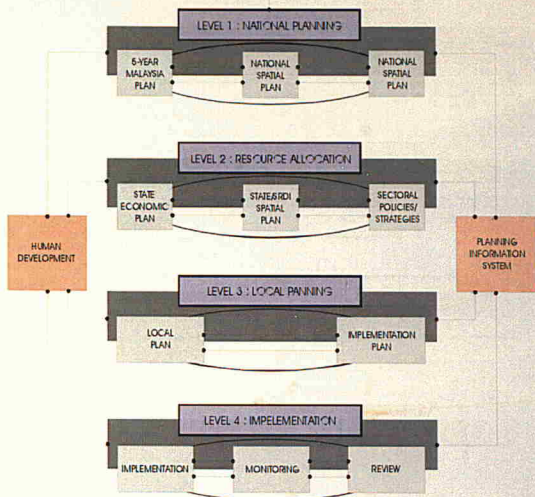
Level 4 monitors the implementation of policies, plan, and projects and their impacts. This is done through coordination and control of investments into the physical environment vis-à-vis Environmental Management Plan (EMP) and monitoring is carried out via Environmental Monitoring Programme (auditing). Hence it can conclude that Level 4 monitors the achievement of sustainable development and provides the most critical input to all the other levels of planning and management.

The integrated management system integrates planning, monitoring, control activities at all government level that has a role in line with its government administrative hierarchy. To achieve a more efficient and effective planning system, a mechanism is proposed to implement this system through the legislation.

Physical Planning Guidelines

Effective implementation of development plan policies and development control system is closely supported by physical planning guidelines. Planning guidelines are important aid to planners and decision-makers to guide development towards sustainability. They specify what policy means in practical terms. This could be in the form of development and design guidelines, or standards and criteria for the provision of facilities.

In general, the physical planning system practiced in Malaysia is capable not only sustain urban development but provide good tools for a better quality of life for its ever increasing population and urban activities.



PLANNING TOOL AND MECHANISMS FOR A BETTER QUALITY OF LIFE

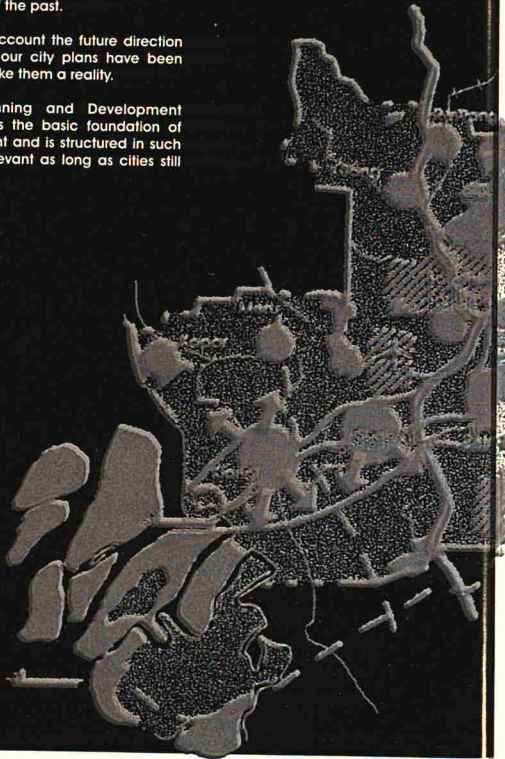
PLANNING TOOLS	GENERAL AREAS OF CONTRIBUTION
Total Planning Doctrine	Sustainable development in general
Integrated Resource Planning and Management System	Conserve & optimal use of natural resources Environment-led policies & development plans Environmental improvement & protection
Development Plans	Provision of adequate shelter, basic infrastructure & facilities Areas for Industries & commercial, facilitate economic growth Areas for conservation & preservation Sites for waste disposal Managing urban growth Public participation
Development Control.	Optimal provision of basic facilities & amenities Quality physical living environment Conservation of natural resources / assets
Sustainable Urban Indicators.	Sustainable urban development Manageable urban growth Adequate infrastructure, socio-economic & health facilities
Physical Planning Guidelines	Optimal provision of basic facilities & amenities Quality physical living environment Conservation of natural resources
Strategic Environmental Assessment.	Sustainable urban development Environment-led urban / development plans

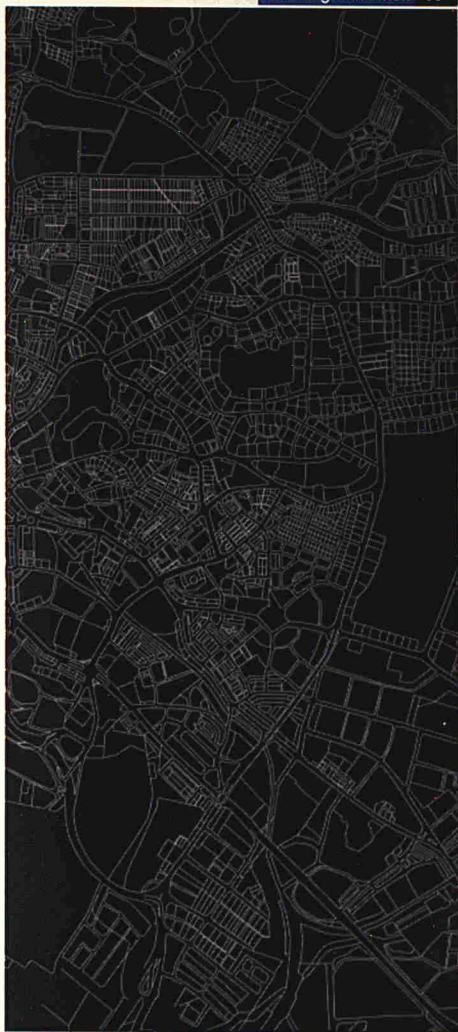
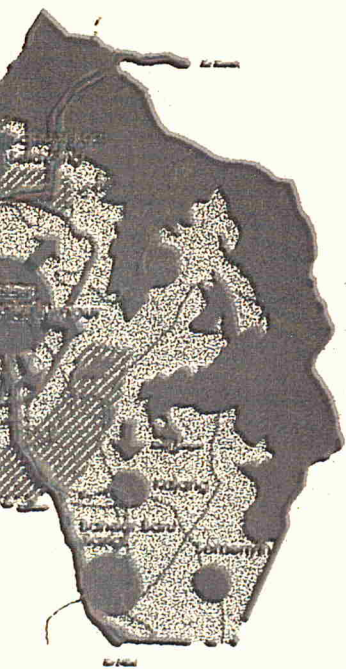
CONCLUSION

Planning or guideline implementation determines how successful a city is. Cities are organic, expanding and contracting to meet the needs of the citizens. Modern technology, new demand and constantly changing political and economic climate are all components of new international order. Globalisation requires city planning to remain adaptive and pro active to meet any future need that has to be addressed. Most of all planning need vision because without vision we will return to the brutality of laissez faire of the past.

By taking into account the future direction of the country, our city plans have been laid down to make them a reality.

The Total Planning and Development Doctrine outlines the basic foundation of any development and is structured in such a way to be relevant as long as cities still stand.

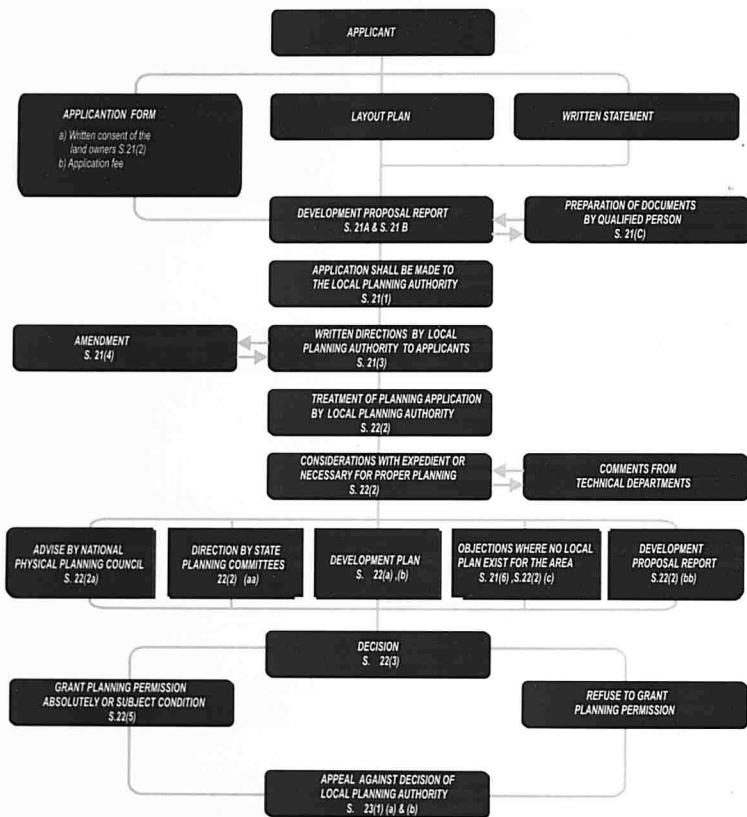




APPENDIX

1.0 Planning Application Procedure.

Development Proposal Report (LCP) for development control purposes. The present planning system is also a more environmentally inclined process. It is now a requirement for all applications for planning permission to be accompanied by a Development Proposal Report. This report shall contain the relevant information on use of land and the proposed development, which will help the local planning authority to evaluate on the application. This report in fact is already a requirement in practice, albeit in different forms and terms.



1.1 Planning Application Flow Chart

2.0 Physical Planning Guidelines

2.1 Planning Guideline for Universal Planning and Development;

It is a set of physical planning guidelines formulated to provide good values in planning.

2.2 Planning Guidelines for Industrial Areas;

These guidelines are to regulate planning and development control for industrial area.

2.3 Planning Guidelines for Toxic and Solid Waste Disposal Sites;

These guidelines are specific site criteria for solid waste disposal.

2.4 Planning Guidelines on the Provision of Sites for Incinerator;

These guidelines are to be used by all Local Planning Authorities, State Planning Authorities, Technical Departments and private developers as a guide for the allocation of site for incinerator and its basic infrastructure.

2.5 Current Guidelines and Geometric Standards On Road Network System;

This guideline covers for road hierarchy and road system in terms of width and engineering principle for road planning.

2.6 Planning Guidelines for Siting of TNB Sub-Station;

Specific planning guidelines for the siting of energy sub station which includes the requirement for set backs and buffers.

2.7 Planning Guidelines for Retention Ponds as Part of Open Space;

Specific planning guidelines for the developer to provide retention ponds for the prevention of floods.

2.8 Planning Guidelines for Roof Top Garden Development;

These guidelines provide guidance on the types of facilities, minimum space requirement for roof top garden development so as to ensure safety to the residence of condominiums and apartments.

2.9 Planning Guidelines for Basic Amenities Associated with Rakan Muda;

Specific planning guidelines to encourage provision of sports and recreational activities for the youth.

2.10 Planning Guidelines for Development of Golf Course;

This set of guidelines is to ensure an integrated approach in preparing a layout for golf course.

2.11 Planning Guidelines for Coastal Development;

This set of guidelines is to ensure that development of coastal areas does not cause disruption to the ecological balance of the area.

2.12 Physical Planning and Development Standards for Island Development;

To co-ordinate and regulate the development of islands throughout Malaysia.

2.13 Planning Guideline for Theme Park Development;

This set of guidelines outlines development standards which have to be adopted in the development of theme parks.

2.14 Planning Guideline for Service Protocol (Utility);

Planning and development control guidelines for the provision of utility lines such as telecommunication, electricity, gas and water supply.

2.15 Planning Guideline for The Development of Housing for Industrial Workers;

This set of guidelines includes various planning aspects such as housing concepts and supporting facilities based on universal planning principles with good values.

2.16 Physical Planning Guideline for The Multi-Media Super Corridor.

This set of guidelines is specifically outlined for type of activities and components design to the Multi-Media Super Corridor area.

2.17 Planning Guideline for Commercial Development

This set of guidelines provide guidance in siting the commercial development by activities such as retail, wholesale, hotel supermarket, office and hypermarket.

2.18 Planning Guidelines for Open Space Recreational Areas

Specific planning guidelines for the provision of open space and recreational areas such as types of facilities, minimum space requirement, siting and distribution.

2.19 Planning Guidelines for Social Facilities

Planning and development control guidelines for the provision of social facilities such as education, health, police, fire brigade, post office, library and multi-purpose hall.

2.20 Planning Guidelines for Islamic Religious Facilities

Specific planning guidelines formulated for the provision of Islamic Religious facilities in aspects like location, hierarchy, external design and surrounding land use.

2.21 Planning Guidelines for Multi Story Houses

These guidelines are to regulate planning and development control for multiple story houses in terms of location, minimum areas, set back, road network and provision of social facilities and utilities.

2.22 Planning Guidelines For Sewerage

This set of guidelines provides guidance in siting the sewerage system, soil suitability and buffer zone requirements.

2.23 Planning Guidelines For Optimum Layout

This guideline provides the parameter and the optimum size for the provision of social and

APPENDIX

2.24 Planning Guidelines On The Protection of Natural Topography and Physical Development Base On The Town and Country Planning Act 1976 (Act 172)

These guidelines define developments on highlands and emphasise on natural topography which include development on hills of highland earth works, slope areas, river retention ponds, road side and building construction landscapes and planting of trees, historical and scientific protected areas, logging of forest areas and coastal areas development.

2.25 Guidelines for Implementation of Planning Legislation

In addition to the physical planning guidelines mentioned earlier, there are also guidelines formulated, especially to facilitate the implementation of specific aspects of the Town and Country Planning Act 1976, (Act 172) and Town and Country Planning Amendment Act, 1995 (Act A933). The guidelines provide details on ways and means for fulfilling the requirements of the Act and to ensure the uniformity of implementation by Local Authorities. Among the guidelines are those which directly contribute to environmental improvement and sustainable development, including:

2.26 Guideline for Development Proposal Report (DPR)

This guideline spells out the contents expected in a DPR. This includes essential information for development evaluation regarding the proposed development as well as details concerning the land site to be developed, such as topography, geology, landscape, natural drainage and existing land use. Additionally, the guideline also specifies the type of plans to be contained in the report, including plans, which illustrate steps for physical environment protection and improvement, and protection of natural topography.

2.27 Guidelines for Tree Preservation Order

This guideline defines the category of trees, which should be preserved. This includes trees, which are considered as:

Rare;

Endemic;

Endangered;

Unique;

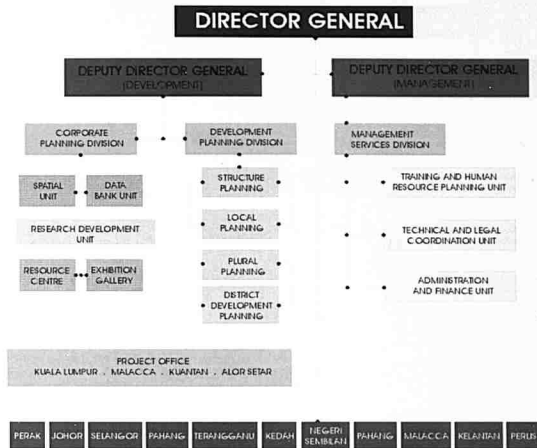
Historical values;

Trees planted by significant persons; and

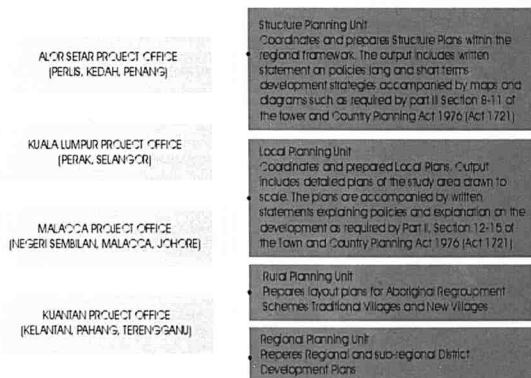
Trees within protected areas.

Guideline for A Tree Preservation Order can be served by any Local Authority (for a particular trees) or cluster of trees in an area. Moreover, the felling of trees with a girth size of more than 0.8 meter is prohibited within the area of jurisdiction of a particular Local Authority unless with prior permission.

3.0 Organisation Chart -Department of Town and Country Planning Peninsular Malaysia



3.1 Development Planning



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