

First Edition

Copyright

Federal Department of Town and Country Planning
Peninsular Malaysia

Ministry of Housing and Local Government
Malaysia

All right reserved
no part of this publication can be
reprinted, stored in such a way that it can
be re-used or transferred in any form or method either
electronically, visually, recording and as such
without prior written permission from
the publisher.

ISBN 983-2449-78-2

KDN : BP/301/22 Jld. 19 SEM/2

Published in Malaysia by :

Research and Development Unit
Federal Department of Town and Country Planning
Peninsular Malaysia

Ministry of Housing and Local Government
Malaysia

Tel : 603-26989211

Fax: 603-26931128

E-Mail : mukhtar.mn@townplan.gov.my

August 2002

M
307.12/609 57 5118
STA
f

10 FEB 2004

NASKAH PENELIHARAAN
PERPUSTAKAAN NEGARA MALAYSIA

APB 01131342

Acknowledgement

The publisher wishes to express gratitude and thanks to all parties that were involved directly and indirectly in the preparation of this publication entitled, General Information and Structure Plan Policies.

Thank You

PREFACE

Director General Federal Department of Town and Country Planning Peninsular Malaysia

Until 31st 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**

| CONTENTS | PAGE |
|---|---------------|
| <i>Contents</i> | <i>i - ii</i> |
| 1.0 Introduction | 1 - 1 |
| 2.0 Malacca State Structure Plans | 2 - i |
| 3.0 Structure Plan of Malacca Historical City Municipal Council 1991 – 2010 | 3 - 1 |
| 3.1 General Information of Study Area | 3 - 1 |
| 3.2 Development Policy | 3 - 3 |
| 3.3 Development Plan | 3 - 11 |
| 4.0 Structure Plan of Alor Gajah District Council 1995 – 2000 | 4 - 1 |
| 4.1 General Information of Study Area | 4 - 1 |
| 4.2 Development Policy | 4 - 3 |
| 4.3 Development Plan | 4 - 9 |
| 5.0 Structure Plan of Jasin District Council 1995-2015 | 5 - 1 |
| 5.1 General Information of Study Area | 5 - 1 |
| 5.2 Development Policy | 5 - 3 |
| 5.3 Development Plan | 5 - 9 |

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 Malacca 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 Malacca, this publication contains 3 Structure Plans that cover all three districts of Malacca.

2.0
MALACCA STATE
STRUCTURE PLANS

2.0 MALACCA STATE STRUCTURE PLANS

This report covers Structure Plan general information and policies for Malacca. Up to November 2001 Malacca has 3 Structure Plans and their gazette date are as follows :

| Structure Plan | Gazette Date |
|--|-----------------|
| i. Structure Plan of Malacca Historical City Municipal Council 1991 - 2010 | 15 April 1993 |
| ii. Structure Plan of Alor Gajah District Council 1995 - 2000 | 16 January 1997 |
| iii. Structure Plan of Jasin District Council 1995 - 2015 | 16 January 1997 |

Structure Plan of Malacca Historical City Municipal Council 1991 – 2010

Structure Plan of Malacca Historical City Municipal Council 1991 – 2010, covers the whole Council area or Central Malacca District, with an area of 19, 400 hectares that encompass 29 mukims.

Structure Plan of Alor Gajah District Council 1995 – 2000

Structure Plan of Alor Gajah District Council 1995 – 2000, covers the Alor Gajah District Council areas of 66, 302 hectares

Structure Plan of Jasin District Council 1995 – 2015

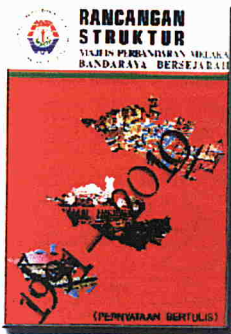
Structure Plan of Jasin District Council 1995 – 2015, covers the Jasin District Office areas with a size of 69, 702 hectares.

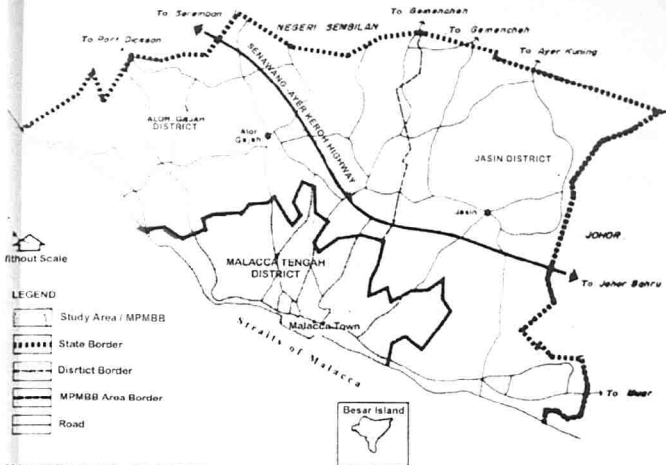
3.0
STRUCTURE PLAN OF
MALACCA HISTORICAL
CITY MUNICIPAL
COUNCIL
1991-2010

3.0 STRUCTURE PLAN OF MALACCA HISTORICAL CITY MUNICIPAL COUNCIL 1991 – 2010

3.1 GENERAL INFORMATION OF STUDY AREA

| | | |
|--------------------------|---|---|
| State | : | Malacca |
| Gazette Date | : | 15 April 1993 |
| Gazette Number | : | 8, Ref. 161 Vol. 37 |
| Utilization Length | : | 1991 – 2010 |
| Local Planning Authority | : | Malacca Municipal Council |
| Study Area | : | The whole Council areas or the Central Malacca District |
| Size of Study Area | : | 301 sq km |
| Population | : | 389, 754 (2000 Forecast) 500, 000 (2020 Forecast) |
| City / Town | : | Malacca |





3.2 DEVELOPMENT POLICY

AREAS OF PLANNING

- KP 1 : MPMBB areas do not to be increased but optimum land usage needs to be achieved.
- KP 2 : All development within MPMBB would be allowed only in areas of predetermined development that is in the main outline.

ECONOMY

- E 1 : More efforts needs to be put in by the authorities to maximize the economic benefits from the tourism and industrial sectors.
- E 2 : Priorities and stress upon the need to encourage growth and increase job opportunities.
- E 3 : Increase and encourage Bumiputra participation in the professional fields, management, commerce and industrial sectors as well as ownership
- E 4 : Have a unified and comprehensive plan in order for hawker activity locations are in proportion to the overall development of the city
- E 5 : Areas that are suitable within development-saturated areas especially within the city centre need to identified and developed by the authorities for hawkers.
- E 6 : New developments need to provide hawker areas or specific areas for hawker activity.
- E 7 : Current hawker locations that are unsuitable need to be relocated.

INDUSTRY

- IN 1 : Authorities need to encourage industrial development in an effort to increase economic growth and job opportunities within the MPMBB.
- IN 2 : Land with adequate infrastructure facilities need to be set aside within the Malacca City - Ayer Keroh (1990 - 2000) corridor and within the Malacca City - Semabok / Alai (2000 - 2010) corridor.
- IN 3 : Formation of a appropriate agency to monitor, support and unify small-scale producers of tourist related handicrafts.
- IN 4 : Encourage various types of industrial buildings to support the needs of various industrial activities within and around the city centre.
- IN 5 : Provide at least 30% of industrial development to Bumiputra entrepreneurs.
- IN 6 : Short-term practical training centres need to be built in order to provide basic industrial skills to Bumiputra / industrial manpower that recently join the work force.
- IN 7 : Various forms of guidance need to given in order to encourage Bumiputra participation in industrial activities.

- IN 8 : Encourage private sector participation in the development of industrial areas.
- IN 9 : Land that is developed for industrial use needs to be monitored from the aspect of land suitability, infrastructure facilities and effects towards the environment so that it could support various types of industry.
- IN 10 : Industrial development is not allowed at all in planned central areas except service and small scale industries that do not generate environmental and traffic pollution as well as being compatible with the surrounding land use.
- IN 11 : Location of industries within CPA needs to be along ring roads to avoid traffic congestion and other pollution problems.
- IN 12 : Prepare facilities such as worker accommodation facilities within new industrial areas.

TOURISM

- PEL 1 : Tourism industry development programs need to be based on strategy of diversifying the markets that can be tapped.
- PEL 2 : Areas that is rich in historical value within the Malacca City need to be developed as cultural or as a historical living museum.
- PEL 3 : Construct tourist information centres at strategic locations.
- PEL 4 : Implement and coordinate road signage systems within the state of Malacca.
- PEL 5 : Expedite the development of planned tourist attractions as well as increase the coordination of transportation services between the locations.
- PEL 6 : Intensify the marketing and promotional efforts in proportion to its status as a historical and sister city of Kuala Lumpur.
- PEL 7 : Strengthen the tourism unit of PKNM that is responsible for implementing tourism programs.
- PEL 8 : Quayside areas need to be developed with tourism industry related activities.
- PEL 9 : Relocate storage activities within quayside and replace it with activities that are tourism oriented so that it fits with the identity of the surrounding areas.
- PEL 10 : Establish river reserves along the Malacca River from the river mouth all the way to Batu Berendam for purpose of beautification.

CITY AND COMMERCIAL CENTRE

- PB 1 : The city's centre function and image as a main commercial centre within MPMBB and federal centre for the State, needs to be maintained and improved in proportion to its status as a Historical City.
- PB 2 : Monitor development within the city centre to establish an urban form that is arranged and planned.
- PB 3 : Steps needs to be taken to give a balanced development between city centres and other settlement centres.

- PB 4 : Incompatible land usage is not allowed and only land use activities and buildings that are compatible between one another are encouraged.
- PB 5 : Various developments need to be encouraged in order to maximize the usage of facilities within the city centre.
- PB 6 : Comprehensive and unified development that stresses on the users comfort needs to be encouraged.
- PB 7 : Commercial development within the city centre areas need to abide by the plot ratio and predetermined planning standards.
- PB 8 : Old commercial areas outside the restoration areas need to be declared as urban renewal areas.
- PB 9 : Centralise commercial development to monitor any scattered development especially along the main roads.
- PB 10 : Encourage idle land development specifically customary Malacca land within MPMBB especially within the city centre.
- PB 11 : Comprehensive development of development-congested areas within MPMBB needs to be planned especially within the city centre.

RESTORATION AND REFURBISHMENT

- PP 1 : Establish a Historical City image that is authentic and functional.
- PP 2 : Control of restoration and refurbishment needs to be enforced following predetermined zones.
- PP 3 : Any restoration and renovation works of old buildings need to retain the current building facade.
- PP 4 : Building height needs to be maintained within restoration areas according to predetermined zones.
- PP 5 : New developments within restoration areas will only be allowed with respect to specific procedures.
- PP 6 : Assistance will be given to change the building capacity with respect to specific procedures.
- PP 7 : Local Authority needs to prepare restoration plans that encompass all restoration areas.
- PP 8 : Awareness programs with regards to restoration and refurbishment needs to be increased.
- PP 9 : Enhance the value of buildings as well as their surroundings through effective methods.
- PP 10 : Buildings that have historical and architectural value needs to be maintained.

HOUSING

- RU 1 : Ensure the different types of housing that would be completed is adequate to accommodate the housing needs that is forecasted to reach 500, 000 by the year 2010.
- RU 2 : Development of new housing areas is to be focused within predetermined development areas within the main corridor whereas areas outside the specified zone will accommodate the housing demands after the year 2010.
- RU 3 : Development of various types of low / medium cost housing needs to be sufficiently available for the low and medium income group.
- RU 4 : In order for private housing projects to be approved, a certain number of units need to be specifically classified as low and medium cost housing.
- RU 5 : Encourage construction of low cost housing on private lands.
- RU 6 : Establish housing environs that are attractive, clean and of quality to satisfy the taste of residents.
- RU 7 : Authorities needs to monitor and ensure that housing development is implemented within a predetermined timeframe after obtaining approval.
- RU 8 : Limit the transfer of units that are reserved for Bumiputeras to non-Bumiputras.
- RU 9 : Grant concessions in assessing the time that is needed to fulfil the Bumiputra quota within the housing sector.
- RU 10 : Current housing areas within the city centre needs to be maintained and increased where necessary.
- RU 11 : Centralized public facilities will be available according to demand and location.

TRAFFIC AND TRANSPORTATION

- LP 1 : Improve and enhance current traffic and transportation management systems so that they are more effective in addition to introducing new methods in line with future requirements.
- LP 2 : Repair as well as improve the level of current roads whereas construction of new roads would be implemented according to priority.
- LP 3 : Enhance, increase and improve public transportation services for the comfort of residents.
- LP 4 : Introduce relevant methods to establish traffic movement as well as traffic management that is orderly and systematic.
- LP 5 : Car parks need to be distributed based on local needs especially within the city centre.
- LP 6 : Car parking by the roadside needs to be removed in stages especially within the city centre.

- LP 7 : Increase pedestrian walkways facilities within the city centre especially in the restoration area.
- LP 8 : Improve the environmental quality along roads with landscaping programs.
- LP 9 : Introduce water transportation systems as a mode of public transportation and as a tourist facility within the city Centre.

ENVIRONMENT

- AS 1 : Establish an environment that has a balance between development and ecology within MPMBB areas.
- AS 2 : Establish central water processing systems in stages as priority to overcome water pollution problems.
- AS 3 : Establish an environmental quality that is clean and fresh with an increase in public awareness towards disposal of domestic and other garbage into rivers and beaches / sea.
- AS 4 : Increase the monitoring of areas that are prone to pollution along off shore beach areas and the sea.
- AS 5 : Relocate surrounding industries to areas that are more suitable.
- AS 6 : The environment of industrial areas especially in planned industrial areas needs to be rehabilitated and improved.
- AS 7 : Dangerous and toxic materials need to be disposed through a supervised disposal system.
- AS 8 : Each development that has the potential to cause an impact to the environment needs to be prepared and abide by EIA (Environment Impact Assessment) procedures.
- AS 9 : Rehabilitate and improve the attractiveness of the physical environment especially within the city centre.
- AS 10 : Ensure pollution guidelines are followed while renewing licenses by factories / workshops that are still operating within the city centre before they are relocated.
- AS 11 : Ensure housing / industry areas are protected from air and noise pollution through the provision of buffer zones.
- AS 12 : Forest reserve and other natural vegetations within the MPMBB areas need to be maintained.
- AS 13 : Guidelines to monitor pollution needs to be accepted and used in an effort to establish an environment that is free from pollution.
- AS 14 : Persuade every resident to always be sensitive to cleanliness and beauty especially within the city centre.

INFRASTRUCTURE AND PUBLIC UTILITIES

- INF 1 : Authorities needs to ensure an adequate water supply is available to sustain the residential and socio economic needs up to the year 2010.
- INF 2 : Old pipes have to be replaced gradually especially within the city centre.
- INF 3 : A special unit to detect leaks and as enforcement must be established to decrease operational costs.
- INF 4 : Authorities need to prepare adequate electricity facilities that fulfil the needs of all user categories especially the industrial sector.
- INF 5 : Authorities needs to prepare adequate telephone lines for the utilization of all levels of users.
- INF 6 : For development that exceeds 2 hectares an estimate of the number of telephone lines needed have to be included as a criterion for planning approval.
- INF 7 : Telephone points and facilities need to be included in new housing units.
- INF 8 : Prepare an effective sewage disposal system as well as meeting health, environmental and quality of life standards in line with the resident's capacity.
- INF 9 : An Infrastructure provision program for a centralized sewage system needs to be implemented gradually according to priority.
- INF 10 : Suitable water-borne sewerage systems need to be implemented in rural areas.
- INF 11 : Improve the current sewerage maintenance systems.
- INF 12 : Create an effective flood monitoring system within urban and rural areas.
- INF 13 : Development approval for low-lying areas especially at the mouth of the Malacca river will take into account a minimum development approach.
- INF 14 : Ensure that all drains flowing into the Malacca river are fixed with garbage traps.
- INF 15 : All development that exceeds 3 units will have to provide drains that are connected to the main drainage systems.
- INF 16 : Implement a solid waste disposal system that is effective and clean as well with a reasonable cost.
- INF 17 : Current waste disposal systems need to be replaced with the 'sanitary landfill' approach.
- INF 18 : Improve the 'resource recovery' systems toward the solid waste disposal.
- INF 19 : Increase the number of trained enforcement officers to carry out cleanliness campaigns and enforcement duties as well as supervise the performance of private garbage collectors.
- INF 20 : Collect and update data regarding solid waste so that planning and management can be implemented in an orderly and effective manner.

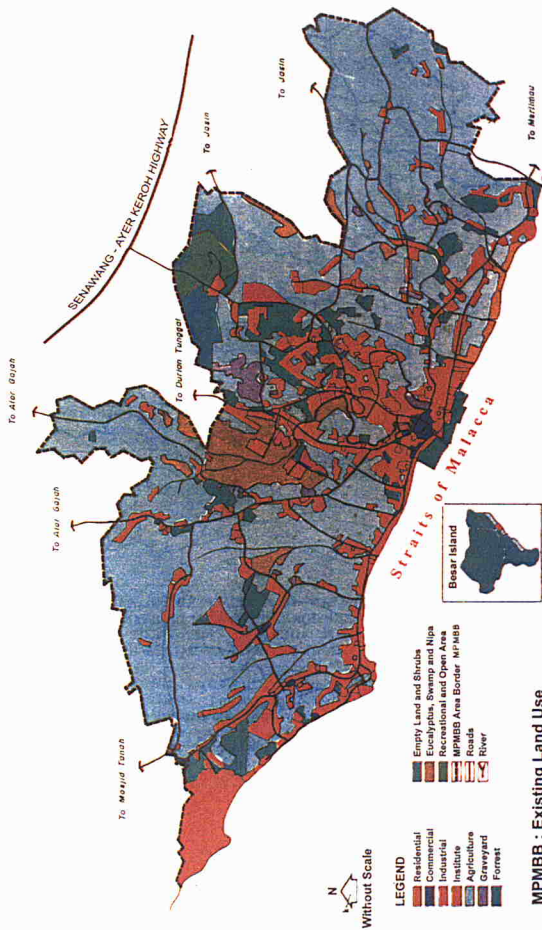
- INF 21 : Form a permanent State level coordinating committee to ensure infrastructure development planning and implementation more consistent.

SOCIAL AND CIVIC FACILITIES

- SK 1 : Ensures the number of schools that are available can fulfil demand with adequate land following set standards.
- SK 2 : Ensure the completion of schools as well as administration that is based on the centralised concept.
- SK 3 : Gradually relocate schools that cause traffic congestion in Bandar Hilir and Gajah Berang Road.
- SK 4 : Health facilities at the Malacca General Hospital and at clinics surrounding MPMBB need to be improved in line with the increase of the population.
- SK 5 : Make a district hospital available in Jasin and improve the facilities of the Alor Gajah District Hospital
- SK 6 : All health facilities that are available need to be staffed by an adequate workforce
- SK 7 : All new development for the police services will follow standard units and predetermined area sizes
- SK 8 : Where possible, increase the size of current police stations especially those facing the problem of insufficient space.
- SK 9 : Make use of the integrated development concept for all new police station units.
- SK 10 : Relocate the current jail in Bandar Hilir to a more suitable area.
- SK 11 : Improve the postal service so that it can accommodate the needs of local resident with emphasis on the construction of Mini Post Offices.
- SK 12 : Place new Post Offices / Mini Post Offices in areas that are developed.
- SK 13 : Make available Fire Brigade services that are in line with the needs of development and according to the development corridor concept.
- SK 14 : Relocate the current fire station to Cheng.
- SK 15 : Voluntary Fire Brigade units need to be introduced to assist the current Fire Brigade services.
- SK 16 : Make available and improve places of worship in line with predetermined standards.
- SK 17 : Maintain current places of worship and where possible increase its size in line with predetermined standards.
- SK 18 : Lands that are donated towards religious activities need to have their conditions changed and registered.
- SK 19 : Burial grounds for all faiths need to be available following demand and based on set standards.

- SK 20 : Increase in size of current burial grounds that are unsuitable with the condition of the surrounding areas will not be allowed once they have reached the maximum capacity.
- SK 21 : Areas surrounding the Jelutong and Cheng burial grounds needs to be enhanced through the preparation of Landscape and Systematic Plans.
- SK 22 : Ensure only land usages that are appropriate for burial grounds are allowed near the Jelutong burial grounds
- SK 23 : Ensure that idle and recreational land standards for all types of development are followed correctly.
- SK 24 : Prepare centralized recreational facilities in proportion to residential concentration areas.
- SK 25 : Current recreation areas especially within the city centre needs to be maintained and a replacement area would be needed if their lands use changes.
- SK 26 : Improve public transportation services that link recreational areas with residential areas.
- SK 27 : Prepare a guideline for the development of recreational areas within housing estates to assist developers and authorities in determining the level of recreational areas within the housing area.
- SK 28 : Development charges will be levied against developers that do not prepare suitable areas because of the small area of development.

3.3
DEVELOPMENT PLAN

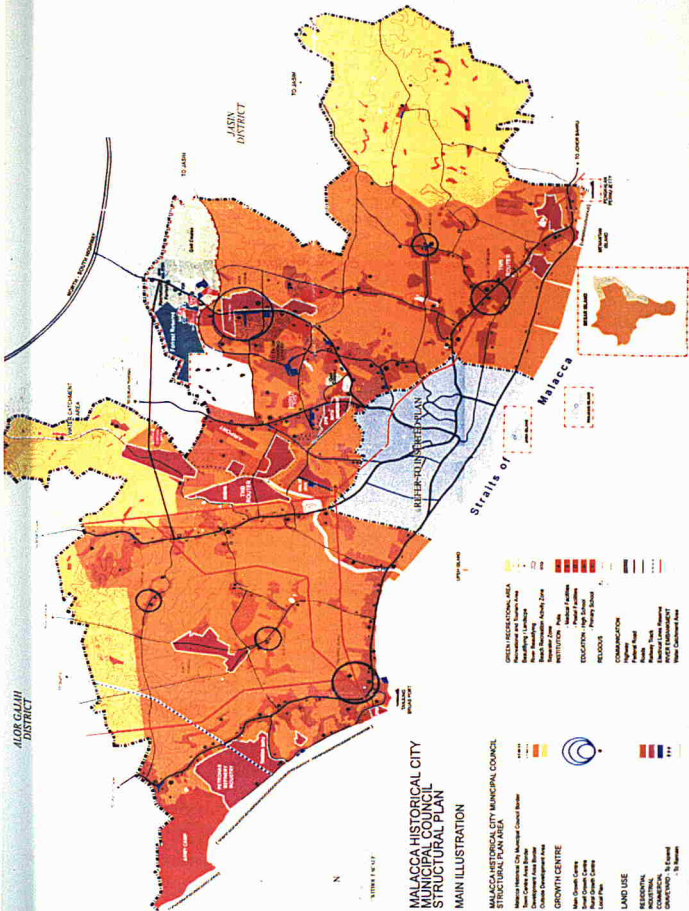


N
 Without Scale

- LEGEND**
- Residential
 - Commercial
 - Industrial
 - Institute
 - Agriculture
 - Graveyard
 - Forest
 - Empty Land and Shrubs
 - Eucalyptus, Swamp and Nipa
 - Recreational and Open Area
 - MPMBS Area Border MPMBS
 - Roads
 - River



MPMBS : Existing Land Use



MALACCA HISTORICAL CITY MUNICIPAL COUNCIL STRUCTURAL PLAN AREA
MAIN ILLUSTRATION

- MALACCA HISTORICAL CITY MUNICIPAL COUNCIL STRUCTURAL PLAN AREA**
- Malacca Historical City Municipal Council Number
 - Non-Covered Area Shaded
 - Shaded Area Shaded
 - Shaded Area Shaded
 - Shaded Area Shaded
- GROWTH CENTRE**
- Main Growth Centre
 - Local Growth Centre
 - Local Growth Centre
 - Local Growth Centre
 - Local Growth Centre
- LAND USE**
- RESIDENTIAL
 - COMMERCIAL
 - COMMERCIAL - To Expand
 - COMMERCIAL - To Retain
- GREEN RECREATIONAL AREA**
- Recreational and Sports Area
 - Recreational Land Use
 - Recreational Land Use
 - Recreational Land Use
- INSTITUTION**
- Public Institution
 - Public Institution
 - Public Institution
 - Public Institution
- EDUCATION**
- High School
 - Primary School
 - Primary School
 - Primary School
- RELIGIOUS**
- Religious
 - Religious
 - Religious
 - Religious
- COMMUNICATION**
- Public Road
 - Public Road
 - Public Road
 - Public Road
- Other**
- Other
 - Other
 - Other
 - Other



N

1:50,000

UPPER MALACCA

Straits of Malacca

Malacca

JASIN DISTRICT

TO JASIN

TO JASIN

TO JOHORE BAHRU

TO JOHORE BAHRU

TO JOHORE BAHRU

TO JOHORE BAHRU

TO JOHORE BAHRU

TO JOHORE BAHRU

TO JOHORE BAHRU

TO JOHORE BAHRU

TO JOHORE BAHRU

TO JOHORE BAHRU

TO JOHORE BAHRU

TO JOHORE BAHRU

TO JOHORE BAHRU

TO JOHORE BAHRU

TO JOHORE BAHRU

TO JOHORE BAHRU

TO JOHORE BAHRU

TO JOHORE BAHRU

TO JOHORE BAHRU

TO JOHORE BAHRU

TO JOHORE BAHRU

4.0
STRUCTURE PLAN OF
ALOR GAJAH DISTRICT
COUNCIL 1995-2015

4.0 STRUCTURE PLAN OF ALOR GAJAH DISTRICT COUNCIL 1995 – 2000

4.1 GENERAL INFORMATION OF STUDY AREA

| | | |
|--------------------------|---|--|
| State | : | Malacca |
| Gazette Date | : | 16 January 1997 |
| Gazette Number | : | No 2 No. 16 Vol. 41 |
| Utilization Length | : | 1995 – 2000 |
| Local Planning Authority | : | Malacca Municipal Council |
| Study Area | : | All Council areas including the Alor Gajah District Office areas |
| Size of Study Area | : | 66, 302 hectares |
| Population | : | 151, 000 (2000 Forecast) 208, 000 (2015 Forecast) |
| City / Town | : | Alor Gajah Masjid Tanah |



4.2 DEVELOPMENT POLICY

ECONOMIC FOUNDATION

- AE 1 : Change the work structure from agricultural to industrial in order to increase and stabilize the residential economy.
- AE 2 : Infrastructure connections between Alor Gajah District Council with the Port Dickson and Malacca Historical City Council need to be increased in order to maximize the industrial and tourism potential.
- AE 3 : Authorities need to undertake more effort towards increasing Bumiputra participation in the commercial, tourism and industrial sectors.

INDUSTRY

- IN 1 : Authorities need to encourage the expansion of the manufacturing sector as a main economic sector that will increase KDNK growth, job opportunities and income levels.
- IN 2 : Authorities need to encourage industrial development areas that are planned and furnished with adequate infrastructure facilities that are suitable with the needs of the respective industries.
- IN 3 : Authorities need to decrease land usage incompatibility and the negative impact towards the environment in planning and developing industrial areas.
- IN 4 : Authorities need to encourage the expansion of the manufacturing sector as a main economic sector that will increase KDNK growth, job opportunities and income levels.
- IN 5 : Authorities need to encourage public / private sectors to make programs available that would increase the technological skill levels and industrial productivity levels.
- IN 6 : Reserved land with adequate infrastructure facilities needs to be available within the Alor Gajah-Kelemak-Rembia Corridor and Alor Gajah-Simpang Empat (1991 - 2000) Corridor and also the Alor Gajah-Tanah Masjid-Kuala Linggi (2000 - 2015) Corridor.

TOURISM

- PC 1 : Introduce the Alor Gajah District as a tourist destination in the Malacca state tourism program package.
- PC 2 : Increase the awareness of the tourism products that are available within Alor Gajah to tourists that visit Malacca City and Ayer Keroh.
- PC 3 : Improve the access to tourism products that are available within the Alor Gajah District Council.
- PC 4 : Authorities need to distribute the benefits from tourism development to the residents within the Alor Gajah District Council.

- PC 5 : Further effort by the authorities is needed to increase private sector participation in the development and promotion of tourism.
- PC 6 : Increase the completion of accommodation facilities for tourists that visit areas within MDAG.
- PC 7 : In an effort to increase tourism development, the authorities need to ensure tourism development is planned in detail and sensitive towards the environment.

CITY AND COMMERCIAL CENTRE

- PB 1 : Authorities need to prepare Local Development Plans that are comprehensive as a guideline for planning and regulation of spatial development within the city centres.
- PB 2 : Authorities need to decrease land usage and activities that are incompatible with the environment and image of the city centres.
- PB 3 : Authorities need to make use of suitable landscape monitoring schemes within the city centres.
- PB 4 : Authorities need to institute systematic traffic management in line with the development of the city centre in order to ensure users safety.
- PB 5 : Authorities need to be comprehensive while planning the placement of hawker activities so it is in proportion to the overall development of the city centres.
- PB 6 : Encourage the redevelopment of mature shops and buildings.
- PB 7 : Authorities need to grant assistance or incentives to boost commercial activity in every city centre.
- PB 8 : Facilities and opportunities that are available in the development of the commercial sector need to be appropriately reserved for Bumiputras.

HOUSING

- RU 1 : Completion of adequate housing of the types needed would be ensured in order to support future residential demand.
- RU 2 : New housing development areas will be focused within predetermined areas in the outline as well as any available sub plan.
- RU 3 : Ample development of various types of low / medium cost housing needs to be available for the low and medium income groups.
- RU 4 : In order for private housing projects to be approved, a certain number of units need to be classified specifically as low and medium cost housing.
- RU 5 : Establish housing environs that are attractive, clean and of quality to satisfy the taste of residents.

- RU 6 : Authorities needs to monitor and ensure that housing development is implemented within a predetermined timeframe after obtaining approval.

TRANSPORTATION AND TRAFFIC

- PU 1 : Authorities need to implement road refurbishment programs and construct new roads to increase capacity and also to smoothen the traffic flow within the Alor Gajah District Council traffic system.
- PU 2 : Prepare a traffic management program for traffic flow on main roads and within the city centres.
- PU 3 : Authorities need to prepare car park facilities that are planned and adequate following local demand especially within city centres.
- PU 4 : Authorities need to improve pedestrian footpath facilities within city centres in order to ensure the safety and comfort of users.
- PU 5 : Authorities need to improve public bus transportation services to cover all settlement areas.

ENVIRONMENT

- AS 1 : Establish an environment that is balanced between development and ecology within the Alor Gajah District Council areas.
- AS 2 : Every development that possesses potential impact towards the environment need to prepare and abide by EIA (Environment Impact Assessment) procedures.
- AS 3 : The predetermined EIA requirements need to be adhered to during all levels and phases of construction.
- AS 4 : Authorities need to increase the enforcement of the Environmental Department guidelines in industrial and commercial developments.
- AS 5 : Increase the monitoring of areas that are prone to pollution along beaches, rivers and off shore.
- AS 6 : Establish an environmental quality that is clean and fresh while increasing public awareness towards the effects disposing of domestic, industrial, toxic and other such polluting waste into rivers and seashores.
- AS 7 : Maintain natural forest and wildlife areas.
- AS 8 : Establish environmental management and create a general environmental data bank.

LANDSCAPE

- LP 1 : Authorities need to ensure that city centre areas and main towns have landscaping efforts that are orderly, systematic and identifiable through the preparation of a comprehensive landscape Master Plan.

- LP 2 : Authorities need to ensure institutional grounds are being landscaped in order to establish surroundings that clean and fresh.
- LP 3 : Authorities need to ensure developers come up with landscaping plans and finish the work before issuing the development order and certificate of qualification (CFOs).
- LP 4 : Authorities need to prepare beautification programs of main roads that reflect and are oriented towards safety, function and attractiveness.
- LP 5 : Authorities need to take positive initiatives towards upgrading recreational areas to attract tourists and improve the quality of the environment.
- LP 6 : Authorities have to ensure that sensitive areas such as rivers, forest reserves, water catchment areas, hot springs and beaches are maintained as well as conserved
- LP 7 : Authorities must pay attention towards rural, landscaping which are village and agricultural areas so as to make them attractive to tourists and establish local identities.
- LP 8 : Beautification efforts of historical areas within the Alor Gajah District Council need to be given the proper attention by the respective authorities.
- LP 9 : Local Authority has to form a landscaping unit at the district council level complete with a capable workforce that can undertake landscaping efforts.

INFRASTRUCTURE AND UTILITY

- IU 1 : Drainage and flooding problems needs to be rectified with the establishment of a comprehensive drainage system.
- IU 2 : Increase in the quality of the water supply and ensure that an adequate water supply is available in line with urban development activities.
- IU 3 : Water catchment reserve areas need to be constantly monitored from any type of development that can interrupt its' function as a water catchment area.
- IU 4 : Overcome the lack of space for the construction of substations and obtaining reserves for burying underground cables.
- IU 5 : Decrease the problem of electricity cable obstruction.
- IU 6 : Authorities need to furnish all spatial development information to Tenaga Nasional Berhad while in the planning stage.
- IU 7 : Early planning needs to be undertaken in order to increase the telecommunication service for Alor Gajah, Tanah Masjid, Selandar and Simpang Empat areas.

- IU 8 : Telephone and other communication systems forecast has to be studied along with forecasts from other sectors so that early planning can be completed.
- IU 9 : The ratio of residents as compared to the load of the telephone lines has to be studied in depth.
- IU 10 : Improve the sewage system in order to ensure the health and cleanliness levels are satisfactory, in line with Health Ministry and Science and Environment Ministry guidelines.
- IU 11 : A unified program needs to be implemented in the management of solid waste in this district.

SOCIAL AND CIVIC FACILITIES

- KM 1 : Completion of new schools needs to be based on predetermined standards.
- KM 2 : Completion of health facilities needs to be ensured so that they are in proportion to demand and increase of residents.
- KM 3 : Postal facilities need to be increased in order to support demand and growth of residents.
- KM 4 : An adequate Fire Brigade service in line with the level of development needs to be available.
- KM 5 : Police services that are adequate in line with residential increases and levels of development, needs to be made available.
- KM 6 : Ensure that religious facilities as well as burial grounds are adequate.
- KM 7 : The demand for recreational facilities need to be planned so as to be in proportion and adequate to support the needs of residents of all ages.
- KM 8 : Welfare facilities will be available in line with any demand.

INSTITUTIONAL AND FINANCIAL STUDIES

- IK 1 : Cooperation between MDAG and the Alor Gajah District Office as well as other planning and enforcement agencies at the district level must be strengthened and the roles Alor Gajah District Office and MDAG identified in order to avoid functional conflicts.
- IK 2 : As the main coordinator and implementer of the recommendations of the Structural Plan, the thorough organizational structure of MDAG needs to be suitable with its current and future role and responsibilities.
- IK 3 : Monitor functions and development planning of MDAG has to be enhanced. There will be a need to form a different planning office and expanded staff in order for MDAG to monitor the implementation of Structural Plan suggestions successfully.
- IK 4 : MDAG needs to increase its' profit sources.

SEA SHORES

- PP 1 : Increase the development of aquaculture activities in cages at river mouths and sheltered coves.
- PP 2 : Establish recreational fishing activities as an alternative to conventional fishing activities.
- PP 3 : Efforts need to be undertaken to increase the socio economic development of residents staying along the shores.

AGRICULTURE

- PT 1 : Identification of crops that have potential and suitable with the current situations.
- PT 2 : Increase expansion and training programs.
- PT 3 : Increase the development of centralised agriculture.
- PT 4 : Increase productivity through the usage of the latest and modern technology.
- PT 5 : Have in place a marketing system that is more effective and dynamic.
- PT 6 : Make available better and flawless infrastructure.
- PT 7 : Prepare a master plan for the suitability of crops according to land resources and climate, as well as the potential of the crops.
- PT 8 : Agriculture needs to be encouraged taking into account District and National development trends.

4.3
DEVELOPMENT PLAN

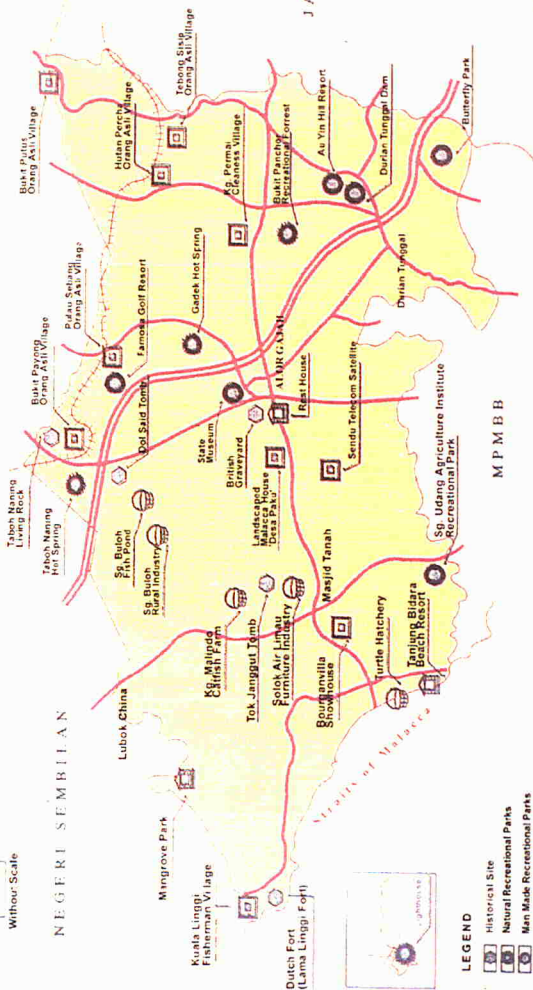
ALOR GAJAH : POTENTIAL AND INTERESTING PLACES FOR TOURISM

JASIN

N

Without Scale

NEGERI SEMBILAN

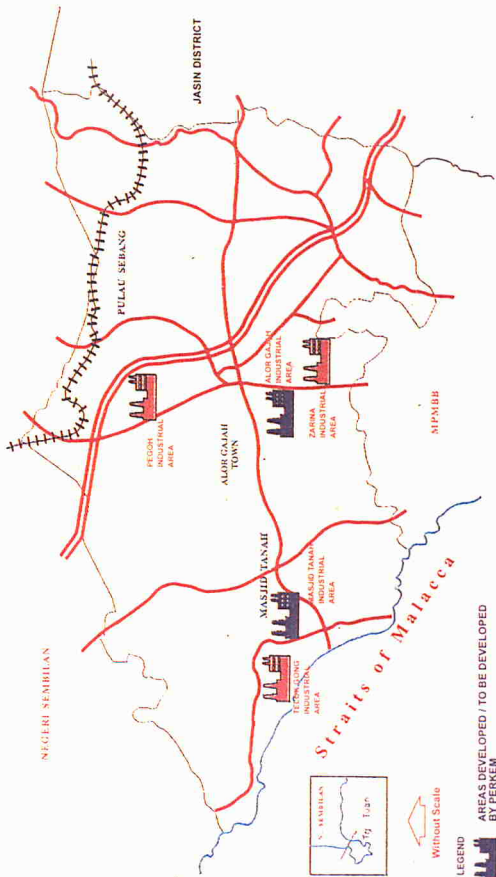


MPMBB

LEGEND

-  Historical Site
-  Natural Recreational Parks
-  Man Made Recreational Parks
-  Industrial and Farming based Tourism
-  Lodging Facilities
-  Other Attractions

ALOR GAJAH DISTRICT INDUSTRIAL AREA



Without Scale



LEGEND

-  AREAS DEVELOPED / TO BE DEVELOPED BY PERKEM
-  AREAS DEVELOPED / TO BE DEVELOPED BY PRIVATE DEVELOPERS

KEY DIAGRAM
(Insert Plan)
STRUCTURE PLAN
ALOR GAJAH DISTRICT COUNCIL

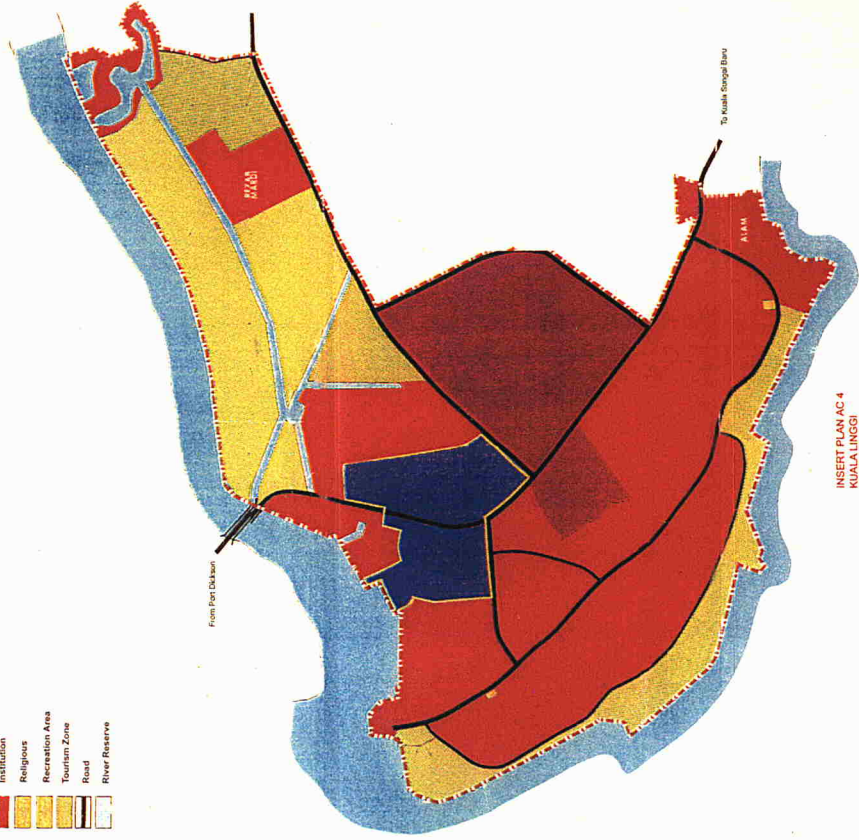
DEVELOPMENT LIMITED AREA
 Development Limited Boundary
 Commercial Centre Area

LAND USE

 Residential
 Commercial
 Industrial
 Institution
 Religious
 Recreation Area
 Tourism Zone
 Road
 River Reserve



Scale 1:50,000



5.0
STRUCTURE PLAN OF
JASIN DISTRICT
COUNCIL 1995-2015

5.0 STRUCTURE PLAN OF JASIN DISTRICT COUNCIL 1995-2015

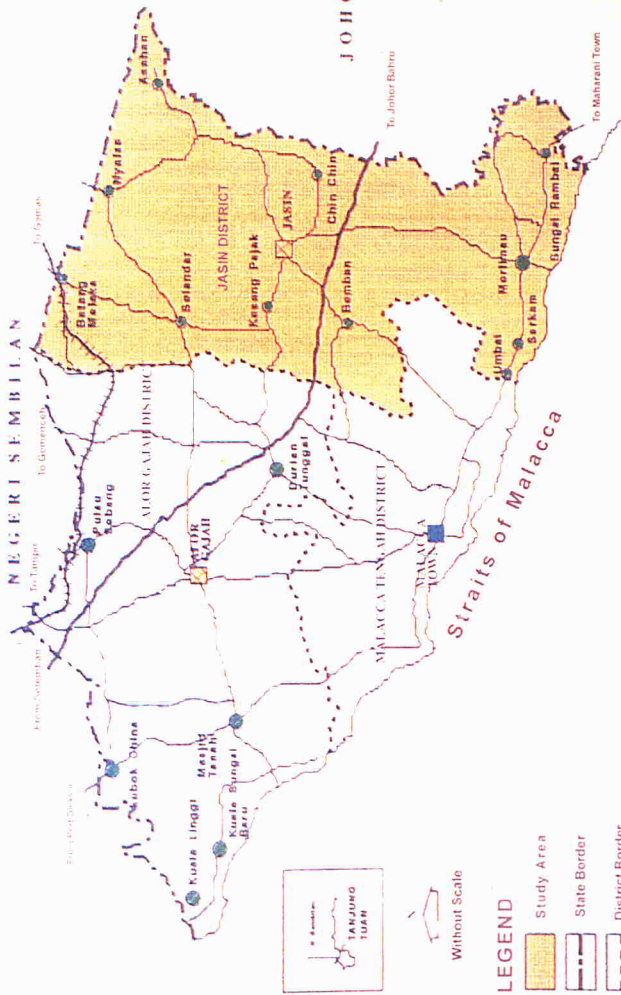
5.1 GENERAL INFORMATION OF STUDY AREA

| | | |
|--------------------------|---|---|
| State | : | Malacca |
| Gazette Date | : | 16 January 1997 |
| Gazette Number | : | No 2 No. 16 Vol. 41 |
| Utilization Length | : | 1995 - 2015 |
| Local Planning Authority | : | Malacca Municipal Council |
| Study Area | : | All Council areas including the Jasin District Office areas |
| Size of Study Area | : | 69, 702 hectares |
| Population | : | 123, 259 (2000 Forecast) 167, 548 (2015 Forecast) |
| City/Town | : | Jasin Merlimau |






NEGERI SEMBILAN

JOHOR



LEGEND

-  Study Area
-  State Border
-  District Border

Jasin District Area - 697 Square Km (269 Square Miles)

5.2 DEVELOPMENT POLICY

DEVELOPMENT AREA

- KP 1 : Future development will conform to predetermined land use zones as shown in the main outline and sub plans.

ECONOMIC FOUNDATION

- AE 1 : Change the work structure from agricultural to industrial in order to increase and stabilize the residential economy.
- AE 2 : Infrastructure connections between Jasin District Council with the Kuala Lumpur International Airport and Malacca Historical City Council need to be increased in order to maximize the potential of industry and tourism.
- AE 3 : Authorities needs to put in more effort towards increasing Bumiputra participation in the commercial, tourism and industrial sectors.

INDUSTRY

- IN 1 : Authorities need to encourage the expansion of the manufacturing sector as a main economic sector that will increase KDNK growth, job opportunities and income levels.
- IN 2 : Authorities need to encourage industrial development areas that are planned and furnished with adequate infrastructure facilities and which are suitable with the needs of the respective industries.
- IN 3 : Authorities need to decrease land use incompatibility and any negative impact towards the environment in planning and developing industrial areas.
- IN 4 : Authorities need to grant assistance towards the development of small and medium scale industries that are more formal, orderly and moden in addition, encouraging the development of labour intensive industries within the Jasin District Council.
- IN 5 : Authorities need to encourage public / private sectors to make available programs that would increase the technological skill and industrial productivity levels.
- IN 6 : Reserved land with adequate infrastructure facilities needs to be available within the Jasin-Merlimau (1991 - 2000) Corridor and Jasin-Bemban-Ayer Keroh (2000 - 2015) Corridor.

URBAN AND COMMERCIAL CENTRE

- PB 1 : Authorities need to prepare Local Development Plans that are comprehensive as a guideline for planning and monitoring spatial development within the city centres.

- PB 2 : Authorities need to restrict land usage and activities that are incompatible with the environment and image of the city centres.
- PB 3 : Authorities need to make use of suitable landscape monitoring within the city centres.
- PB 4 : Authorities need to establish systematic traffic management in line with the development of the city centre in order to ensure users safety.
- PB 5 : Authorities need to comprehensively plan in placing hawkker activities in proportion to the overall development of the city centres.
- PB 6 : Encourage the redevelopment of mature shops and buildings.
- PB 7 : Authorities need to grant assistance or incentives to boost commercial activity in every city centre.
- PB 8 : Facilities and opportunities that are available in the development of the commercial sector need to be appropriately reserved for Bumiputras.

TRANSPORTATION AND TRAFFIC

- PU 1 : Authorities need to implement road refurbishment programs and construct new roads to increase capacity and also to smoothen the traffic flow within the Jasin District Council traffic system.
- PU 2 : Prepare a traffic management program for traffic flow on main roads and within the city centres.
- PU 3 : Authorities need to prepare car park facilities that are planned and adequate following local demand specifically within city centres.
- PU 4 : Authorities need to improve pedestrian footpath facilities within city centres in order to ensure the safety and comfort of users.
- PU 5 : Authorities need to improve public bus transportation services to cover all residential areas.

AGRICULTURE

- PT 1 : Identification of crops that have potential and suitable with the current situations.
- PT 2 : Increase expansion and training programs.
- PT 3 : Increase the development of centralised agriculture.
- PT 4 : Increase productivity through the usage of the latest and modern technology.
- PT 5 : Come up with a marketing system that is more effective and dynamic.
- PT 6 : Make available better and flawless infrastructure.

- PT 7 : Prepare a master plan for the suitability of crops according to land resources and climate, as well as the potential of the crops.
- PT 8 : Agriculture needs to be encouraged taking into account District and National development trends.

HOUSING

- RU 1 : Completion of adequate housing of the types needed would be ensured in order to support future residential demand.
- RU 2 : New housing development areas will be focused within predetermined areas in the outline as well as any available sub plan.
- RU 3 : Ample development of various types of low / medium cost housing needs to be available for the low and medium income groups.
- RU 4 : In order for private housing projects to be approved, a certain number of units need to be classified specifically as low and medium cost housing.
- RU 5 : Establish housing environs that are attractive, clean and of quality to satisfy the taste of residents.
- RU 6 : Authorities needs to monitor and ensure that housing development is implemented within a predetermined timeframe after obtaining approval.

ENVIRONMENT

- AS 1 : Establish an environment that is balanced between development and ecology within the Jasin District Council areas.
- AS 2 : Every development that possesses potential impact towards the environment need to prepare and abide by EIA (Environment Impact Assessment) procedures.
- AS 3 : The predetermined EIA requirements need to be adhered to during all levels and phases of construction.
- AS 4 : Authorities need to increase the enforcement of the Environmental Department guidelines in industrial and commercial developments.
- AS 5 : Increase the monitoring of areas that are prone to pollution along beaches, rivers and off shore.
- AS 6 : Establish an environmental quality that is clean and fresh while increasing public awareness towards the effects of disposing domestic, industrial, toxic and other such polluting waste into rivers and seashores.
- AS 7 : Maintain natural forest and wildlife areas.
- AS 8 : Establish environmental management and create a general environmental data bank.

LANDSCAPE

- LP 1 : Authorities need to ensure that city centre areas and main towns have landscaping efforts that are orderly, systematic and identifiable through the preparation of a comprehensive landscape Master Plan.
- LP 2 : Authorities need to ensure institutional grounds are being landscaped in order to establish surroundings that clean and fresh.
- LP 3 : Authorities need to ensure developers come up with landscaping plans and finish the work before issuing the development order and certificate of qualification (CFOs).
- LP 4 : Authorities need to prepare beautification programs of main roads that reflect and oriented towards safety, function and attractiveness.
- LP 5 : Authorities need to take positive initiatives towards upgrading recreational areas to attract tourists and improve the quality of the environment.
- LP 6 : Authorities have to ensure that sensitive areas such as rivers, forest reserves, water catchment areas, hot springs and beaches are maintained as well as conserved
- LP 7 : Authorities must pay attention towards rural landscaping, which are village and agricultural areas so as to make them attractive to tourists and establish local identities.
- LP 8 : Local Authority has to form a landscaping unit at the district council level complete with a capable workforce that can undertake landscaping efforts.

TOURISM

- PC 1 : Introduce the Jasin District as a tourist destination in the Malacca state tourism program package.
- PC 2 : Increase the awareness of the tourism products that are available within Jasin to tourists that visit Malacca City and Ayer Keroh.
- PC 3 : Improve the access tourism products that are available within the Jasin District Council.
- PC 4 : Authorities need to distribute the benefits from tourism development to the residents within the Jasin District Council.
- PC 5 : Further effort by the authorities is needed to increase private sector participation in the development and promotion of tourism.
- PC 6 : Increase the completion of accommodation facilities for tourists that visit areas within the district of Jasin.

- PC 7 : In an effort to increase tourism development, the authorities need to ensure tourism development is planned in detail and sensitive towards the environment.

SOCIAL AND CIVIC FACILITIES

- KM 1 : Completion of new schools need to be based on predetermined standards.
- KM 2 : Completion of health facilities needs to be ensured so that they are in proportion to demand and increase of residents.
- KM 3 : Postal facilities need to be increased in order to support demand and growth of residents.
- KM 4 : Adequate Fire Brigade service in line with the level of development, need to be available.
- KM 5 : Police services that are adequate in line with residential increases and levels of development, needs to be made available.
- KM 6 : Ensure that the religious facilities as well as burial grounds are adequate.
- KM 7 : The demand for recreational facilities need to be planned so as to be in proportion and adequate to support the needs of residents of all ages.
- KM 8 : Welfare facilities will be available in line with any demand.

INFRASTRUCTURE AND PUBLIC UTILITY

- IU 1 : Increase in the quality of the water supply and ensure that an adequate water supply is available in line with urban development activities.
- IU 2 : Development of water catchment reserves needs to be controlled.
- IU 3 : Overcome the lack of space for the construction of substations and obtaining reserves for burying underground cables.
- IU 4 : Decrease the problem of electricity cable obstruction.
- IU 5 : Authorities need to furnish all spatial development information to Tenaga Nasional Berhad while in the planning stage.
- IU 6 : Early planning needs to be undertaken to increase the telecommunication service for Jasin, Merlimau and Sungai Rambai.
- IU 7 : Telephone and other communication systems forecast has to be studied along with forecasts from other sectors so that early planning can be completed.
- IU 8 : The ratio of residents as compared to the load of the telephone lines has to be studied in depth.

- IU 9 : Drainage and flooding problems needs to be rectified with the establishment of a comprehensive drainage system.
- IU 10 : Improve the sewage system in order to ensure health and cleanliness levels are satisfactory in line with Health Ministry and Science and Environment Ministry guidelines.
- IU 11 : A unified program needs to be implemented in the management of solid waste in this district.

INSTITUTIONAL AND FINANCIAL STUDIES

- IK 1 : Cooperation between MDJ and Jasin District Office as well as other planning and enforcement agencies at the district level must be strengthened and the roles Jasin District Office and MDJ identified in order to avoid functional conflicts.
- IK 2 : As the main coordinator and implementer of the recommendation of the Structural Plan, the thorough organizational structure of MDJ needs to be suitable with its current and future role and responsibilities.
- IK 3 : Monitor functions and development planning of MDJ has to be enhanced. There will be a need to form a different planning office and expanded staff in order for MDJ to monitor the implementation of Structural Plan suggestions successfully.
- IK 4 : MDJ needs to increase its' profit sources.

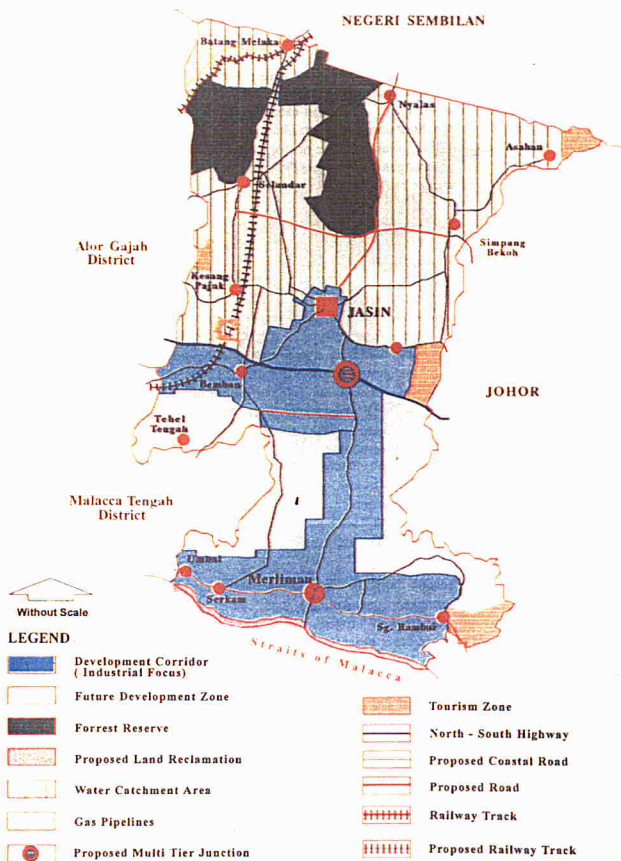
SEA SHORES

- PP 1 : Increase the development of aquaculture activities in cages at the river mouths and sheltered coves.
- PP 2 : Establish recreational fishing activities as an alternative to conventional fishing activities.
- PP 3 : Efforts need to taken to increase the socio economic development of residents staying along the shores.

5.3

DEVELOPMENT PLAN

JASIN DISTRICT COUNCIL DEVELOPMENT STRATEGY



POTENTIAL AND INTERESTING PLACES FOR TOURISM- JASIN



LEGEND

-  Historical Sites
-  Natural Recreational Parks
-  Man Made Recreational Parks
-  Industrial - and Farming - based Tourism
-  Lodging Facilities
-  Other Attractions

Without Scale

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

Advisor

Y. Bhg. Dato' Wan Mohamad Mukhtar bin Mohd. Noor

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

Chief Editor

*Pn. Hajjah Norasiah bt. Haji Yahya
Head of the Research and Development Unit*

Assisted by

*En. Sulaiman bin Mohammad
Research and Development Unit*

Production Assistants

*Pn. Raihan bt. Ghazali
Cik Nor Hasliza bt. Rohan
Cik Norzahriyati bt. Abd. Majid
Research and Development Unit*

August 2002