

# KUALA LINGGI

## DRAFT SPECIAL AREA PLAN



Preparation of Kuala Linggi Draft Special Area Plan (RKK), It has been started after the announcement of former YAB Chief Minister of Melaka, Datuk Seri Mohd Ali Rustam in opening ceremony of RTC Kuala Linggi by YAB Prime Minister Datuk Seri Mohd Najib Tun Abdul Razak at 10th November 2012

RKK Kuala Linggi has been looked of state government reaction to develop rural town area through the need for preparation of Rural Transformation Program (RTP). It is also under one of the Government Transformation Programed (GTP), realization of Country Vision became high income country year beyond year 2020.

The objective of Rural Transformation Program is to transform the rural area to become more economically to attract private investor, providing more job opportunities and economic activity in rural area. In this regard, the existence of RTC as a pioneer of RTP can be a mechanism to optimize the potential of development and rural economic area.

**Special Area Plan Kuala Linggi is a Development Plan that be prepared in accordance with Malaysian Law Under Sub-Section 16B (1), (2) and (3) Town And Country Planning Act 1976 (Act 172)**



### Study Area Location



The study area is located in western part of the state Malacca and bordering the Selat Melaka. This area is about 45km from the city of Malacca and 37km from Port Dickson. It covers an area of 3,755.27 acres (1,597 hectares) in Mukim Kuala Linggi and Mukim Kuala Sungai Baru.

Total population by mukim in 2010 is amounted to 12,738 persons (2,043 people in the Mukim Kuala Linggi and 10,695 people in the Mukim of Kuala Sungai Baru). While the population in the RKK Kuala Linggi study area is 1,662 people which involve two JKKK administration of Tg. Dahan and Kuala Linggi.

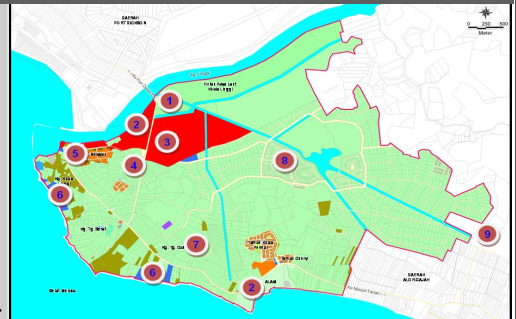
### RKK Kuala Linggi Development Concept

The proposed development Concept is based on achieving the goal of the study

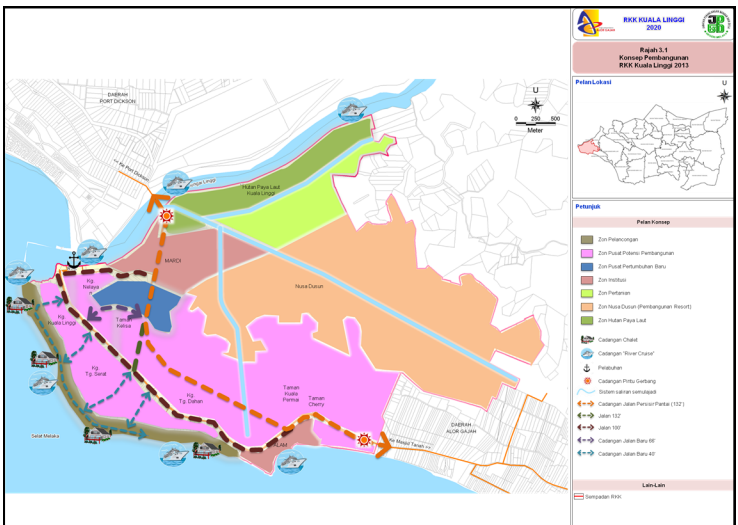
**“To Provide Comprehensive Plan for Kuala Linggi Development as a Rural Growth and Supporting Role as a Rural Transformation Centre (RTC)”**

### Potential Development of Study Area

- Rural Transformation Centre (RTC)
  - LKIM Complex
  - Serve as integration service Centre
- Eco-Tourism Potential
  - MARDI Research Centre
  - Kuala Linggi Port
  - Linggi River
  - Peat Swamp Forest
  - Offshore Areas
  - Homestay and Chalet
- Land use sprawl to develop a new growth center and to provide facilities for people through the development of commercial and residential land use.
- To enhance the function of Port Kuala Linggi as a Maritime Hub and economic growth.
- Potential of Agriculture development through research and Agro-Tourism.
- Potential of transportation network development through road system and accessibility of water network.



No	Location	Component
1	Peat Swamp Forest and Linggi River	Eco-tourism, state park and RTC training Centre
2	ALAM	Edu-tourism and University Cooperation
3	MARDI	Agro-Tourism, RTC Research Centre and Processing of Agro-Food Products
4	RTC	Business Centre and services, residential, recreation area, bus station and proposed new location of RTC
5	Kuala Linggi Port and Kg. Nelayan	Barter Trade Port, fishery markets, processing and packaging centre, terminal water transport and grilled fish floating restaurant
6	Chalet Facilities and coast	Agro-Tourism, Homestay and Chalet
7	Agriculture area	high value agriculture, agro-tourism, swift let farming activities
8	Nusa Dusun	resort development, high value agriculture, agro-tourism, swift let farming activities and training centre
9	KUIM	Edu-tourism and university cooperation



### RKK Kuala Linggi Development Proposal

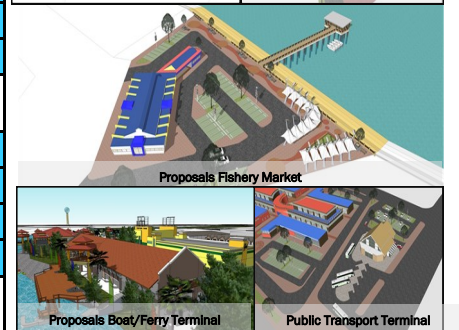
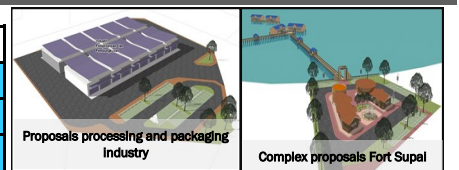
### Vision and Objective

**Goal of this study is to provide a RKK Comprehensive Development Plan for Kuala Linggi to developed as a growth centre for supporting it's role as a Rural Transformation Centre (RTC).**

### Six objective of the study is:

- Determine the confluence of the service centre in line with its role as a centre for Rural Transformation Centre (RTC).
- Determine the role and potential of Port Kuala Linggi to a more advanced level.
- Examine the importance of the initiative establishment of RTC and implementation recommendation for the study area.
- Enhance the efficiency of transportation.
- Provide infrastructure and utilities to meet the needs of local people and to support the urban development tourism and other economic value.
- Determine and preserve sensitive environment area to create a balance development and achieve a sustainable environment

No.	Development Strategy	Blueprint
01.	Proposals to strengthen kuala Linggi service canters as Rural Transformation Center (RTC)	PT01. Kuala Linggi new growth centre proposal
		PT02. Fishery market
		PT03. Processing and packaging industry
		PT04. Upgrading of Kg. Nelayan
		PT05. Fort Supai business complex
02.	Kuala Linggi Port as a maritime-hub	PT06. Kuala Linggi Port as a water transportation terminal
03.	Proposal for improvements of facilities to promote tourism	PT07. River cruise
		PT08. Archways and upgrade main street landscape
		PT09. Edu-Tourism
		PT10. Upgrading support facilities tourism
04.	Proposal to Increase connection system and public transportation	PT11. Traffic management (new roads, upgrading of roads and intersections)
		PT12. Upgrading public transport terminals
		PT13. Public bus service
		PT14. Water transport
05.	Proposal to upgrade infrastructure and utility management system that systematically	PT15. Centralized sewage treatment plant
		PT16. Water tank (elevated)
		PT17. Electricity (SSU)
		PT18. Telecommunications tower
06.	Proposal for of sensitive environmental	PT19. RKK Kuala Linggi KSAS Management plan



### PUBLICITY AND PUBLIC PARTICIPATION PROGRAM

People have a right to give an opinion or feedback on this Draft Special Area Plan proposal through Publicity and Public Participation Program that is being conducted from December 1 to December 31 2013 at the following places:

- Majlis Perbandaran Alor Gajah
- Foyer RTC Melaka
- Jabatan Perancangan Bandar Dan Desa Negeri Melaka



Town and Country Planning Department of Peninsular Malaysia (JPBDSM) is a government agency under the Ministry of Urban Wellbeing, Housing and Local Government responsible for the town and country planning in the country. Between the role is to assist state and local authorities in the area under the administration plan as providing the Structure Plan, Local Plan and Special Area Plan.