

Draft

BAGAN DATUK

DISTRICT LOCAL PLAN 2035

Executive Summary

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INTRODUCTION

REQUIREMENTS OF BAGAN DATUK DISTRICT LOCAL PLAN 2035

- 1** The preparation of Bagan Datuk District LP 2035 is in line with Section 12, TCP Act (Act 172).
- 2** It is the 12th. district in Perak State and its establishment was gazetted on 22nd. November 2016. Bagan Datuk was announced as a new district on 9th. January 2017.
- 3** Bagan Datuk District was previously part of Hilir Perak District and subjected to Hilir Perak District LP 2020.
- 4** With its establishment as a new district, there is a need to have its own LP for planning and development control until the year 2035.

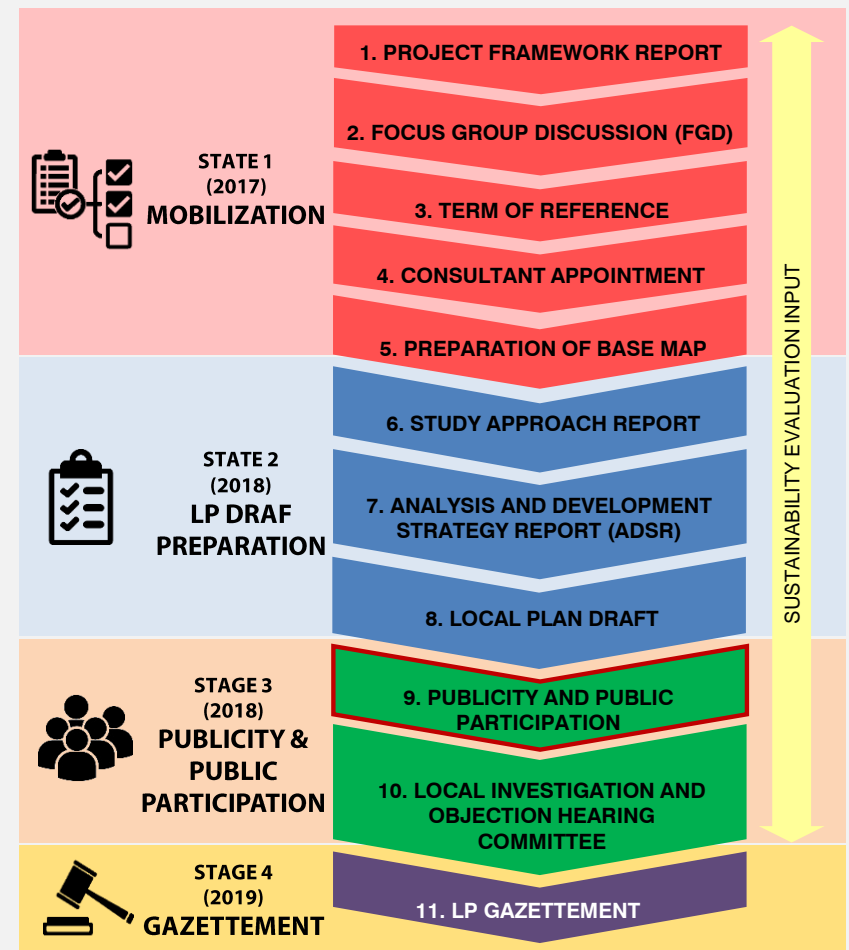
LOCAL PLAN DEFINITION

Shall **consist of a map and written statement** supported with **implementation guidelines**.

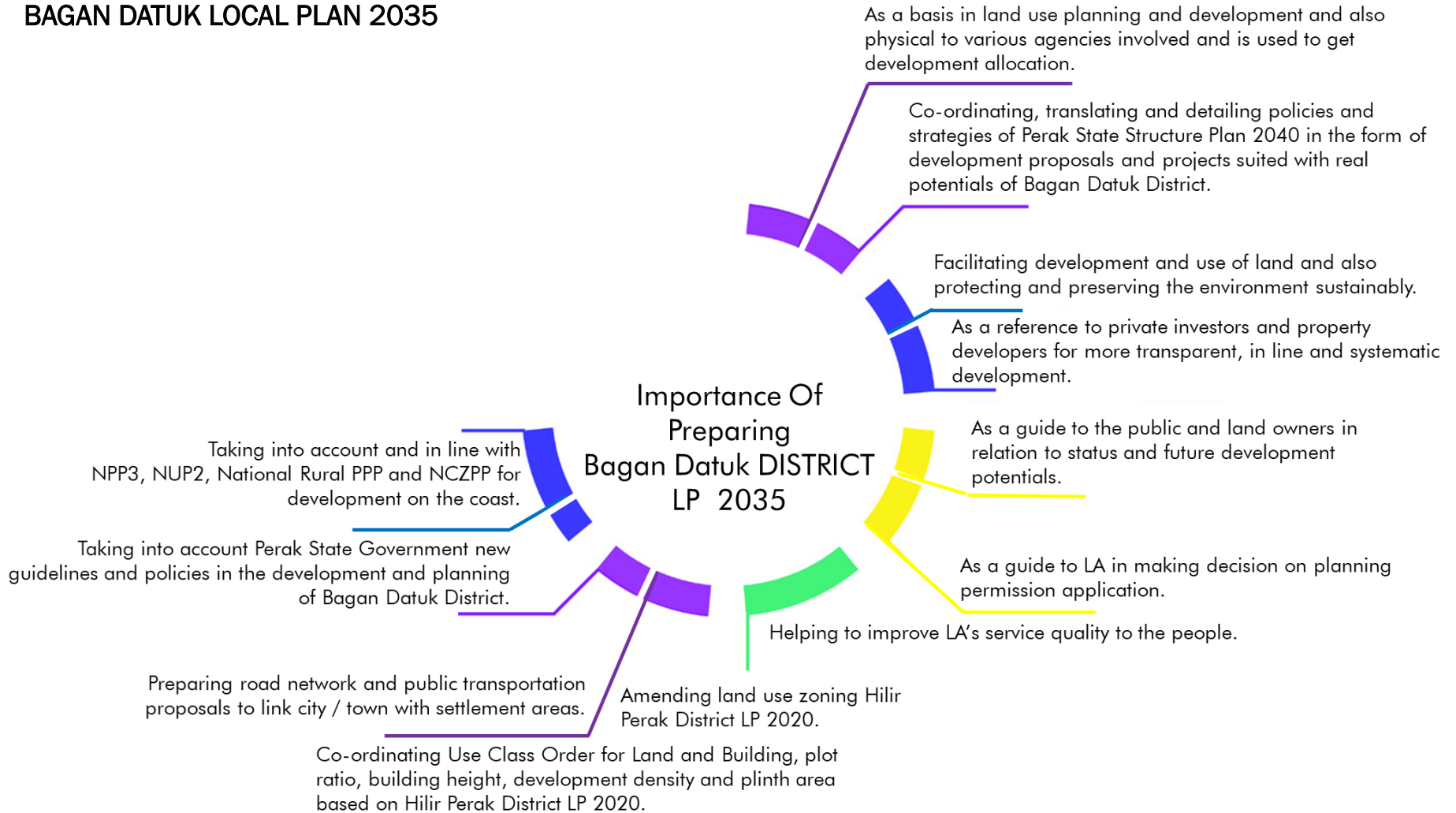
It **explains in detail general policies** and **proposals for development and use of land**. It further translates and details out Structure Plan strategic policies into more detail and practical physical form.

LOCAL PLAN PREPARATION PROCESS

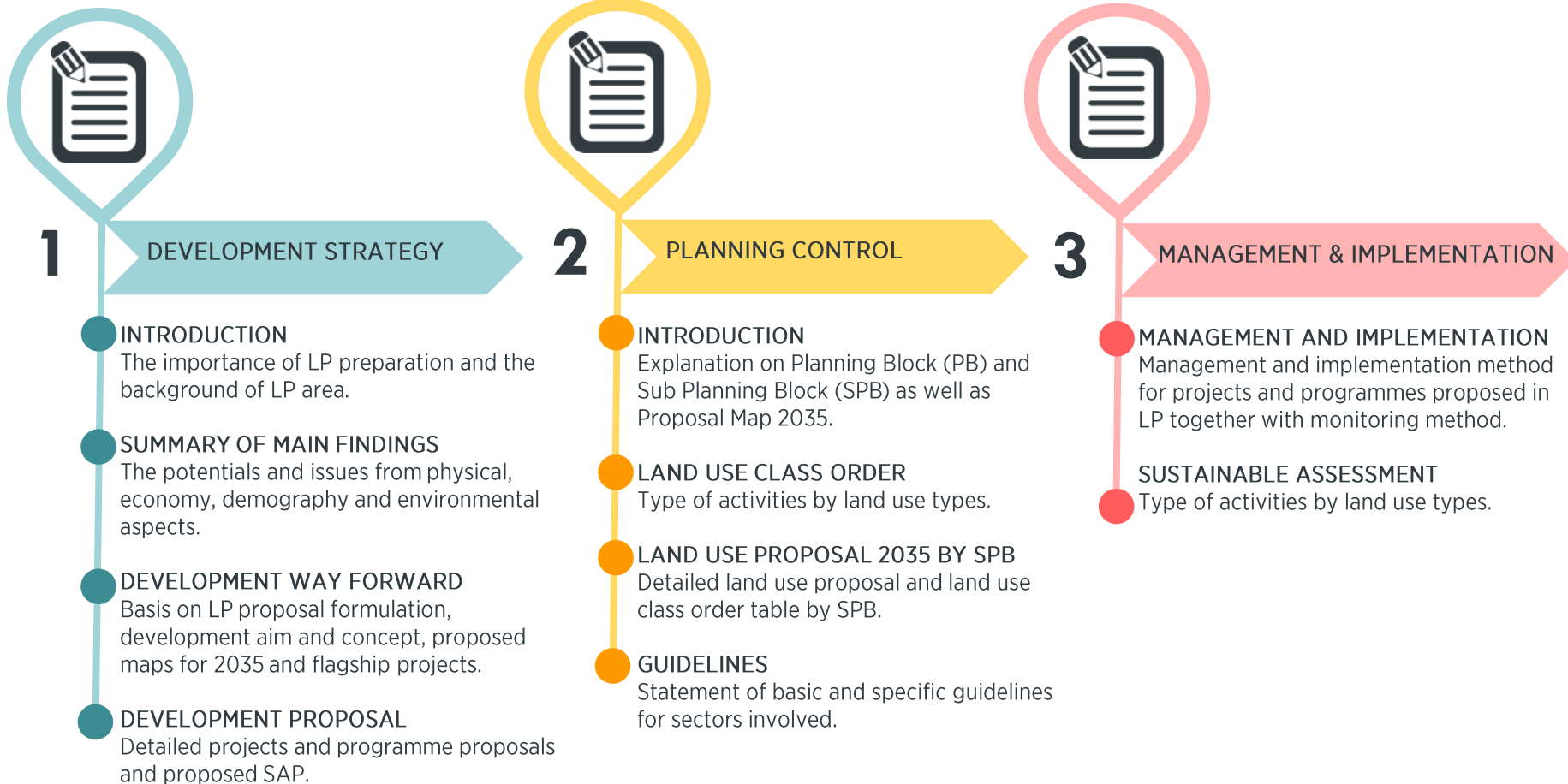
DLP is the third tier development plan in the national land use planning and physical system after National Physical Plan (NPP) and State Structure Plan (SSP) as provided by Act 172.



IMPORTANCE OF PREPARING BAGAN DATUK LOCAL PLAN 2035



CONTENT OF BAGAN DATUK LOCAL PLAN 2035



LOCAL PLAN AREA PROFILE

Area of Bagan Datuk District LP 2035 comprises the whole of Bagan Datuk district including Pulau Sembilan and under the jurisdiction of Teluk Intan Municipal Council.

Fact of Bagan Datuk

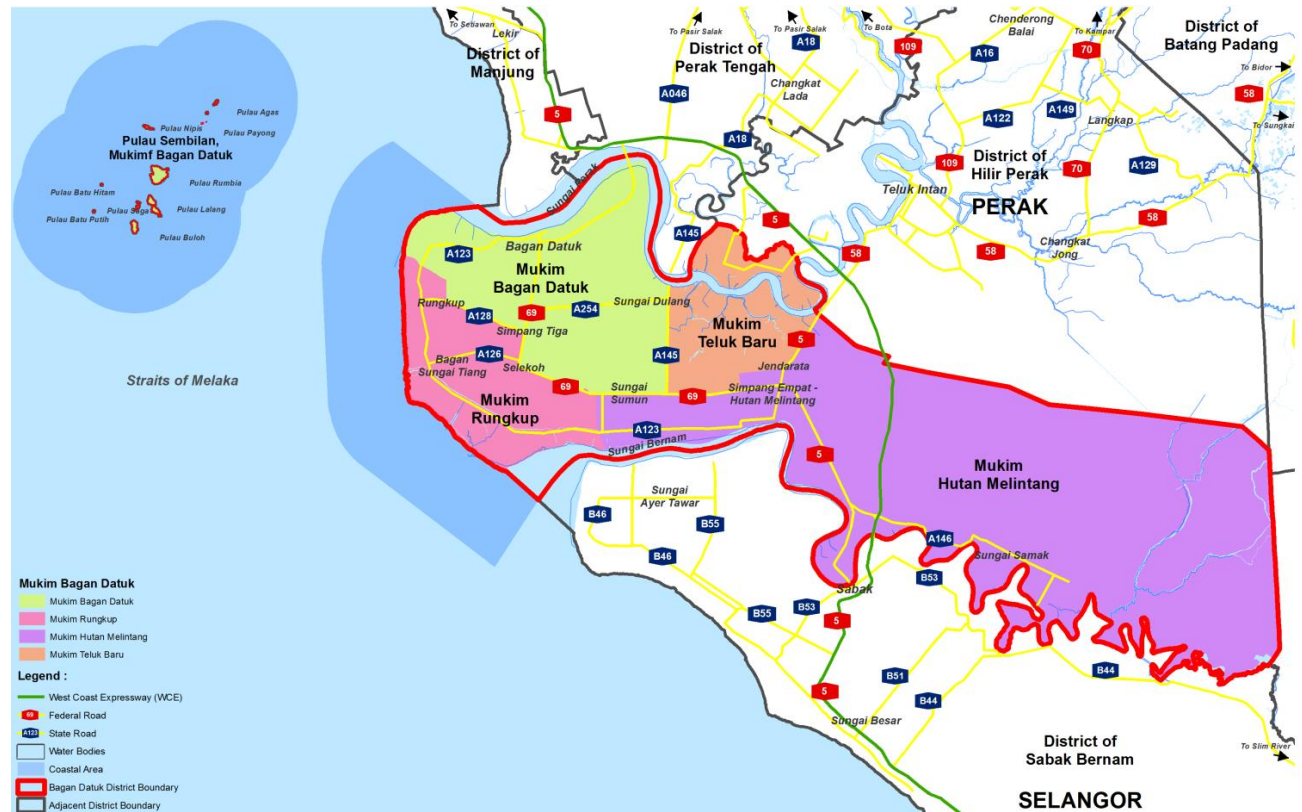
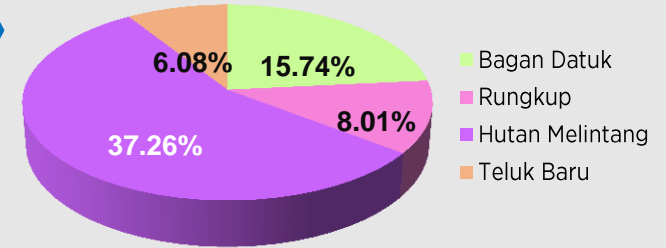
- ✓ **12th.** District in Perak State
- ✓ Total of **4 mukim** including Pulau Sembilan
- ✓ Located at the **southern** of Perak State
- ✓ Located within the **Southern Perak Region**
- ✓ Surrounded by **Perak River, Bernam River & Straits of Melaka**

WHOLE DISTRICT
ACREAGE:

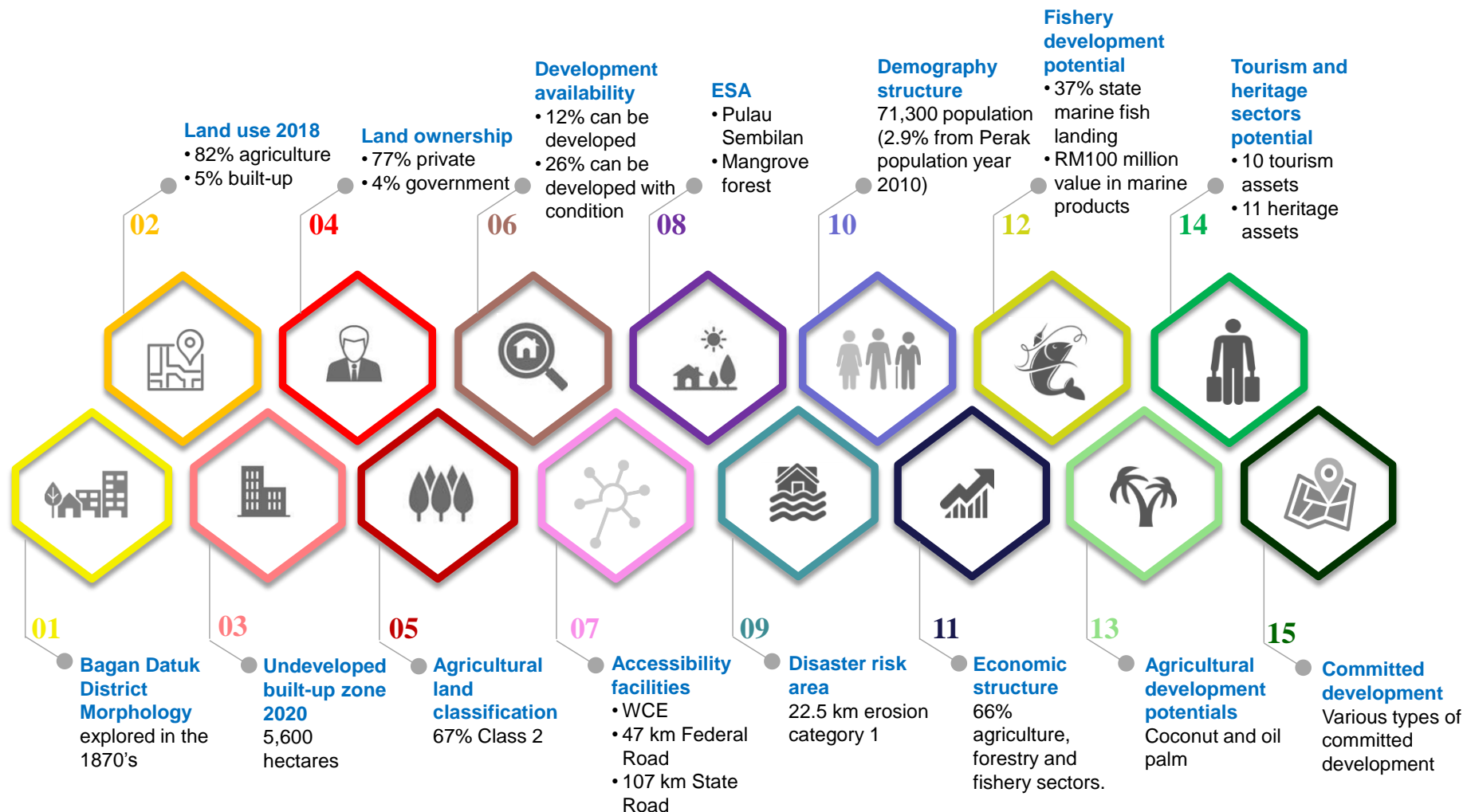
98,078.16 hectares

This LP covers Bagan Datuk Territorial Sea Water (including Pulau Sembilan Archipelago and 3 nautical miles from low water mark) with an acreage of 48,103.19 hectares.

Percentage Area Based on Mukim

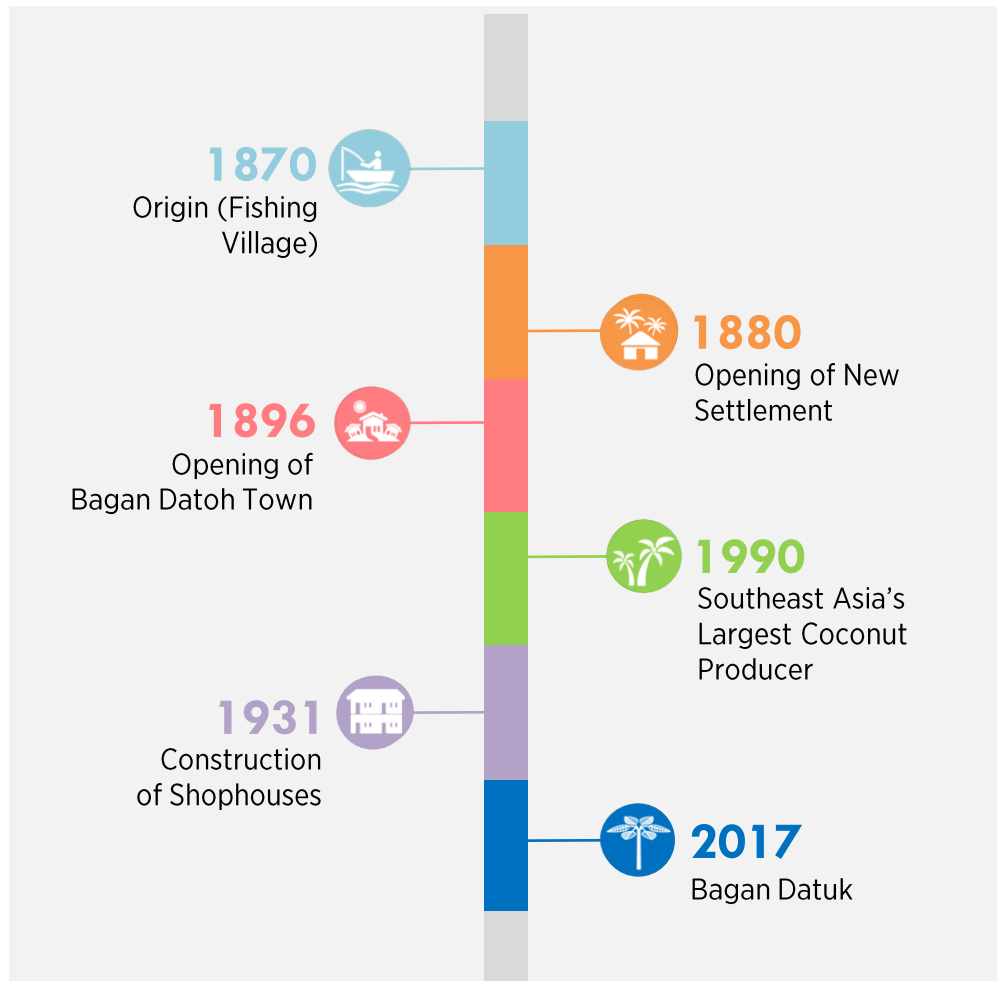


MAIN FINDINGS

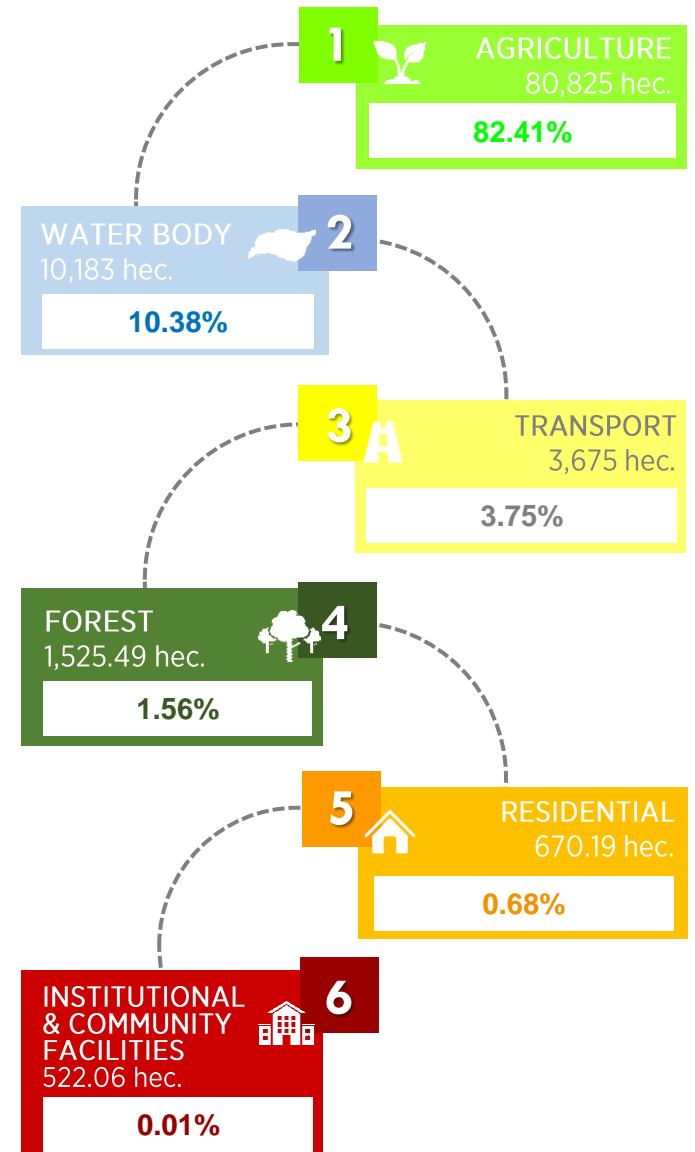


Bagan Datuk District Morphology

Bagan Datuk is the last town located at Perak River estuary before being connected to the Straits of Malacca. This town was once the gateway to traders from around the world, a place of merchandise exchange and port activities at the beginning of its establishment.



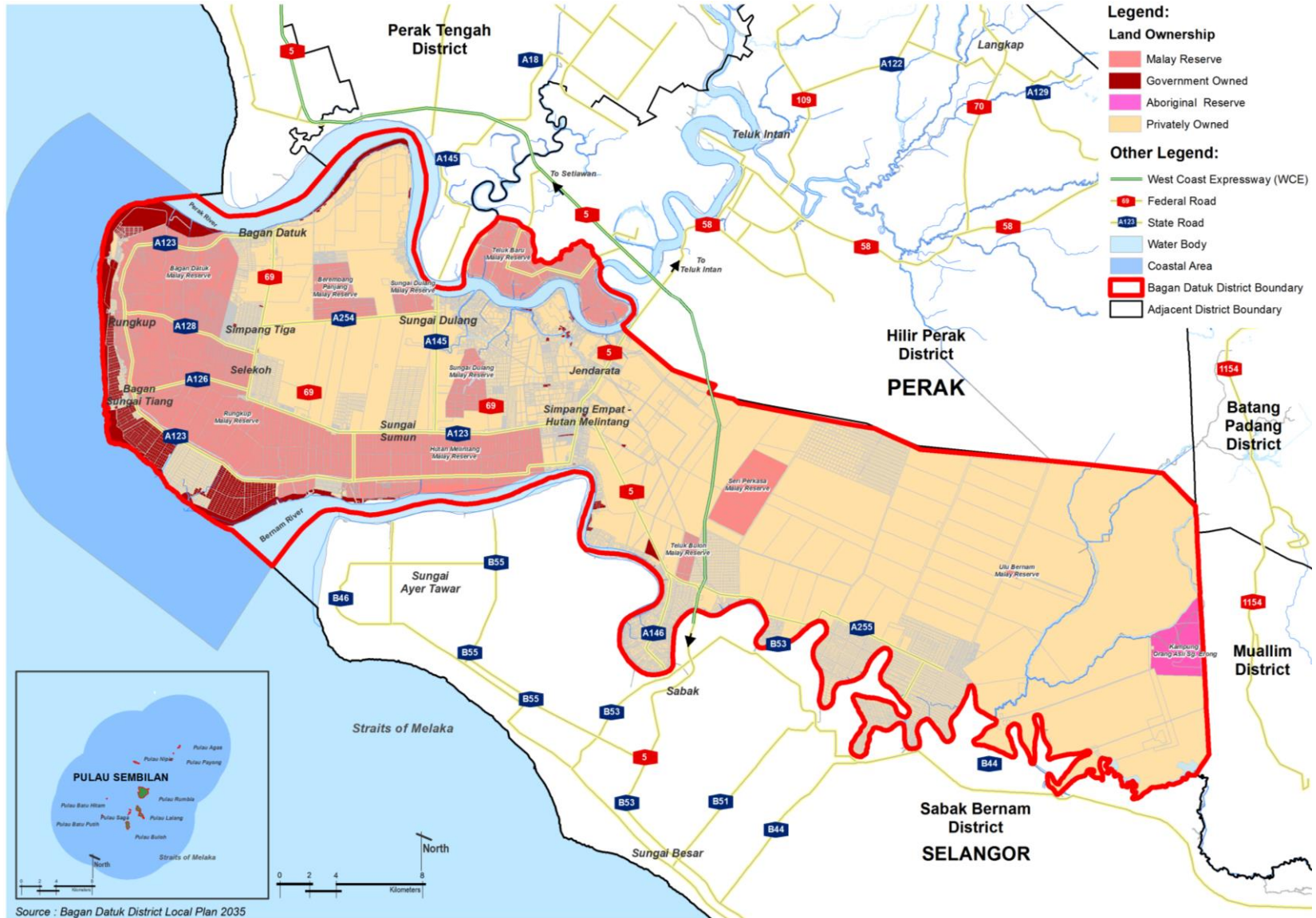
Land Uses 2018



Land Uses Bagan Datuk 2018



Land Ownership Rights Bagan Datuk



GOVERNMENT OWNED
4.37%

MALAY RESERVE
17.61%

ABORIGINAL RESERVE
0.68%

PRIVATELY OWNED
77.34%

Source : Bagan Datuk District Local Plan 2035

Agriculture Soil Classification Bagan Datuk



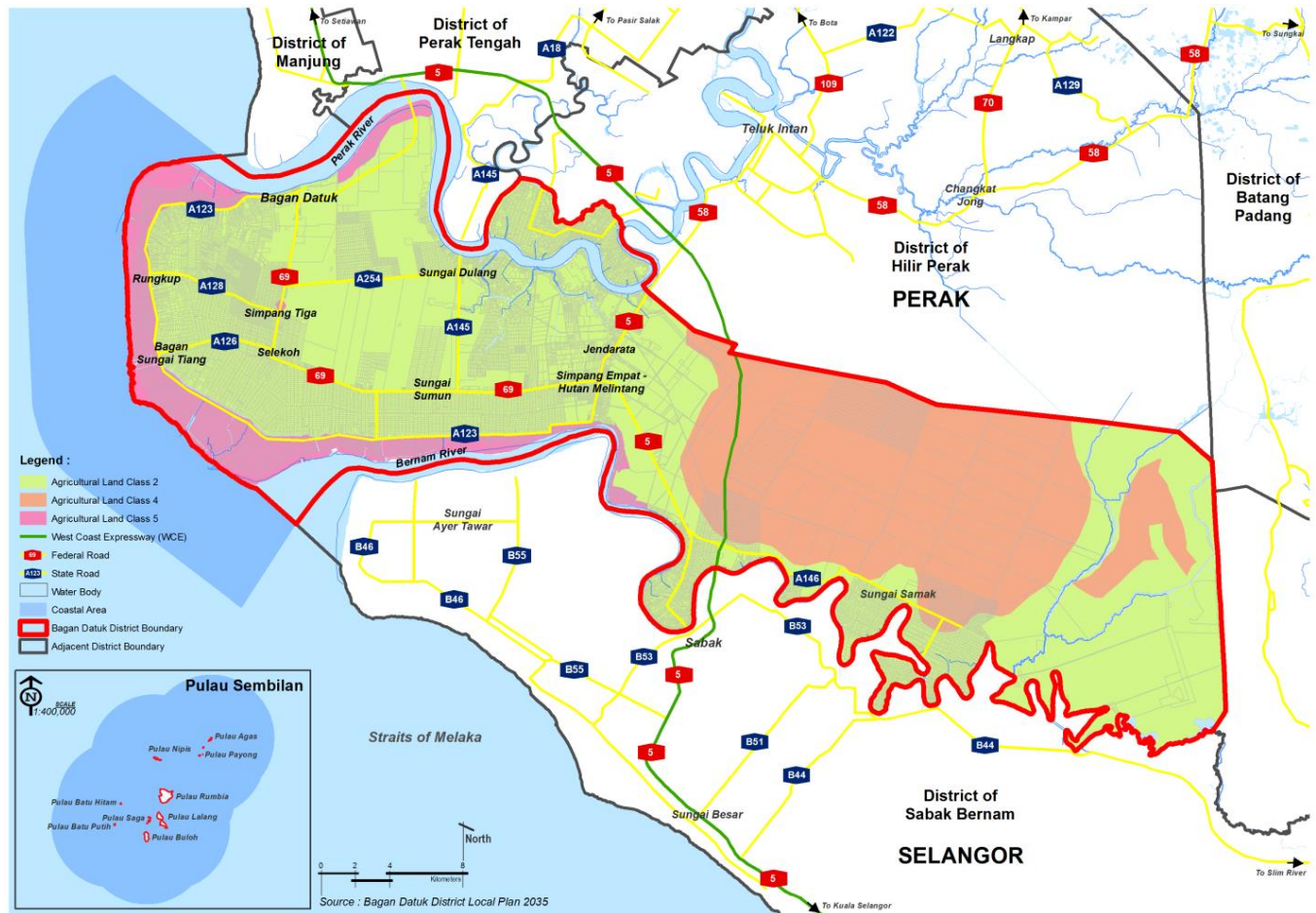
Class 1
Soil that has no restriction or minor restriction for plant growth. Suitable for agricultural activities like paddy and oil palm crops.



Class 2 (66.96%)
Soil that has one or more medium restriction for plant growth. Less suitable for crops as compared to Class 1. Moderately suitable for various type of crops especially coconut and rubber.



Class 3
Soil that has one serious restriction for plant growth. Effective management is needed to develop and restore this soil type for long term production.



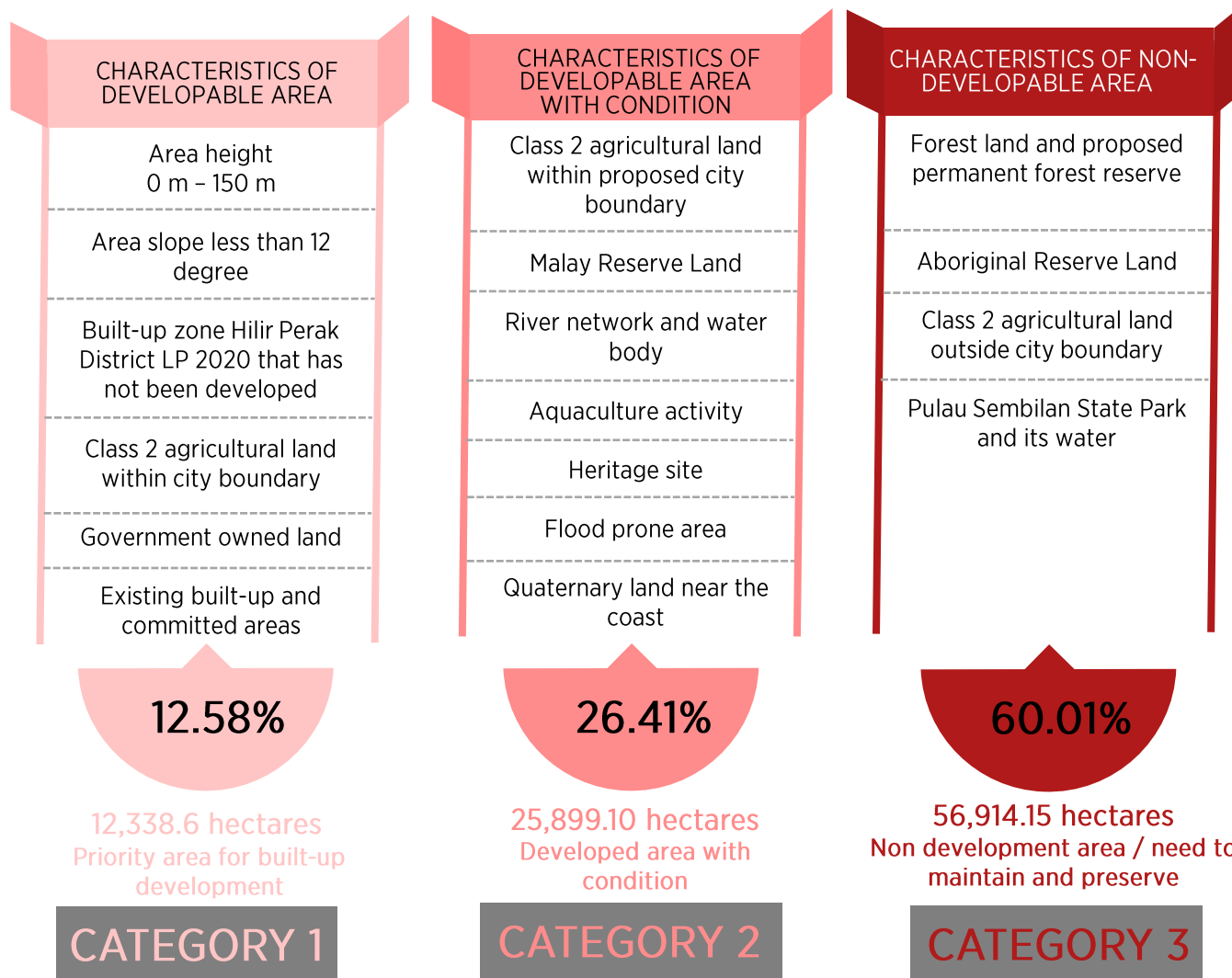
Class 4 (25.25%)
Soil that has more than one serious restriction for plant growth. Effective management is needed to maintain crops production. Limited suitability to only a few types of crops.



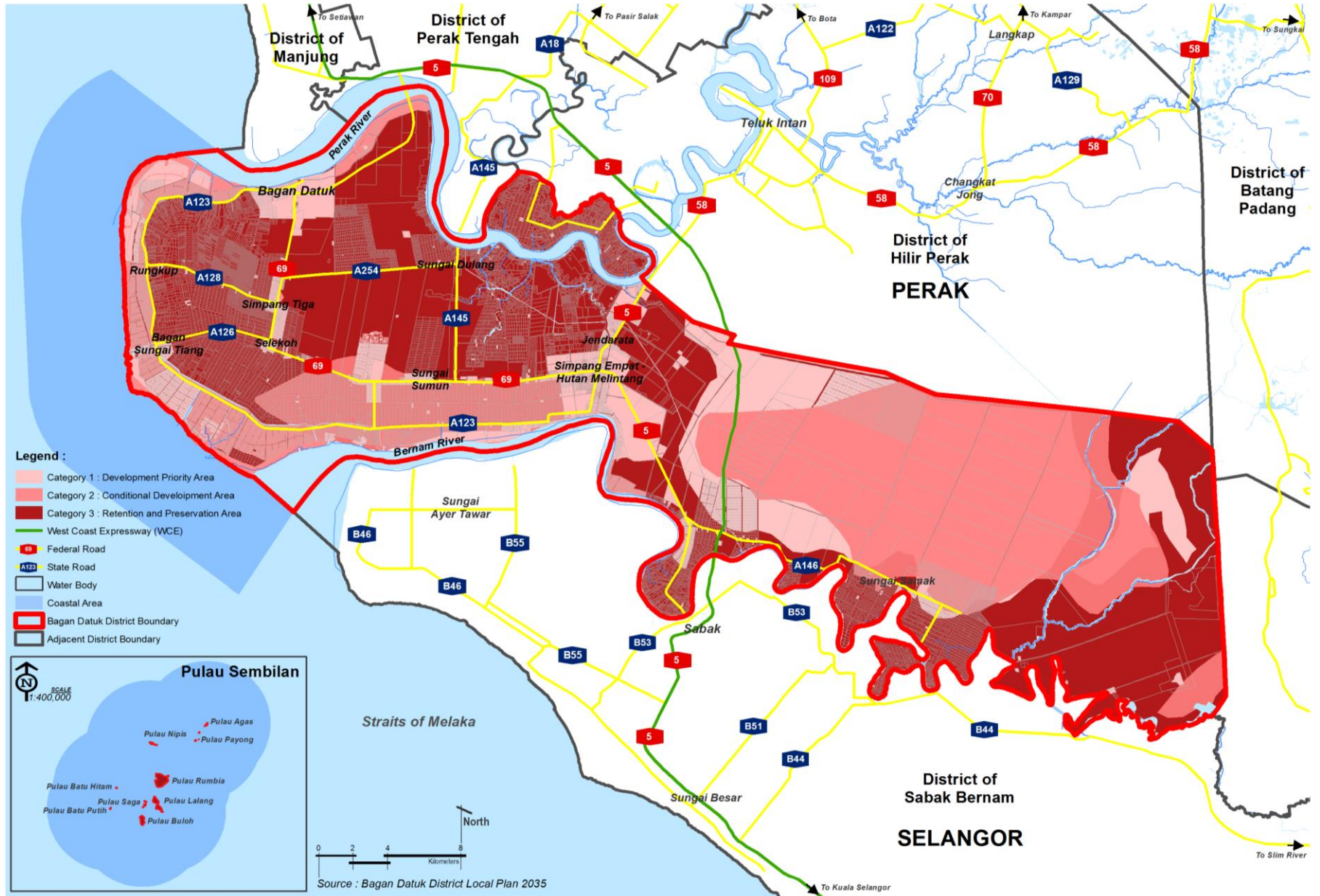
Class 5 (7.79%)
Soil that has at least one serious restriction for plant growth. Not suitable for agricultural crops.

Development Availability

Characteristics in determining potential area for development are as follow:



Land Availability dan Suitability Bagan Datuk



STRATEGIC ALLOCATION



DEVELOPMENT WAY FORWARD

BAGAN DATUK

AGROTOURISM AND MARITIME DISTRICT SOUTHERN PERAK REGION

Development Aim: ECONOMIC DEVELOPMENT OF BAGAN DATUK BASED ON FISHERY, FOODAGRO AND INDUSTRIAL COMMODITY

Main Sectors: Fishery, Agricultural and Tourism



BALANCE AND EFFICIENT PHYSICAL DEVELOPMENT

1. Strengthening Bagan Datuk development as District Administrative Centre and Bandar Simpang Empat – Hutan Melintang as National Fishery Hub.
2. Promoting city development within 5 km radius from WCE interchange and fully-utilised opportunities from the construction of road and bridge to Sejagop.
3. Uplifting city's image and identity based on settlement hierarchy.



COMPETITIVE DEVELOPMENT GROWTH

1. Strengthening Hutan Melintang fishery industry to international standard.
2. Restoring coconut's glory as the main agricultural products for Bagan Datuk District.
3. Developing tourism potentials based on agrotourism and ecotourism.
4. Diversifying downstream activities based on agricultural and fishery.



INCREASED QUALITY OF LIFE

1. Developing administrative centre that house Bagan Datuk technical departments and agencies to ensure smooth district administrative and management process.
2. Providing various facilities to increase people's comfort.
3. Providing affordable housing that is compatible with the people ability to purchase.



MANAGEMENT OF SUSTAINABLE ENVIRONMENT

1. Preserving ecosystem, biodiversity and coastal geography.
2. Preserving existing mangrove forest to balance development along the coast and to prevent beach erosion.
3. Gazetting Pulau Sembilan coastal as part of State Park to preserve its unique biodiversity value Bagan Datuk District.

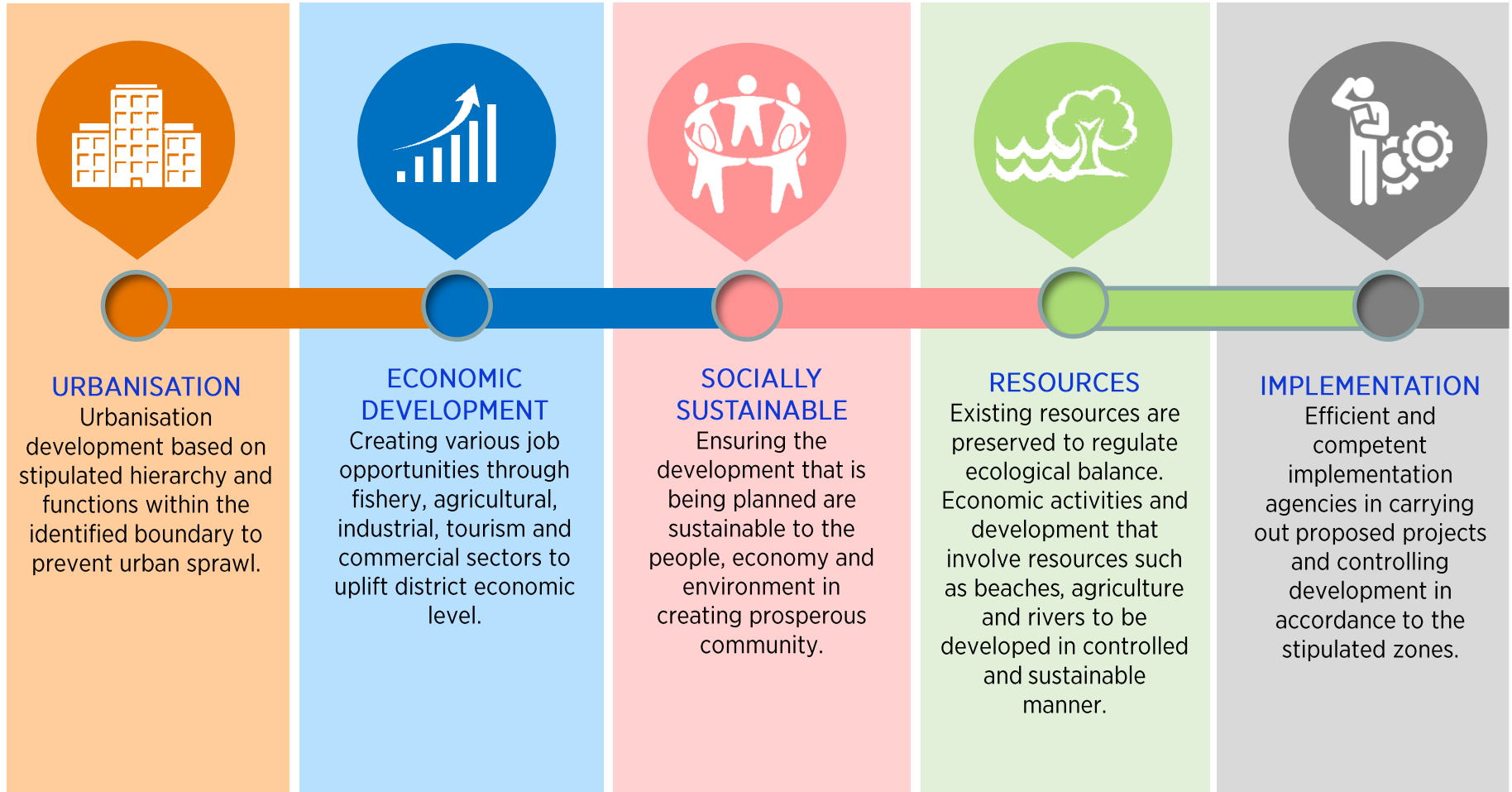


IMPLEMENTABLE GOVERNANCE

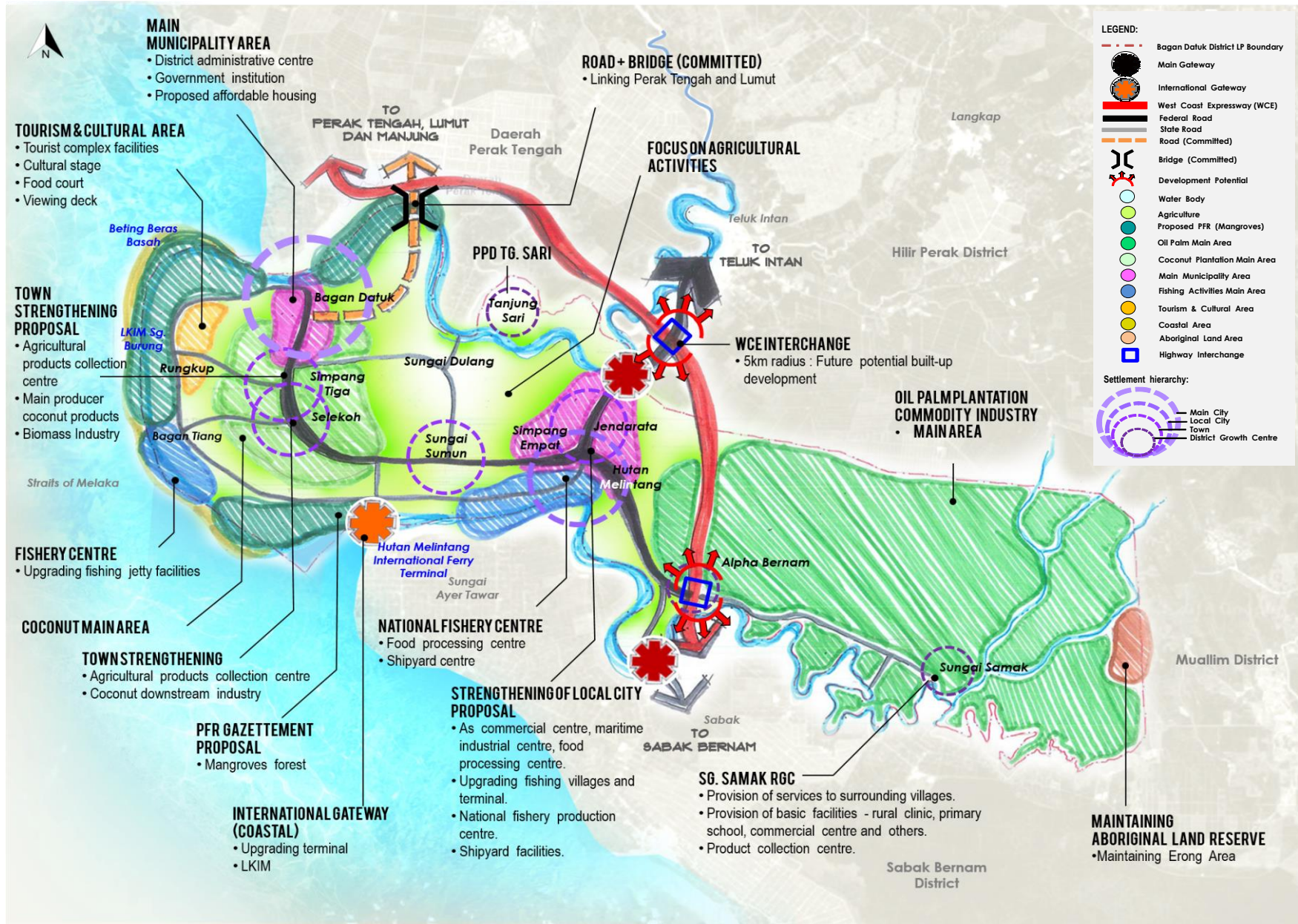
1. Strengthening district governance system efficiently and completely.
2. Ensuring implementable proposed projects and programmes.
3. Providing periodic monitoring mechanism for the implementation of proposed Local Plan.

Development Concept

“Concentrated Development Strength” concept is used to strengthen the functions and growth level of existing cities dan towns which emphasizing on 5 basic things as follow:

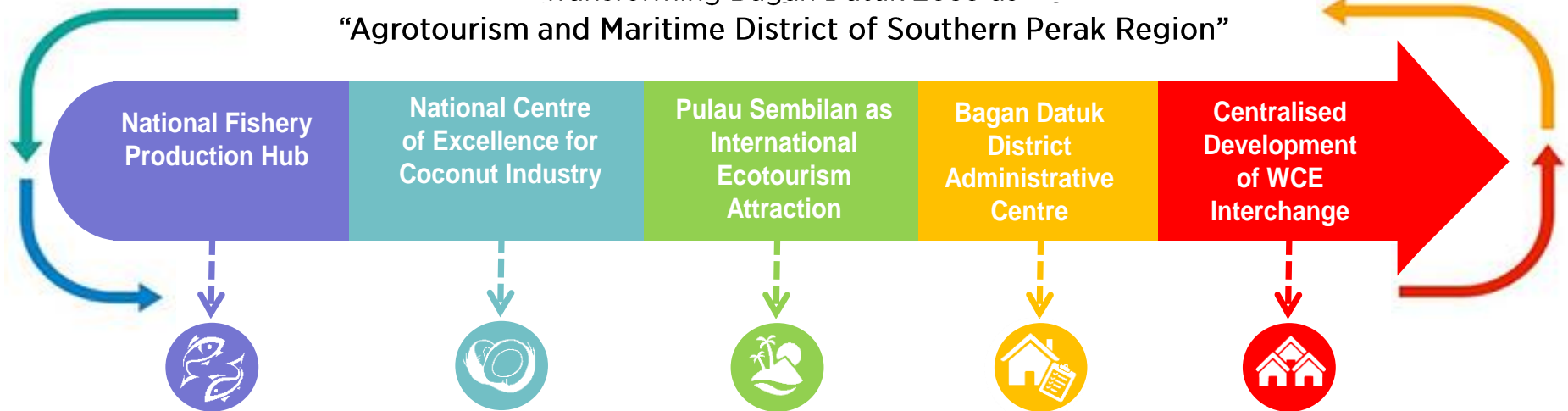


Development Concept District Bagan Datuk 2035



HIGH IMPACT PROJECT

Transforming Bagan Datuk 2035 as
“Agrotourism and Maritime District of Southern Perak Region”



Flagship 1 Components

- Integrated Fishery Terminal in Hutan Melintang.
- Industrial Park and SMI in Hutan Melintang.
- Research and Innovation Centre for Fishery in Hutan Melintang.

Flagship 2 Components

- Efficiently-used of coconut permanent area.
- Smart coconut cultivation programme.
- Coconut cultivation integration programme.
- Coconut downstream industrial centre in Simpang Tiga.

Flagship 3 Components

- Pulau Sembilan ecoheritage tourism package.
- Sustainable tourism physical development.
- Gazettement of Pulau Sembilan Archipelago as State Park.
- Gazettement of forest in Pulau Sembilan as permanent forest reserve.

Flagship 4 Components

- Development of hospital, fire station, bus terminal, People Housing's Programme (PHP) and commercial (Gateway to Pulau Sembilan).
- Urban design enhancement of Bagan Datuk City.
- Adaptive re-use of the post office as MPTI Branch Office.

Flagship 5 Components

- Development of residential, commercial and industrial park.
- Institute of Higher Learning focusing on agrotechnology.

SPECIAL AREA PLAN (SAP) PROPOSAL

SAP BAGAN DATUK CITY CENTRE



- Strengthening functions of Bagan Datuk City as District Administrative Centre.
- Increasing development efficiency of land use components (residential, commercial and government institutions).
- Upgrading Bagan Datuk City's image and design.
- Involved sector:

1 LAND USE & PHYSICAL

2 URBAN DESIGN

3 TOURISM & ECONOMY

4 POPULATION & SOCIAL DEVELOPMENT

5 TRANSPORTATION, INFRASTRUCTURE & UTILITY

6 MANAGEMENT & IMPLEMENTATION

SAP HUTAN MELINTANG NATIONAL FISHING HUB



- Preparing detailed economic and physical developments to strengthen Hutan Melintang role as national main fishing production hub.
- Examining economic, social and physical impacts of the study area.
- Involved sector:

1 LAND USE & PHYSICAL

2 FISHERIE & AGRICULTURE

3 BASIC ECONOMY

4 ENVIRONMENT & BIODIVERSITY

5 TRANSPORTATION, INFRASTRUCTURE & UTILITY

6 MANAGEMENT & IMPLEMENTATION

SAP MANAGEMENT AND PRESERVATION OF PULAU SEMBILAN ARCHIPELAGO



- Examining the effects of development to the economy, social and physical in Pulau Sembilan.
- Preparing a detailed study on activities and management methods / preservation guidelines for SAP area.
- Involved sector:

1 LAND USE & PHYSICAL

2 ENVIRONMENT & BIODIVERSITY

3 TOURISM

4 ECONOMY & RESOURCE

5 TRANSPORTATION, INFRASTRUCTURE & UTILITY

6 MANAGEMENT & IMPLEMENTATION

SAP BAGAN DATUK AGROTOURISM DEVELOPMENT



- Regulation of coconut planting area.
- Providing implementation and economic development method of coconut for the purpose of agrotourism.
- Providing means of encouraging public involvement.
- Involved sector:

1 LAND USE & PHYSICAL

2 ECONOMY & AGRICULTURE

3 TOURISM

4 SOCIAL DEVELOPMENT & RESOURCE

5 TRANSPORTATION, INFRASTRUCTURE & UTILITY

6 MANAGEMENT & IMPLEMENTATION

PROJECT LISTS

THRUST 1



BALANCE AND EFFICIENT PHYSICAL DEVELOPMENT

T1-1	Strengthening of the Settlement Hierarchy
T1-2	Gazettement of City Growth Boundary
T1-3	Centralised Development at WCE Hutan Melintang Interchange
T1-4	Enhancing Road Network Quality and Construction of Road and Bridge to Se jagop
T1-5	Strengthening of Public Transportation
T1-6	Development of Bagan Datuk and Simpang Empat Terminals
T1-7	Upgrading of Hutan Melintang International Ferry Terminal
T1-8	Upgrading of Hutan Melintang Jetty
T1-9	Upgrading of Sungai Burong Jetty
T1-10	Upgrading of Pedestrian and Cycling Lane Facilities
T1-11	Expanding of Power Lines
T1-12	Strengthening of Secondary Drainage System
T1-13	Setting Up of Sanitary Landfills and Recycle Centre
T1-14	Expansion of Line Network and Increasing ICT Penetration Rate
T1-15	Integrated Development and Management of Water Source
T1-16	Strengthening of City Image
T1-17	Improvement of City Character and Landscape

THRUST 2



COMPETITIVE ECONOMIC GROWTH

T2-1	Zoning of Coconut Permanent Area
T2-2	Smart Coconut Cultivation Programme
T2-3	Integrated Programme of Coconut and Cash Crop Cultivation
T2-4	Integrated Programmes of Crop and Livestock
T2-5	Mussel Livestock Raft System
T2-6	Fishery Research Institute
T2-7	Integrated Fishery Terminal
T2-8	Redevelopment of Aquaculture Industrial Zone (AIZ) Bagan Datuk District
T2-9	Preservation and Monitoring of Sungai Tiang Shrimp Catch Zone
T2-10	Swiftlet Farming Certification Programme
T2-11	Development of Food Industrial Site
T2-12	Upgrading of Bagan Datuk and Hutan Melintang Public Market
T2-13	Development of <i>Halal</i> Seafood Centre in Hutan Melintang and Bagan Datuk
T2-14	Tourism Package and Tourism Access Card
T2-15	Tourism Development and Heritage Trails
T2-16	Volunteering Tourism Programme
T2-17	Cottage Industry
T2-18	Pulau Sembilan Tourism Development
T2-19	Tourist Information Centre
T2-20	Increasing Number of Travel Agencies

THRUST 3



IMPROVING QUALITY OF LIFE

T3-1	Affordable Housing Development
T3-2	Infill Development in Hutan Melintang
T3-3	District Education Office
T3-4	Construction of One Secondary School
T3-5	District Health Office
T3-6	Construction of District Hospital
T3-7	Health Clinic
T3-8	Construction of District Police Headquarters
T3-9	Construction of Fire Station in Bagan Datuk
T3-10	Making Al-Qura' Mosque As Religious Centre
T3-11	Upgrading of 2 Units of Public Hall
T3-12	Public Library (Branch)
T3-13	Village Library
T3-14	Simpang Empat Local Park
T3-15	Bagan Datuk Town Park (Beting Beras Basah)
T3-16	Restoring Old Post Office in Bagan Datuk as MPTI Branch Office

THRUST 4



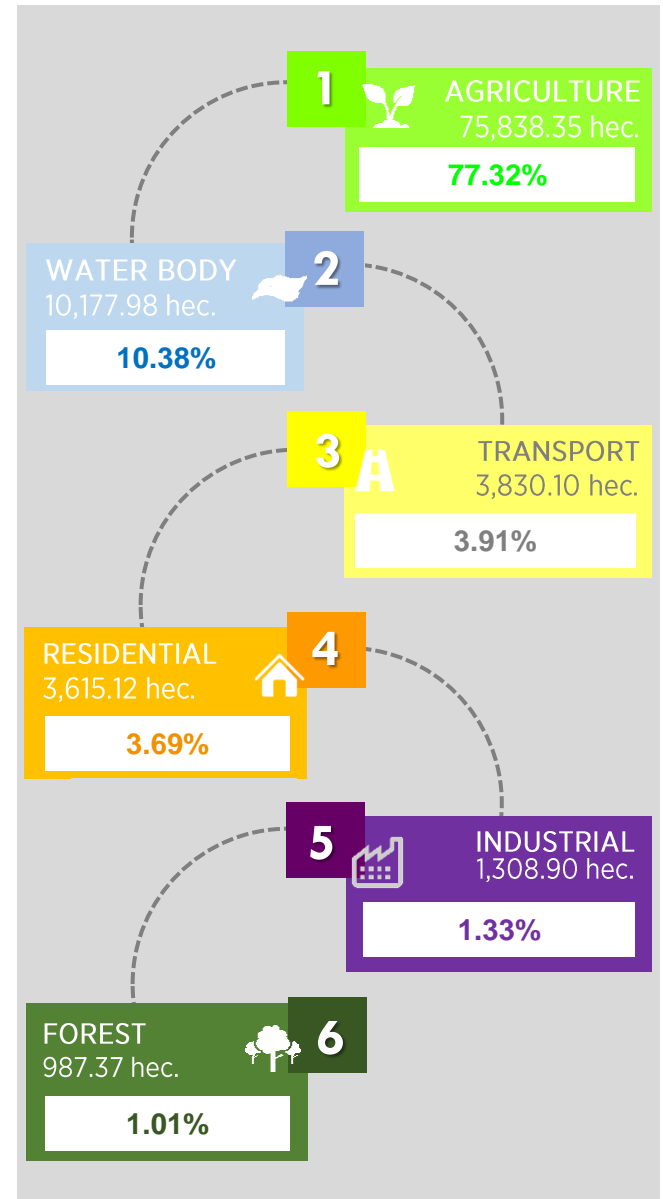
SUSTAINABLE ENVIRONMENTAL MANAGEMENT

T4-1	Gazettement of Environmentally Sensitive Area (ESA)
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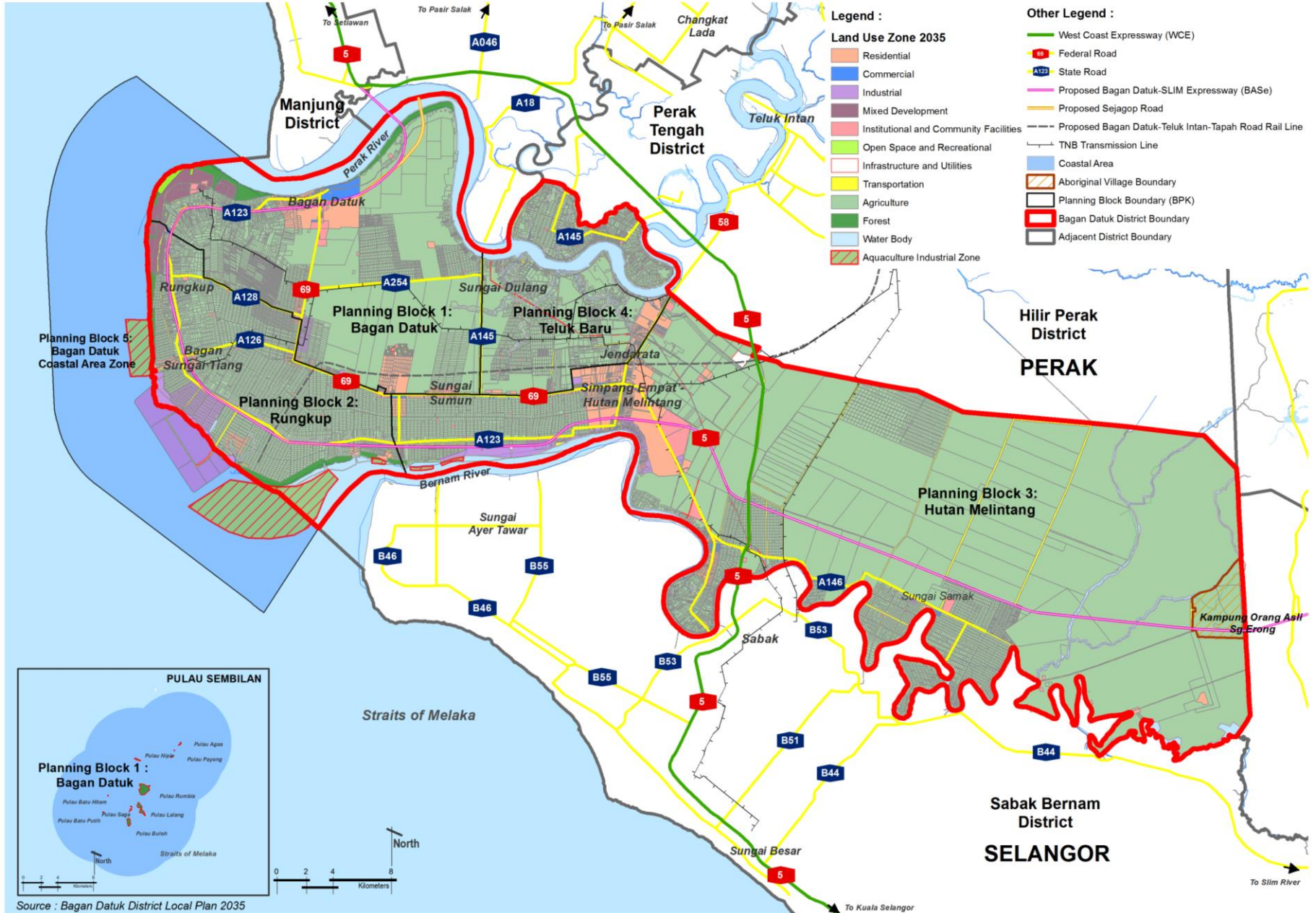
LAND USE ZONING PROPOSALS 2035

Land Use Type	2018		2035	
	Acreage (Hectare)	Percentage	Acreage (Hectare)	Percentage
Built-up				
Residential	670.19	0.68	3,615.12	3.69
Commercial	56.64	0.06	337.05	0.34
Industrial	137.15	0.14	1,308.90	1.33
Mixed Development	-	-	627.49	0.64
Institutional and Community Facilities	552.06	0.58	840.02	0.86
Open Space and Recreational	29.25	0.03	134.65	0.14
Infrastructure and Utilities	43.67	0.04	166.31	0.17
Transport	3,675.00	3.75	3,830.10	3.91
Total	5,163.96	5.27	10,859.64	11.07
Non Built-up				
Agriculture	80,825.09	82.41	75,838.35	77.32
Vacant Land	165.22	0.17	-	-
Forest	1,525.46	1.56	987.37	1.01
Water Body	10,183.61	10.38	10,177.98	10.38
Total	92,699.38	94.52	87,060.11	88.71
Pulau Sembilan (forest)*	214.82	0.22	214.82	0.02
Grand Total*	98,078.16	100.00	98,078.16	100.00

Agricultural zone is the main land use (77.32 percent) mainly covered with oil palm and coconut plantations. This land use has been maintained as agricultural area and only permitted for built-up development related to agricultural land located within city growth boundary. This is to protect the existing agricultural assets and encourage optimal use of the resources to support agrofood industry until the year 2035. The existing palm oil plantation is encouraged to be replaced with coconut plantation (soil type of LP area is suitable for coconut plantation) to strengthen the potential of Bagan Datuk District as the National Centre of Excellence for Coconut Industry.



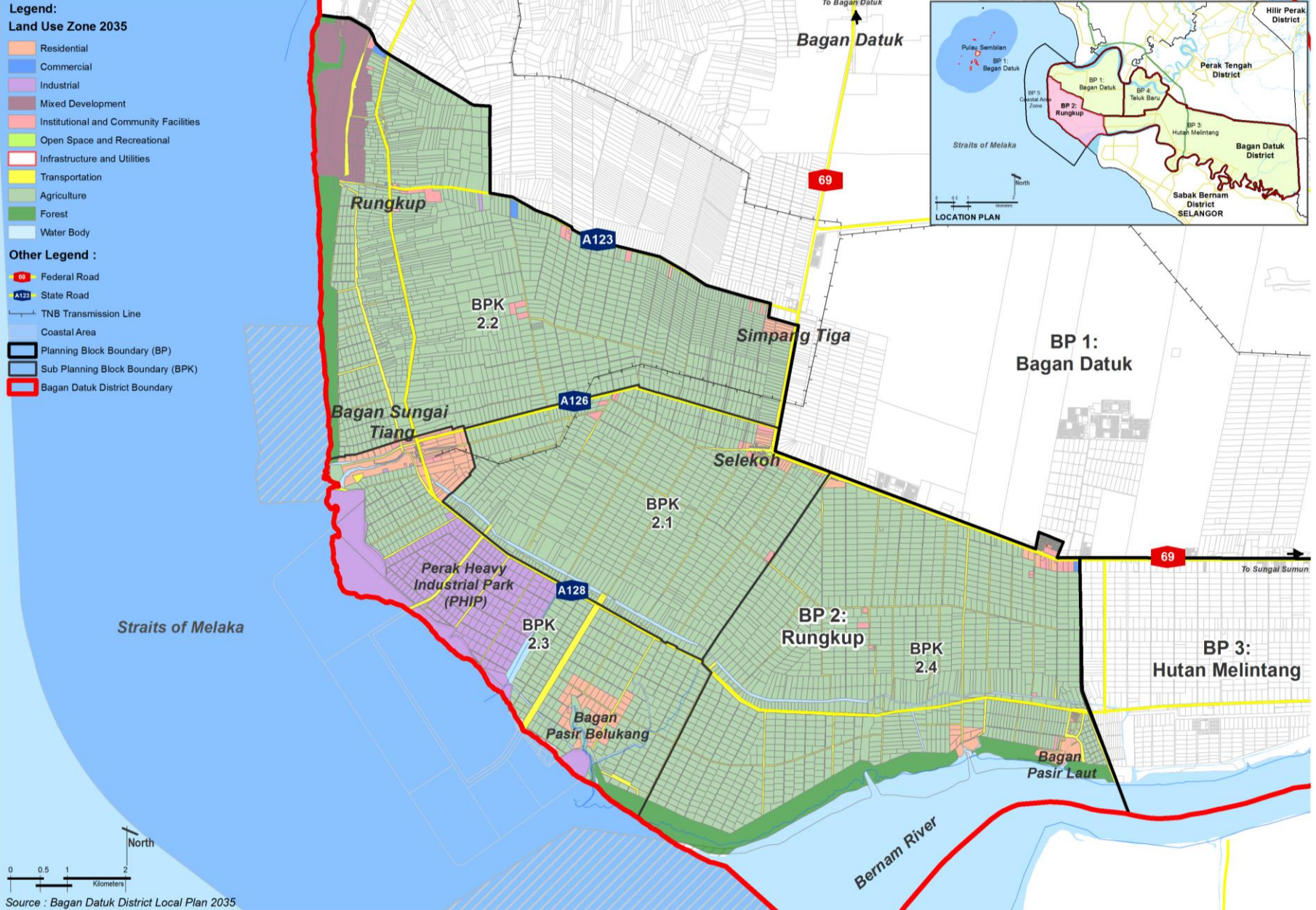
Land Use Zoning Bagan Datuk District 2035



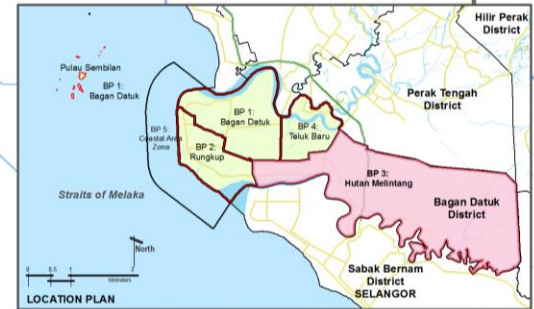
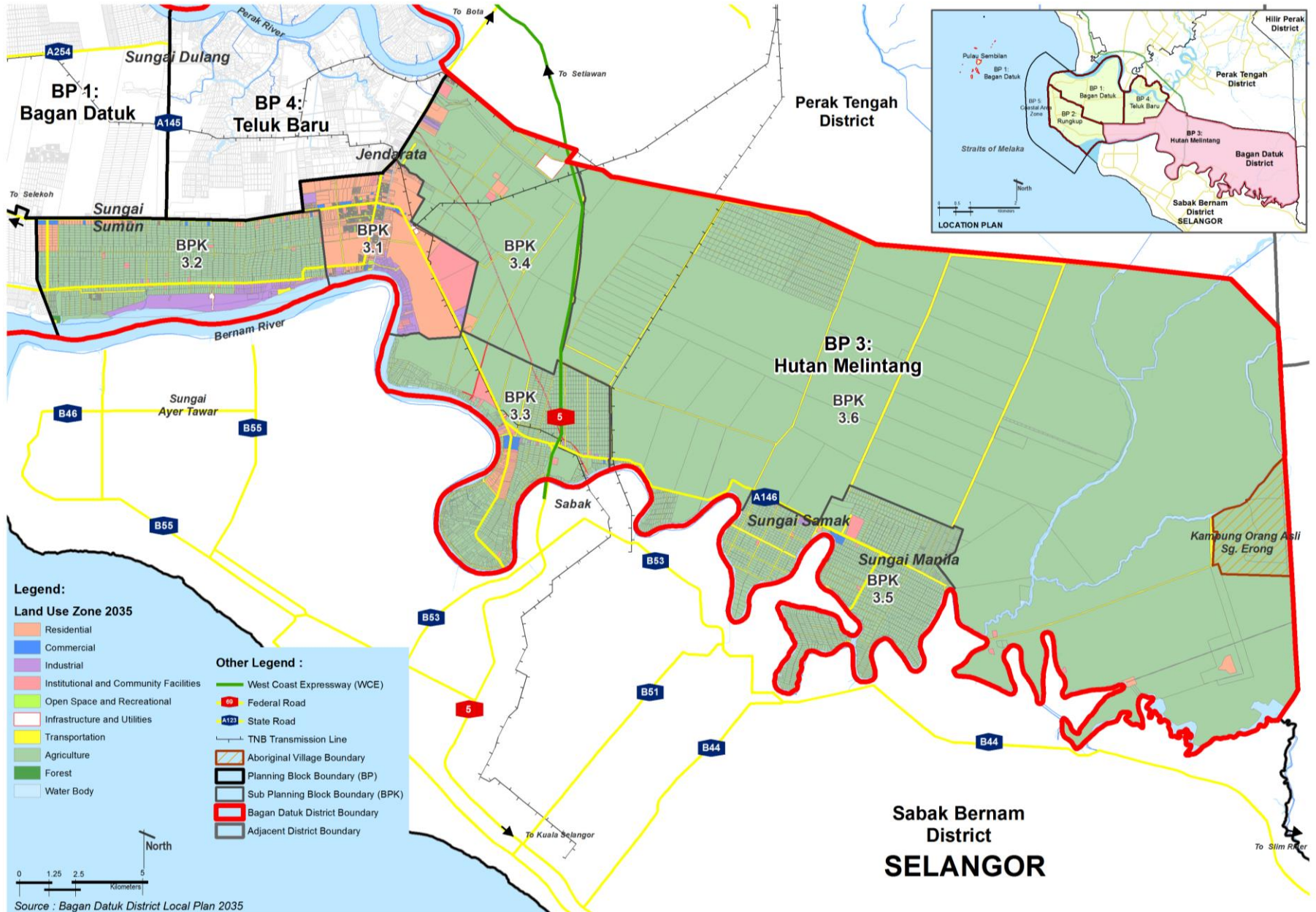
Land Use Zoning 2035 (BP 1: Bagan Datuk)



Land Use Zoning 2035 (BP 2: Rungkup)



Land Use Zoning 2035 (BP 3: Hutan Melintang)



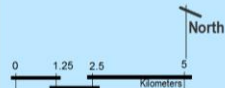
Legend:

Land Use Zone 2035

- Residential
- Commercial
- Industrial
- Institutional and Community Facilities
- Open Space and Recreational
- Infrastructure and Utilities
- Transportation
- Agriculture
- Forest
- Water Body

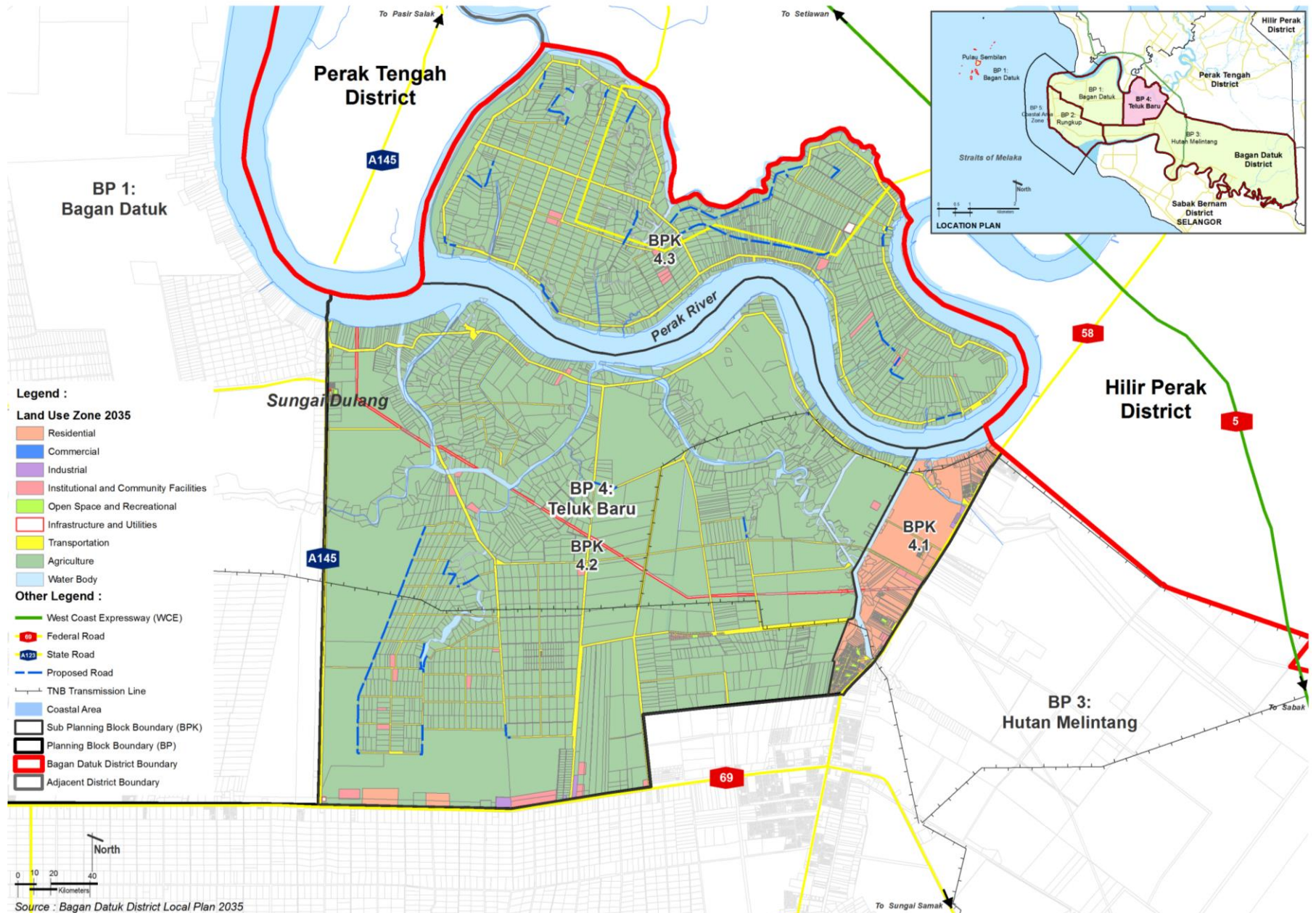
Other Legend :

- West Coast Expressway (WCE)
- Federal Road
- State Road
- TNB Transmission Line
- Aboriginal Village Boundary
- Planning Block Boundary (BP)
- Sub Planning Block Boundary (BPK)
- Bagan Datuk District Boundary
- Adjacent District Boundary



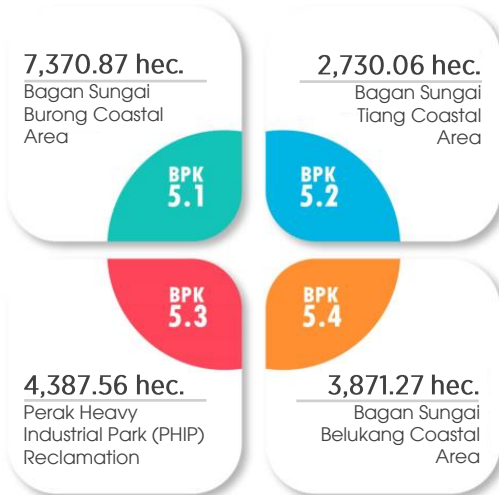
Sabak Bernam District
SELANGOR

Land Use Zoning 2035 (BP 4: Teluk Baru)

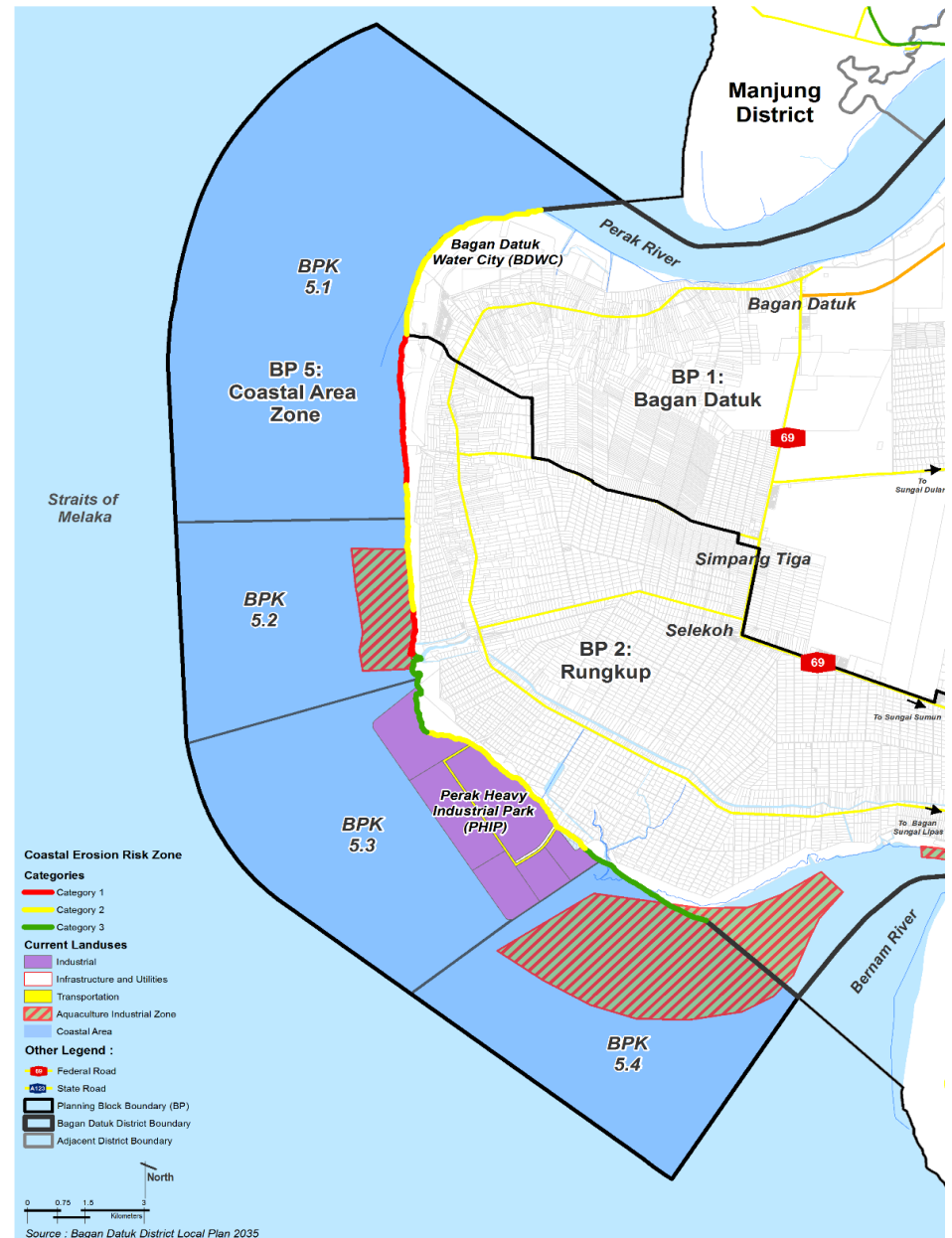
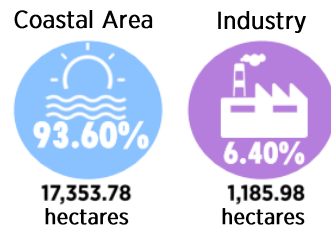


Land Use Zoning 2035 (BP 5: Coastal Area Zone)

- Having an area of 18,539.76 hectares that covers 3 nautical miles along the coastal area of Bagan Datuk District.
- Divided into 4 sub planning blocks.
- Very sensitive area for development.
- Any reclamation works are not allowed in BPK 5.1, 5.2 and 5.4.



- Aquaculture Industrial Zone should be carried out with the approval of related departments.
- Industrial activities at BPK 5.3 should be in accordance with the approval of the Department of Environment without affecting the quality of the environment.
- Maintaining the existing mangrove as a sanctuary for flora and fauna species also serves as buffer zone due to erosion and flooding.
- Replanting of mangrove should be carried out if any existing mangrove is affected.
- Cutting and cleaning activities of the mangrove are not allowed.



Intensity of Bagan Datuk District 2035

