# BAGAN DATUK DISTRICT LOCAL PLAN 2035

Executive Summary



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# INTRODUCTION

# REQUIREMENTS OF BAGAN DATUK DISTRICT LOCAL PLAN 2035

- The preparation of Bagan Datuk District LP 2035 is in line with Section 12, TCP Act (Act 172).
- It is the 12<sup>th</sup>. district in Perak State and its establishment was gazetted on 22<sup>nd</sup>. November 2016. Bagan Datuk was announced as a new district on 9<sup>th</sup>. January 2017.
- Bagan Datuk District was previously part of Hilir Perak District and subjected to Hilir Perak District LP 2020.
- 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.

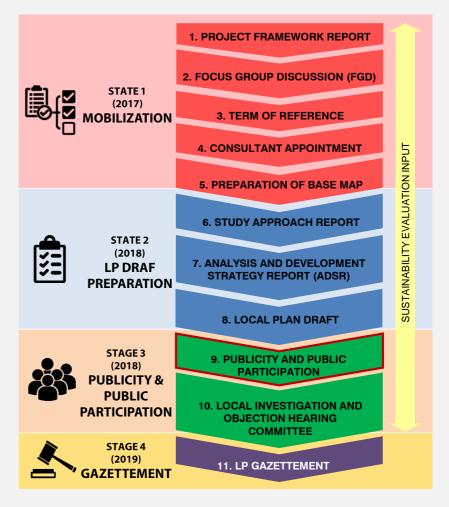
#### LOCAL PLAN DEFINITION

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** 

As a basis in land use planning and development and also physical to various agencies involved and is used to get development allocation.

Co-ordinating, translating and detailing policies and strategies of Perak State Structure Plan 2040 in the form of development proposals and projects suited with real potentials of Bagan Datuk District.

Facilitating development and use of land and also protecting and preserving the environment sustainably.

As a reference to private investors and property developers for more transparent, in line and systematic development.

As a guide to the public and land owners in relation to status and future development potentials.

As a guide to LA in making decision on planning permission application.

Helping to improve LA's service quality to the people.

Amending land use zoning Hilir Perak District LP 2020.

Co-ordinating Use Class Order for Land and Building, plot ratio, building height, development density and plinth area based on Hilir Perak District LP 2020.

Taking into account and in line with NPP3, NUP2, National Rural PPP and NCZPP for development on the coast.

Taking into account Perak State Government new guidelines and policies in the development and planning of Bagan Datuk District.

Preparing road network and public transportation proposals to link city / town with settlement areas.

Importance Of
Preparing
agan Datuk DISTRIC

Bagan Datuk DISTRICT LP 2035

#### **CONTENT OF BAGAN DATUK LOCAL PLAN 2035**







DEVELOPMENT STRATEGY

PLANNING CONTROL

MANAGEMENT & IMPLEMENTATION

INTRODUCTION

The importance of LP preparation and the background of LP area.

SUMMARY OF MAIN FINDINGS

The potentials and issues from physical, economy, demography and environmental aspects.

DEVELOPMENT WAY FORWARD

Basis on LP proposal formulation, development aim and concept, proposed maps for 2035 and flagship projects.

DEVELOPMENT PROPOSAL

Detailed projects and programme proposals and proposed SAP.

INTRODUCTION

Explanation on Planning Block (PB) and Sub Planning Block (SPB) as well as Proposal Map 2035.

LAND USE CLASS ORDER

Type of activities by land use types.

LAND USE PROPOSAL 2035 BY SPB

Detailed land use proposal and land use class order table by SPB.

GUIDELINES

Statement of basic and specific guidelines for sectors involved.

MANAGEMENT AND IMPLEMENTATION
Management and implementation method
for projects and programmes proposed in
LP together with monitoring method.

SUSTAINABLE ASSESSMENT

Type of activities by land use types.

# 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

Southern Perak
Region

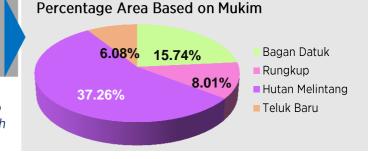
Surrounded by Perak
River, Bernam
River & Straits of
Melaka



an acreage of 48,103.19 hectares.

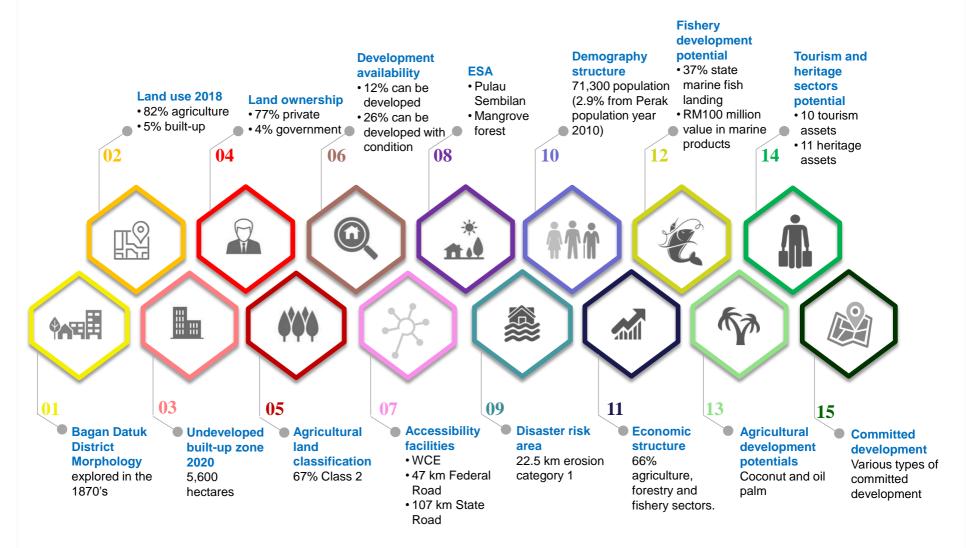
WHOLE DISTRICT

**ACREAGE:** 



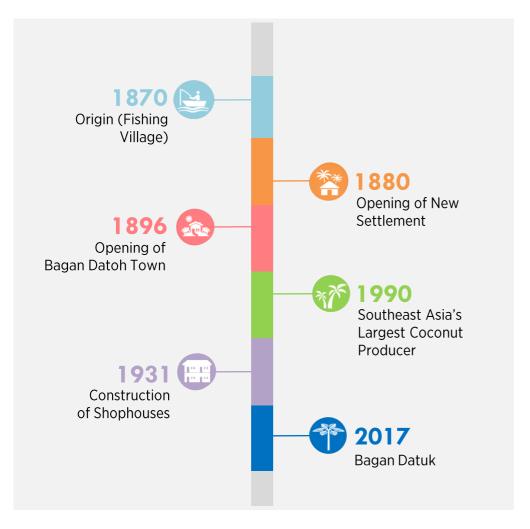


# **MAIN FINDINGS**

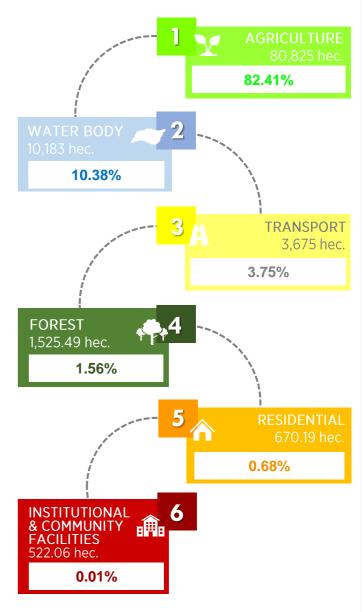


## **Bagan Datuk District Morphology**

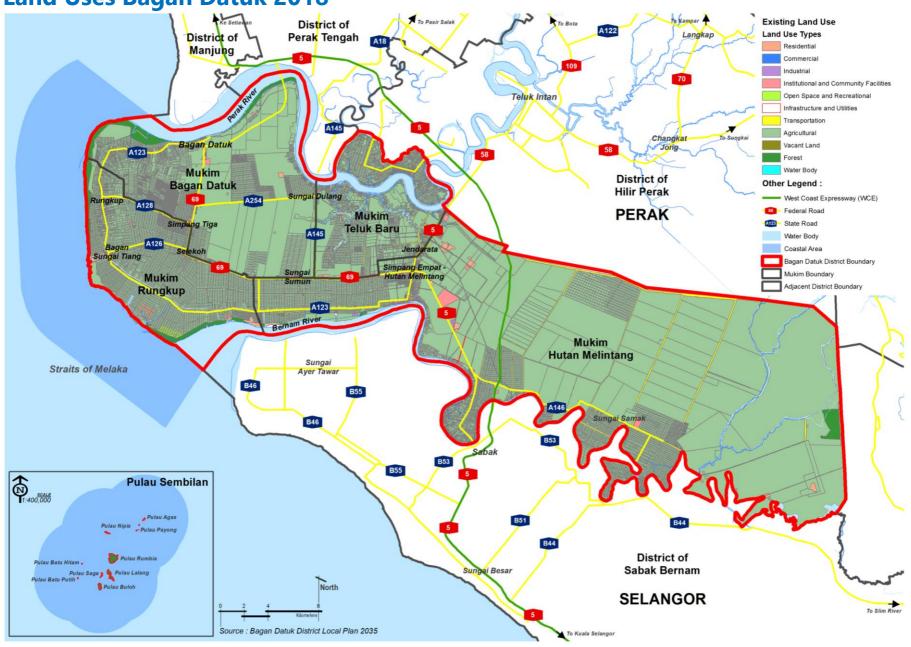
Bagan Datuk is the last town located at Perak River estuary before being connected to the Straits of Malacca. This town was once the gateway to traders from around the world, a place of merchandise exchange and port activities at the beginning of its establishment.



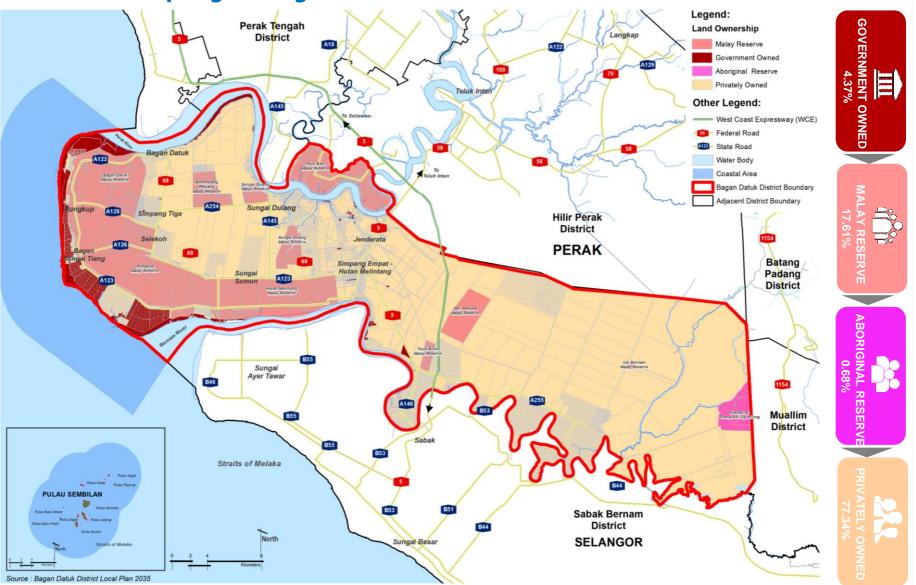
#### Land Uses 2018







# **Land Ownership Rights Bagan Datuk**



## **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.



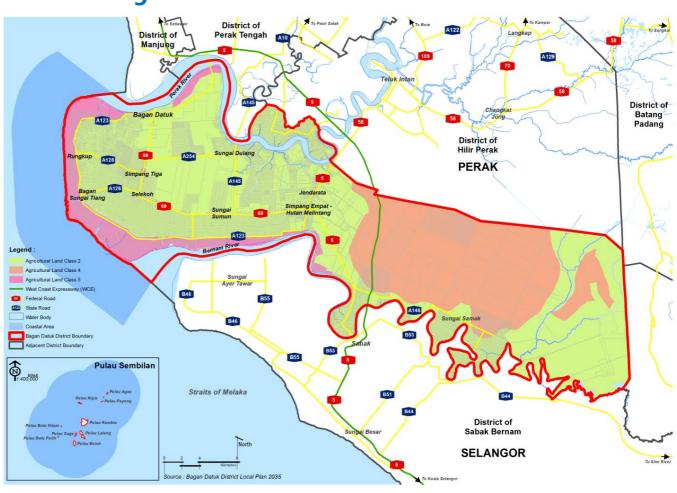
#### Class 2 (66.96%)

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:

## CHARACTERISTICS OF DEVELOPABLE AREA

Area height 0 m - 150 m

Area slope less than 12 degree

Built-up zone Hilir Perak District LP 2020 that has not been developed

Class 2 agricultural land within city boundary

Government owned land

Existing built-up and committed areas

12.58%

12,338.6 hectares
Priority area for built-up
development

**CATEGORY 1** 

#### CHARACTERISTICS OF DEVELOPABLE AREA WITH CONDITION

Class 2 agricultural land within proposed city boundary

Malay Reserve Land

River network and water body

Aquaculture activity

Heritage site

Flood prone area

Quaternary land near the coast

26.41%

25,899.10 hectares
Developed area with
condition

**CATEGORY 2** 

#### CHARACTERISTICS OF NON-DEVELOPABLE AREA

Forest land and proposed permanent forest reserve

Aboriginal Reserve Land

Class 2 agricultural land outside city boundary

Pulau Sembilan State Park and its water

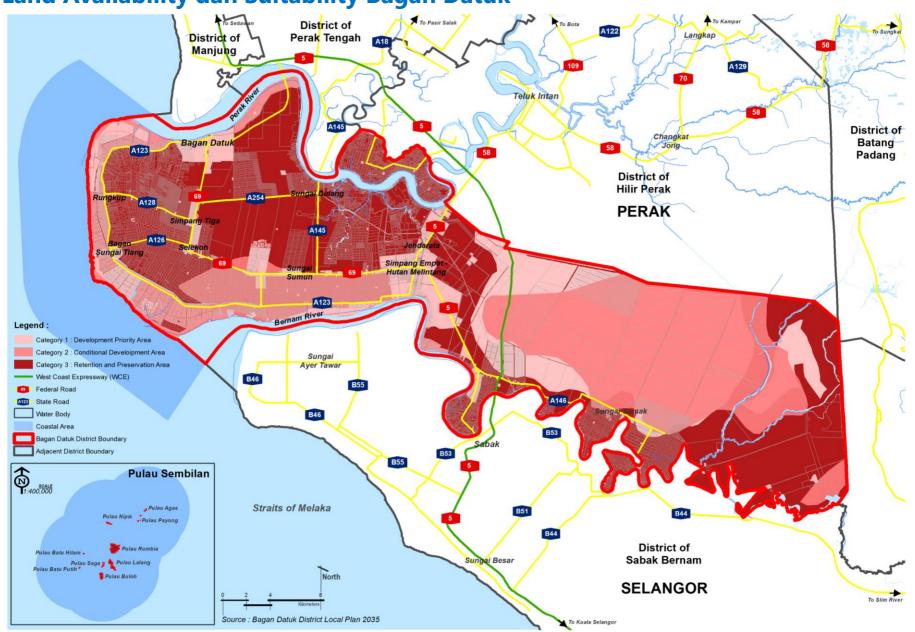
60.01%

56,914.15 hectares

Non development area / need to maintain and preserve

**CATEGORY 3** 

**Land Availability dan Suitability Bagan Datuk** 



# STRATEGIC ALLOCATION



#### RANCANGAN MALAYSIA KESEBELAS

016-2020 RTUMBUHAN BERPAKSIKAN RAKYAT





- Rungkup Terminal City Project, Waterfront, Aquaculture Industrial Zone and PECOH Heavy Industry.
- Soil structure is suitable for agricultural activities like coconut and oil palm.

Flood risk area.









3 towns i.e. Selekoh, Sungai Sumun and Simpang Tiga

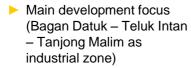
داسر ڤرنچاڠن فيزيكل ديسانگار DASAR PERANCANGAN FIZIKAL DESA NEGARA **DPF DESA NEGARA 2030** 







- Pulau Sembilan State Park – potential world class tourism.
- Beting Beras
   Basah and
   Kampung Pasang
   Api heritage
   asset.
- Beach coast as potential community development, tourism and biodiversity.
- Critical beach erosion.



#### **DEVELOPMENT OF ADJACENT DISTRICTS**

- Manjung : Maritime Tourism City
- Perak Tengah : National Agrofood Valley, Perak State Education City and Aviation Hub
- ► Hilir Perak : Hi-tech Agriculture
- Muallim : AutoCity & Satellite City
- Sabak Bernam : Main Agricultural Area

# 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

- 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

- Strengthening Hutan
   Melintang fishery industry to
   international standard.
- 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.



- 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.



- 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.



- 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:











#### **URBANISATION**

Urbanisation development based on stipulated hierarchy and functions within the identified boundary to prevent urban sprawl.

# ECONOMIC DEVELOPMENT

Creating various job opportunities through fishery, agricultural, industrial, tourism and commercial sectors to uplift district economic level.

#### SOCIALLY SUSTAINABLE

Ensuring the development that is being planned are sustainable to the people, economy and environment in creating prosperous community.

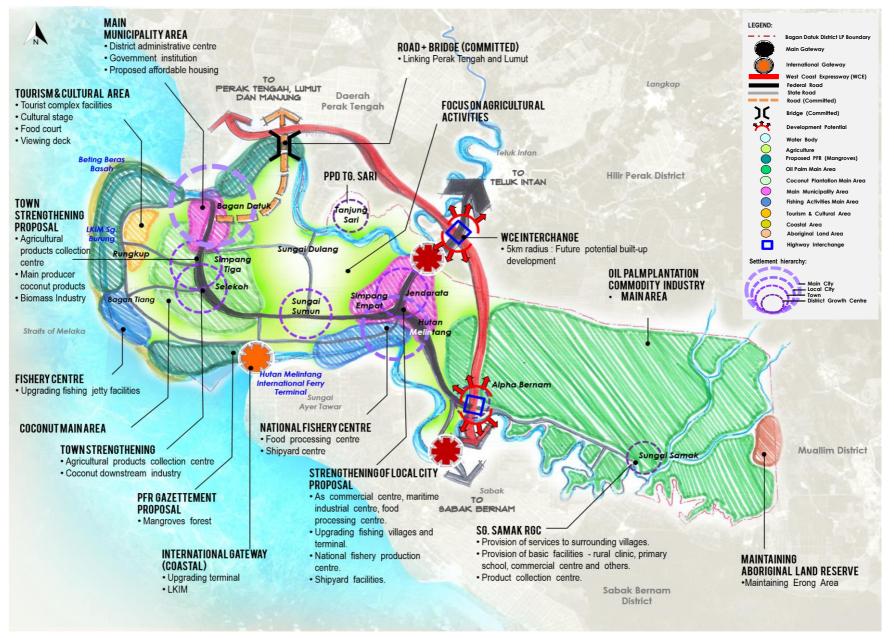
#### **RESOURCES**

Existing resources are preserved to regulate ecological balance. Economic activities and development that involve resources such as beaches, agriculture and rivers to be developed in controlled and sustainable manner.

#### **IMPLEMENTATION**

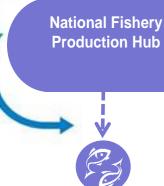
Efficient and competent implementation agencies in carrying out proposed projects and controlling development in accordance to the stipulated zones.

## **Development Concept District Bagan Datuk 2035**



# HIGH IMPACT PROJECT

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



National Centre of Excellence for Coconut Industry

Pulau Sembilan as International Ecotourism Attraction

Bagan Datuk District Administrative Centre Centralised
Development
of WCE
Interchange



#### 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.



- 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:

#### **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:

#### **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:

#### 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:

- LAND USE & PHYSICAL

**URBAN DESIGN** 

- FISHERIE & AGRICULTURE
- **ECONOMY &** ENVIRONMENT & BIODIVERSITY AGRICULTURE

- **TOURISM & ECONOMY**
- 3 **BASIC ECONOMY**

3 **TOURISM** 

5

3 **TOURISM** 

- POPULATION & SOCIAL DEVELOPMENT
- **ENVIRONMENT & BIODIVERSITY**

**ECONOMY & RESOURCE** 

TRANSPORTATION, INFRASTRUCTURE & UTILITY

SOCIAL DEVELOPMENT & RESOURCE

- TRANSPORTATION, INFRASTRUCTURE & UTILITY
- TRANSPORTATION, INFRASTRUCTURE & UTILITY
- **MANAGEMENT & IMPLEMENTATION**
- TRANSPORTATION, INFRASTRUCTURE & UTILITY

**MANAGEMENT &** IMPLEMENTATION **MANAGEMENT & IMPLEMENTATION**  **MANAGEMENT & IMPLEMENTATION** 

# **PROJECT LISTS**

#### **THRUST 1**

BALANCE AND EFFICIE PHYSICAL DEVELOPME
BALANCE AND EFFIC PHYSICAL DEVELOPM

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 Sejagop
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	Swiflet 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**



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**



# SUSTAINABLEENVIRONMENTAL MANAGEMENT

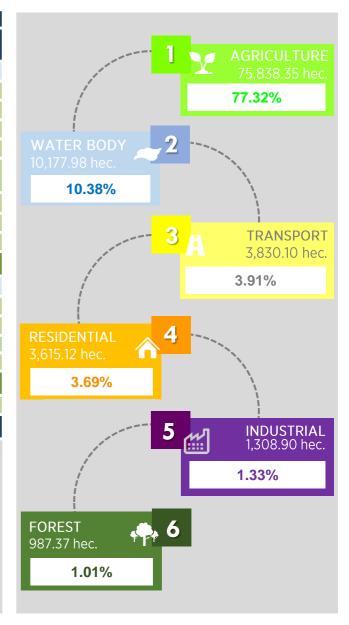
T4-1 Gazettement of Environmentally Sensitive Area (ESA)

# 20

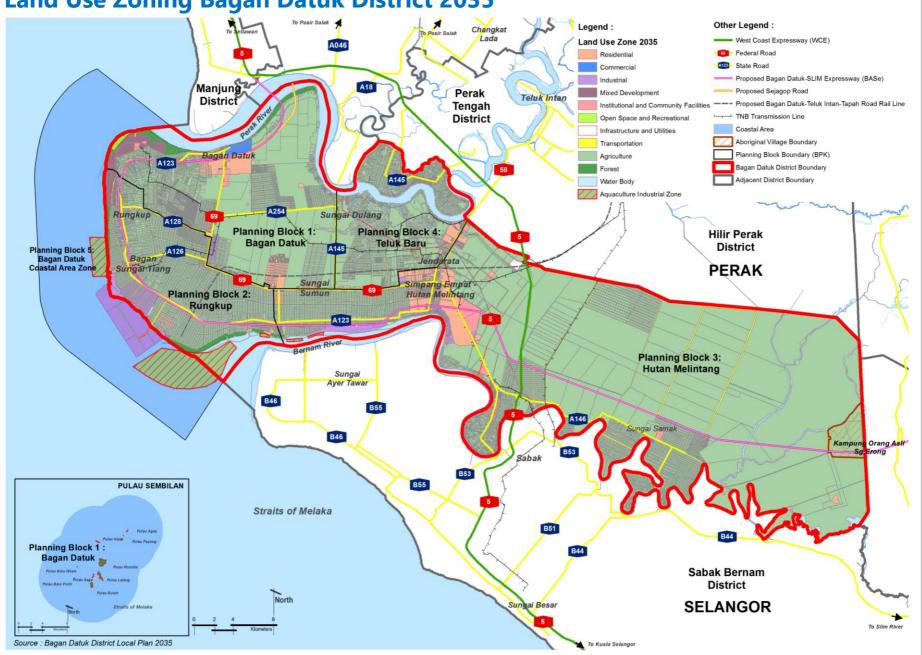
# LAND USE ZONING PROPOSALS 2035

	2018		2035			
Land Use Type	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		

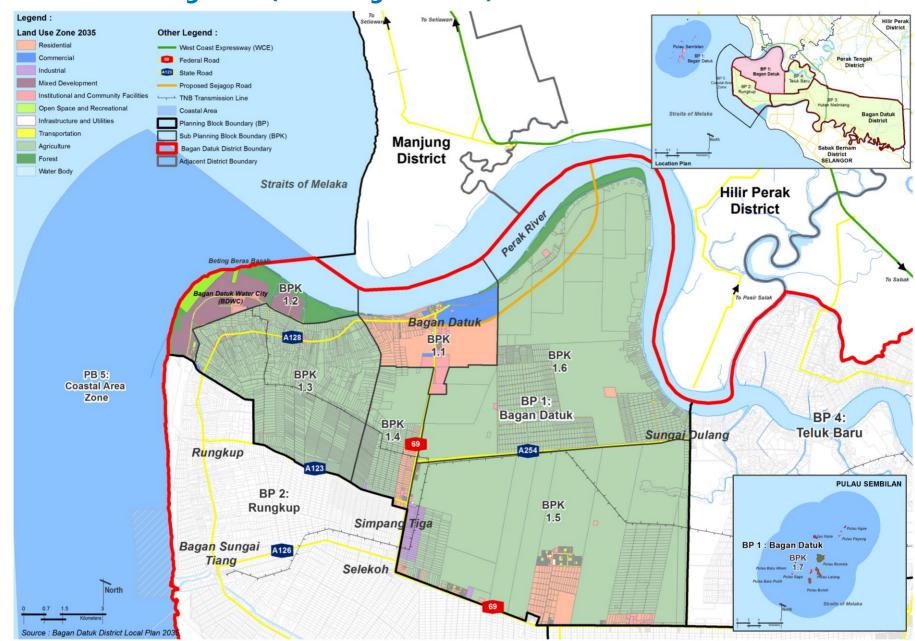
Agricultural zone is the main land use (77.32 percent) mainly covered with oil palm and coconut plantations. This land use has been maintained as agricultural area and only permitted for built-up development related to agricultural land located within city growth boundary. This is to protect the existing 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**



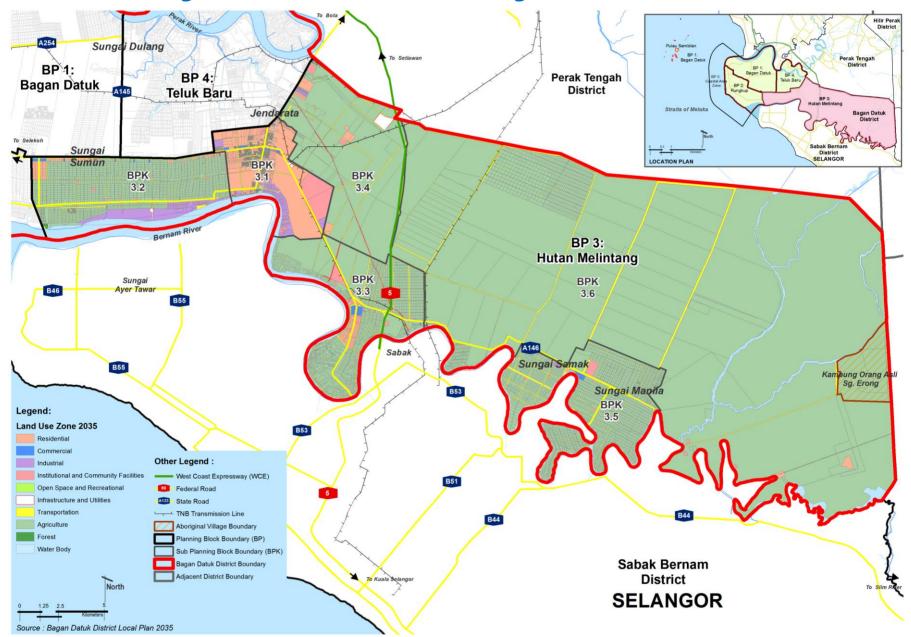
Land Use Zoning 2035 (BP 1: Bagan Datuk)



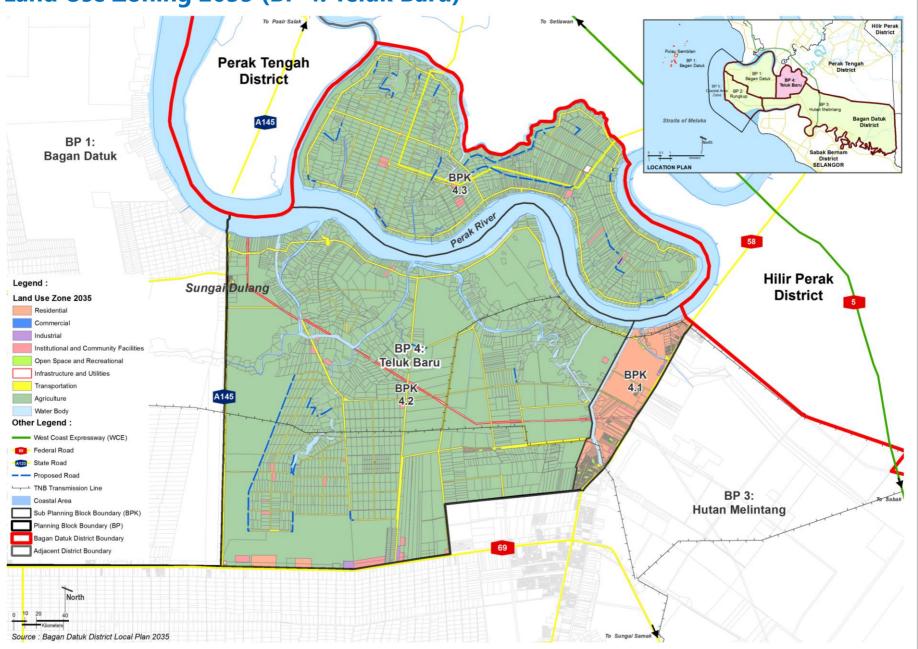
Land Use Zoning 2035 (BP 2: Rungkup)



## **Land Use Zoning 2035 (BP 3: Hutan Melintang)**

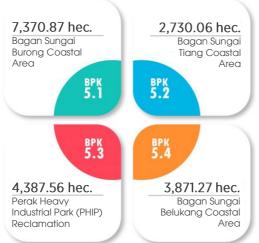


# Land Use Zoning 2035 (BP 4: Teluk Baru)

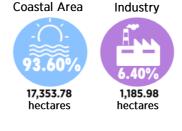


## **Land Use Zoning 2035 (BP 5: Coastal Area Zone)**

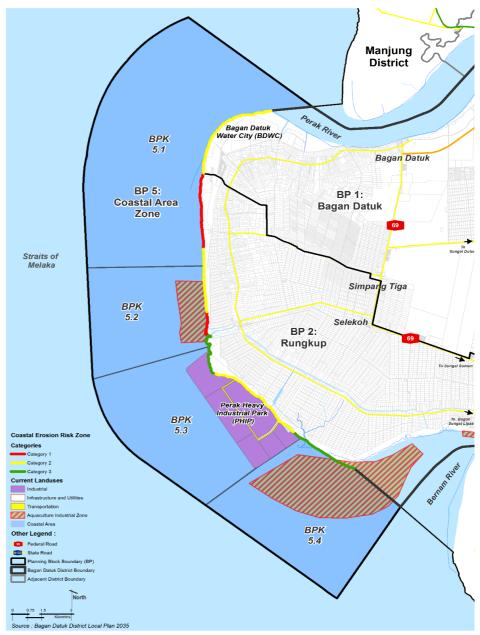
- Having an area of 18,539.76 hectares that covers 3 nautical miles along the coastal area of Bagan Datuk District.
- Divided into 4 sub planning blocks.
- Very sensitive area for development.
- Any reclamation works are not allowed in BPK 5.1, 5.2 and 5.4.



- 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** 

