



RINGKASAN EKSEKUTIF

**DRAF RANCANGAN TEMPATAN
JAJAHAN PASIR PUTEH
2035 (PENGgantian)**

PASIR PUTEH BANDAR PERINDUSTRIAN ISLAM
Mengemudi Perubahan (2035)



Laporan ini disediakan untuk :



Majlis Daerah Pasir Puteh

Disediakan oleh :

PLANMalaysia

(Jabatan Perancangan Bandar dan Desa)

PLANMalaysia@Kelantan

(Jabatan Perancangan Bandar dan Desa Negeri Kelantan)

Dengan kerjasama :



Rancangan Tempatan Pasir Puteh 2035 (Penggantian) [RTJPP2035(P)] ini disediakan bagi tempoh perancangan sehingga tahun 2035, menggantikan Rancangan Tempatan Jajahan Pasir Puteh 2020 yang telah tamat tempoh penggunaannya pada 2020.

Rancangan Tempatan ini disediakan selaras dengan peruntukan Subseksyen 16(1), Akta Perancangan Bandar dan Desa 1976 (Akta 172) yang menyatakan pihak berkuasa perancang tempatan boleh pada bila-bila masa, membuat cadangan untuk pengubahan, pembatalan, atau penggantian suatu rancangan tempatan.

RTJPP2035(P) merupakan dokumen yang mengandungi peta cadangan dan pernyataan bertulis menerangkan dengan terperinci cadangan-cadangan Pihak Berkuasa Tempatan (Majlis Daerah Pasir Puteh) berkenaan perancangan fizikal seperti guna tanah, alam sekitar, infrastruktur dan utiliti, landskap dan lalu lintas.

RTJPP2035(P) dibahagikan kepada 3 jilid yang menerangkan perkara-perkara berikut:

- **Jilid 1 mengandungi pernyataan bertulis, hala tuju & strategi pembangunan** yang disusun mengikut teras pembangunan.
- **Jilid 2 secara khususnya mengandungi peta cadangan** yang terdiri daripada zon perancangan pembangunan fizikal dan jadual khusus aktiviti pembangunan bagi zon-zon yang dirancang serta garis panduan pembangunan.
- **Jilid 3 menerangkan mengenai aspek pengurusan dan pelaksanaan projek-projek pembangunan** yang dikemukakan.

Laporan-laporan ini akan diwartakan sebagai dokumen rasmi Kerajaan Negeri Kelantan serta dijadikan sebagai panduan & rujukan utama bagi pihak Majlis Daerah Pasir Puteh dan agensi-agensi perancangan & pelaksanaan yang berkaitan dalam melaksanakan cadangan-cadangan, kawalan perancangan selain menjadi pemudah cara bagi pelaksanaan pembangunan.

Ringkasan Eksekutif ini mengekstrak bahagian-bahagian penting daripada ketiga-tiga jilid laporan RTJPP2035(P)

Semua hak terpelihara, tiada mana-mana bahagian jua daripada penerbitan laporan RTJPP2035(P) boleh diterbitkan semula atau disimpan dalam bentuk yang boleh diperoleh semula atau disiarkan dalam sebarang bentuk dengan apa jua cara, sama ada elektronik, mekanikal, fotokopi, rakaman atau apa jua cara sekalipun tanpa mendapat izin daripada PLANMalaysia dan Majlis Daerah Pasir Puteh.

Oktober 2021

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(PENGgantian)

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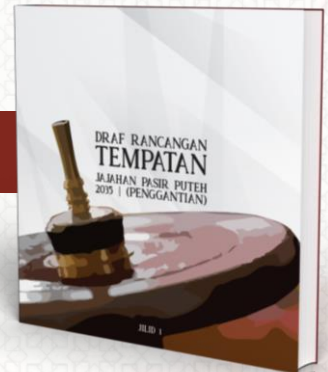
Ringkasan Eksekutif Rancangan Tempatan Jajahan Pasir Puteh 2035 (Penggantian) mengandungi ringkasan petikan daripada Laporan Draf Rancangan Tempatan Jajahan Pasir Puteh 2035 (Penggantian).

Perincian Laporan Draf Rancangan Tempatan Jajahan Pasir Puteh 2035 (Penggantian) mengandungi tiga (3) jilid utama yang terdiri daripada :-

1

Jilid 1: Pernyataan Bertulis dan Strategi Pembangunan

- ✓ Konsep dan Strategi Pembangunan Peta Cadangan Pembangunan
- ✓ Strategi Dan Cadangan Projek
- ✓ Tindakan Pelaksanaan



2

Jilid 2: Peta Cadangan Guna Tanah dan Kawalan Pembangunan

- ✓ Zon Guna Tanah
- ✓ Kelas Kegunaan Tanah
- ✓ Kawalan Pembangunan
- ✓ Garis Panduan



3

Jilid 3: Pengurusan dan Pelaksanaan Projek

- ✓ Senarai dan Anggaran Kos Projek
- ✓ Pemudah Cara Pembangunan
- ✓ Sistem Maklumat Geografi (GIS)



KEPERLUAN RANCANGAN TEMPATAN JAJAHAN PASIR PUTEH 2035 (PENGgantian)

- Rancangan Tempatan Jajahan Pasir Puteh 2035 (Penggantian) [RTJPP2035(P)] adalah merupakan sebuah dokumen rancangan rasmi yang dibuat penggantian setelah Rancangan Tempatan Jajahan Pasir Puteh 2020 (diwartakan pada 20 Disember 2012 melalui Warta Kerajaan Negeri Kelantan No. 2079) telah tamat tempoh penggunaan sehingga tahun 2020.
- Ini selaras dengan peruntukan perenggan 16(1), Akta 172 yang menyatakan bahawa “Pihak Berkuasa Perancang Tempatan boleh pada bila-bila masa, membuat cadangan untuk pengubahan, pembatalan atau penggantian suatu rancangan tempatan”.
- Keperluan penyediaan RT Jajahan Pasir Puteh 2035 (Penggantian) adalah seperti berikut:

1	Menggantikan RT Jajahan Pasir Puteh 2020 Yang Telah Tamat Tempoh Pelaksanaannya
2	Menterjemah Dasar & Strategi Perancangan dan Pembangunan Peringkat Antarabangsa Nasional, Wilayah, Negeri dan Tempatan
3	Menyelaras Perubahan Guna Tanah
4	Memelihara Kelestarian dan Persekitaran
5	Menyediakan Dokumen Kawalan Perancangan dan Pemudah Cara Pembangunan

PROFIL KAWASAN RT JAJAHAN PASIR PUTEH 2035 (PENGANTIAN)

Guna Tanah Semasa Jajahan Pasir Puteh 2020

Perkara	Luas (Hektar)	Peratus (%)
Guna Tanah Pembangunan	13,064.98	30.73
Perumahan	4,590.35	10.80
Komersial	148.99	0.35
Industri	142.70	0.34
Institusi & Kemudahan Masyarakat	1,859.15	4.37
Kemudahan Rekreasi & Kawasan Lapang	12.94	0.03
Tanah Kosong	4,238.70	9.97
Pengangkutan	1,264.61	2.97
Infrastruktur dan Utiliti	807.54	1.90
Semula Jadi & Vegetasi	29,448.15	69.27
Hutan	5,645.66	13.28
Pertanian	22,118.31	52.03
Badan Air	1,589.26	3.74
Pantai	94.92	0.22
Jumlah	42,513.13	100

KELUASAN NEGERI / JAJAHAN



- Negeri Kelantan – 1,502,606.60 hektar
- Jajahan Pasir Puteh – 42,513.13 Hektar (JUPEM, Disember 2020)

BILANGAN DAERAH / MUKIM



- 8 Daerah / 36 Mukim

JUMLAH PENDUDUK



- 146,000 Orang (2019)
- Wanita : 56.2 %
- Lelaki : 50.8 %

SEMPADAN JAJAHAN



- Jajahan Bachok - Utara
- Jajahan Kota Bharu - Barat Laut
- Jajahan Machang - Barat Daya
- Daerah Besut, Terengganu - Tenggara

KAWASAN PENTADBIRAN



- Majlis Daerah Pasir Puteh (MDPP)



Guna Tanah Utama Jajahan Pasir Puteh 2020

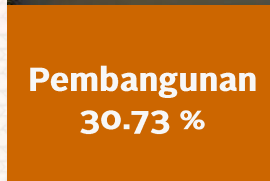
Semula Jadi
69.27 %

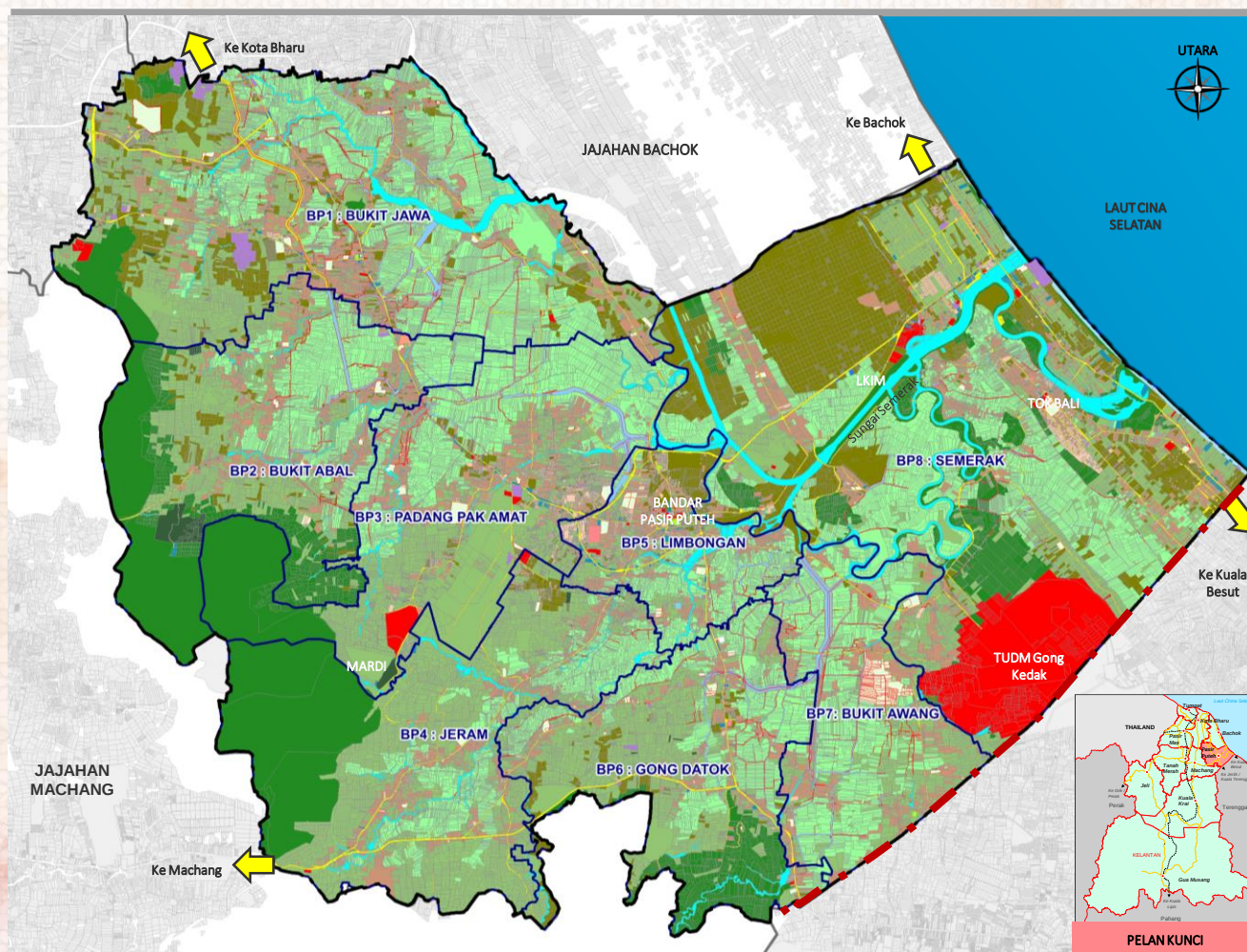


Pertanian
52.03 %



Pembangunan
30.73 %





Pelan Guna Tanah Semasa Jajahan Pasir Puteh 2020

Institusi dan Kemudahan Masyarakat

- Pendidikan
- Keselamatan
- Kegunaan Kerajaan/Badan Berkanun
- Kesihatan
- Keagamaan
- Kemudahan Awam

Infrastruktur dan Utiliti

- Bekalan Elektrik
- Pengairan dan Perparitan
- Pembetulan
- Pelupusan Sistem Pepejal
- Bekalan Air
- Pengangkutan/Jalan

Pembangunan Lain

- Perumahan
- Komersial
- Industri

Semula Jadi & Vegetasi

- Tanah Kosong/Tanah Tidak Diusahakan
- Tanah Pembangunan/Komited
- Tanah Lapang dan Rekreasi
- Pertanian
- Hutan
- Badan Air
- Pantai
- Laut

Lain-Lain

- sempadan Negeri
- sempadan Jajahan
- sempadan Blok Perancangan

HALA TUJU PEMBANGUNAN JAJAHAN PASIR PUTEH 2035

MATLAMAT, VISI DAN MISI

MATLAMAT

Pasir Puteh Bandar Perindustrian Islam
– Mengemudi Perubahan 2035

VISI

Menjadikan Jajahan Pasir Puteh Sebagai
Bandar Perindustrian Islam Yang Penting
Bagi Kelantan Dan Wilayah Serantau

MISI

Memajukan Jajahan Pasir Puteh Melalui
Transformasi Asas Ekonomi Perindustrian
Dan Maritim, Pelancongan Dan Industri
Asas Tani

TERAS PEMBANGUNAN

Teras
1

Pembangunan Spatial Yang Seimbang Dan Mampan

- Perancangan Fizikal & Guna Tanah
- Perumahan & Petempatan Desa
- Institusi & Kemudahan Masyarakat

Teras
2

Ekonomi yang Berdaya Saing

- Asas Ekonomi & Demografi
- Perniagaan & Perkhidmatan
- Pertanian & Perikanan
- Pelancongan & Warisan

Teras
3

Pembangunan Infrastruktur,
Perhubungan dan Utiliti yang Cepak dan Bersepadu

- Infrastruktur, Utiliti & Perhubungan
- Perhubungan, Pengangkutan & Pengurusan
Lalu Lintas

Teras
4

Pembangunan Hijau dan Alam Sekitar yang Mampan

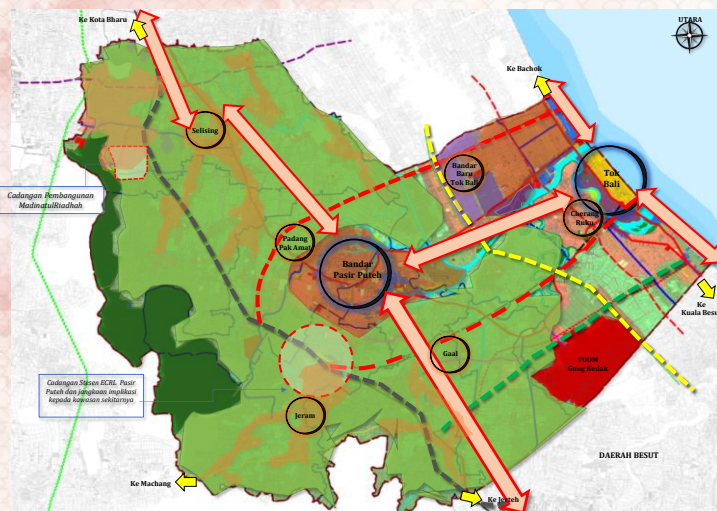
- Alam Sekitar, Pemeliharaan & Pengekalan KSAS
- Reka Bentuk Bandar, Landskap & Rekreasi

Teras
5

Urus Tadbir Yang Efektif dan Efisien

- Pengurusan & Pelaksanaan

KONSEP DAN STRATEGI PEMBANGUNAN SPATIAL



Projek Berimpak Tinggi Sebagai 'Catalyst'

- Pelaksanaan Projek-projek Berimpak Tinggi akan bertindak sebagai 'transformation catalyst' kepada pertumbuhan ekonomi jajahan.

Paksi Penghubung & Pelonjak (projek infrastruktur berimpak tinggi) sebagai catalyst :

- LPT3 (laluan dan persimpangan di Gong Kulim)
- ECRIL (laluan dan stesen ECRIL Pasir Puteh serta 'spurline' ke Tok Bali)
- Sambungan Lebuh raya Timur Barat (berakhir di Pachakan)
- Cadangan pembangunan Pelabuhan Tok Bali

Dua Bandar Peneraju iaitu :

- Bandar Pasir Puteh – Pusat pentadbiran dan perkhidmatan utama
- Bandar Tok Bali – Kawasan pentadbiran, ikon pelabuhan, aktiviti maritim dan perindustrian bagi Negeri Kelantan.

Bandar Sokongan :

- Bandar Baru Tok Bali - perindustrian
- Bandar-Bandar Lain - Pelengkap rangkaian ekonomi tempatan.

Saling Melengkapi dan Saling Menyokong Antara Wilayah Bersempadan

- Pembangunan Pelancongan Yang Saling Menyokong dan Melengkapi bagi kawasan Tok Bali/Semerak dan Kuala Besut.
- Penyediaan Kemudahan Awam Yang Berkapasiti Gunasama bagi kegunaan masyarakat



STRATEGI TRANSFORMASI EKONOMI

- Meningkatkan hasil pengeluaran (*yield*) sektor primer melalui penggunaan teknologi dalam aktiviti pertanian, perikanan dan penternakan.
- Meluaskan rangkaian aktiviti hulu dan hiliran melalui penggalakan perusahaan '*by product*' dan '*upstream product*' berkaitan ekonomi sektor primer yang diusahakan di Jajahan Pasir Puteh.
- Memperkasa ekonomi masyarakat tempatan melalui penglibatan langsung di dalam pembangunan berkaitan Pelabuhan Tok Bali dan industri perkhidmatan dan sokongan yang terlibat.
- Mewujudkan ruang pelaburan yang kondusif dan mesra pelabur.
- Menjamin kesejahteraan hidup masyarakat tempatan.

EKOSISTEM BANDAR PERINDUSTRIAN ISLAM

Teras strategik ini dibentuk dalam konteks memelihara dimensi hubungan antara :



Manusia dengan pencipta



Manusia dengan persekitaran



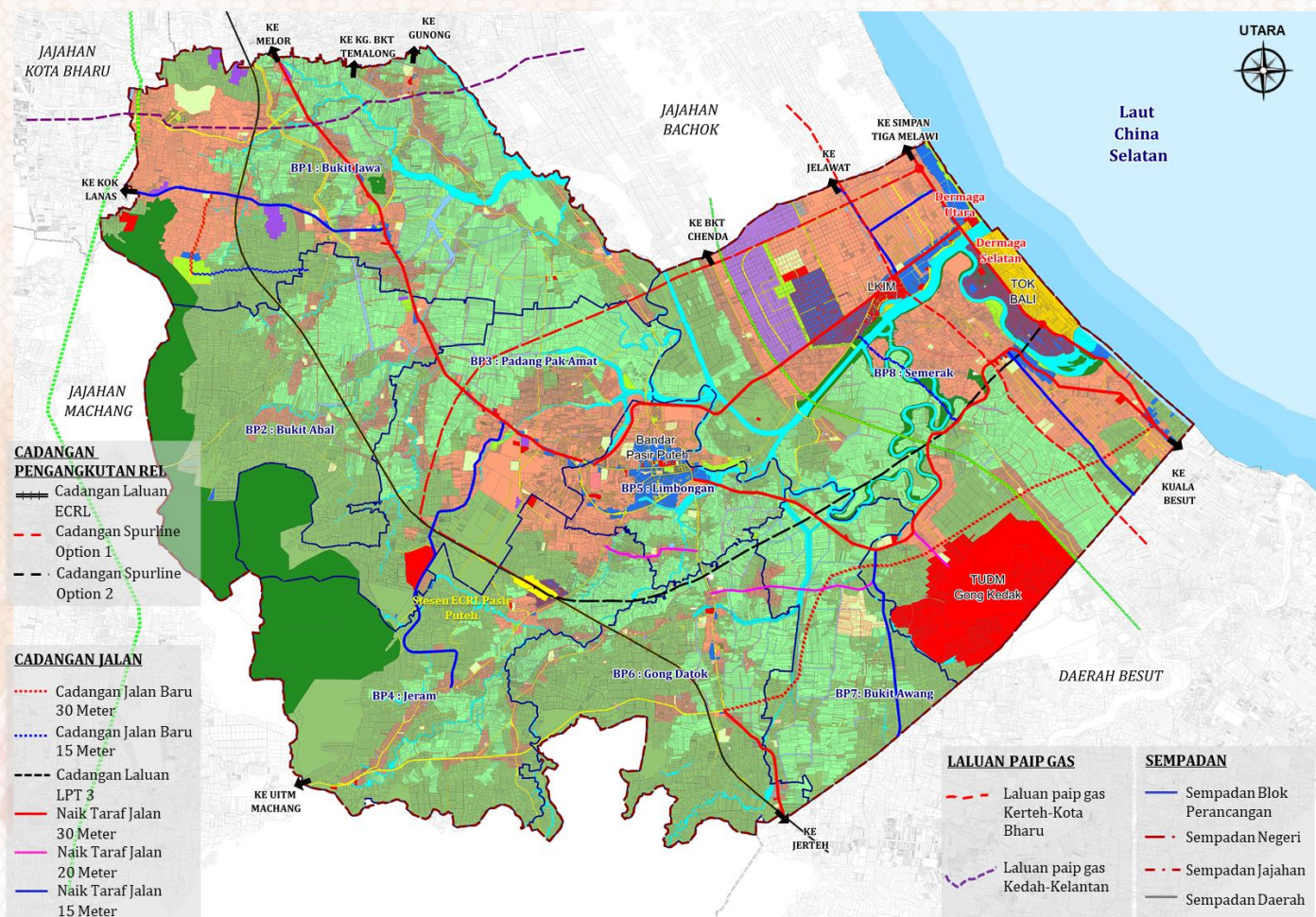
Manusia sesama manusia

Teras ini juga adalah interpretasi terhadap dasar pembangunan Negeri Kelantan yang menekankan kepada asas **Keberkatan, Kemakmuran dan Kebajikan** dalam aspek perancangan spatial.

RANTAIAN JENTERA PENGGERAK KONSEP WILAYAH TRANSFORMASI JAJAHAN PASIR PUTEH



PETA CADANGAN GUNA TANAH JAJAHAN PASIR PUTEH 2035



Peta Cadangan Keseluruhan Rancangan Tempatan Jajahan Pasir Puteh 2035 (Penggantian)

PELAN KUNCI

Petunjuk

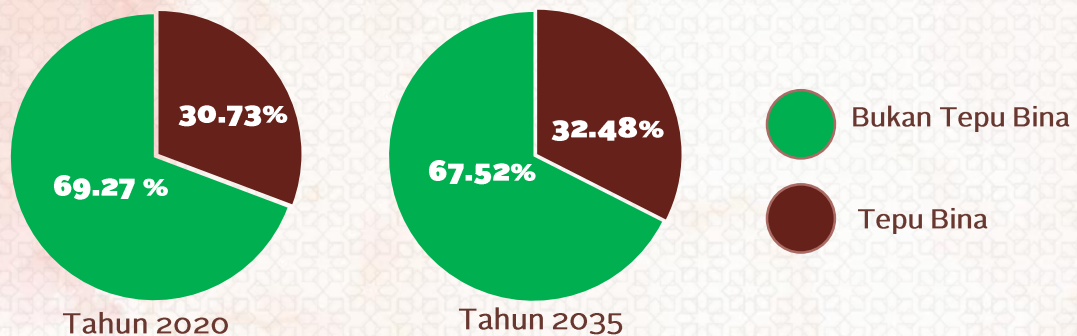
Perumahan	Pendidikan	Bekalan Elektrik	Tanah Lapang dan Rekreasi	Badan Air
Petempatan Kampung	Keselamatan	Pengairan dan Perparitan	Pertanian Padi	Pantai
Komersial	Kegunaan Kerajaan/Badan Berkanun	Pembetulan	Pertanian	Hutan
Pembangunan Bercampur	Kesihatan	Pelupusan Sistem Pepejal	Pengangkutan/Jalan/Terminal	
Industri	Keagamaan	Bekalan Air	Kawasan Pelabuhan	
	Kemudahan Awam			



CADANGAN GUNA TANAH JAJAHAN PASIR PUTEH 2035

Perkara	Cadangan 2035	
	Luas (Hektar)	Peratus (%)
Tepu Bina	13,809.43	32.48
● Perumahan	7,693.49	18.10
● Komersial	553.52	1.30
● Industri	570.85	1.34
● Pembangunan Bercampur	457.57	1.08
● Institusi & Kemudahan Masyarakat	2,078.30	4.89
● Pengangkutan	1,806.56	4.25
○ Infrastruktur dan Utiliti	649.34	1.53
Bukan Tepu Bina	28,703.70	67.52
● Hutan	3,155.35	7.42
● Pertanian	23,522.19	55.33
● Tanah Lapang & Rekreasi	243.27	0.57
● Badan Air	1,736.14	4.08
● Pantai	46.75	0.11
Jumlah	42,513.13	100.00

Guna Tanah Utama Jajahan Pasir Puteh



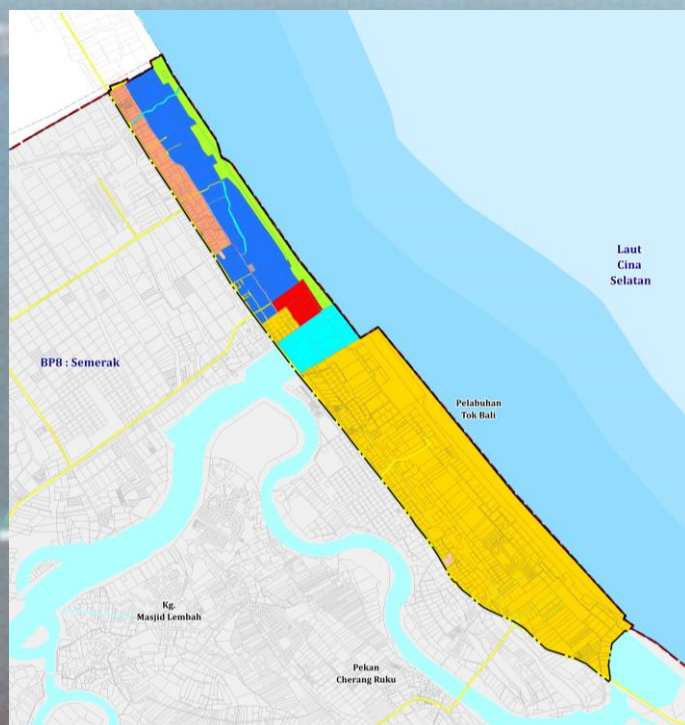
STATISTIK KESELURUHAN PROJEK & KAJIAN LANJUTAN BAGI RANCANGAN TEMPATAN JAJAHAN PASIR PUTEH 2035 (PENGgantian)



PROJEK- PROJEK PILIHAN

PEMBANGUNAN PELABUHAN INDUSTRI TOK BALI

KATEGORI PROJEK : FLAGSHIP
PERINCIAN LAPORAN JILID 1 : M/S 114-119 & 130



Kategori Pelabuhan

Pelabuhan Industri Swasta (Penubuhan melalui *Merchant Shipping Ordinance 1952*)

Fungsi Pelabuhan

Pelabuhan Industri menyediakan perkhidmatan pengkalan bekalan, aktiviti industri hulu (*upstream*) berkaitan perikanan, petroleum & gas dan pembaikan kapal

Keluasan Pelabuhan



Jumlah Keluasan: 320 Hektar

A. Dermaga Utara: 20 Hektar

- Breakbulk yard

B. Dermaga Selatan :300 Hektar

- Pengkalan Bekalan Utama bagi Operasi Carigali Petroleum & Gas di kawasan MTJDA (290 hektar)
- Terminal Pelancongan & Transit bagi *Cruise* Percutian (10 Hektar)

Wilayah Perdagangan

Indo-China, ASEAN, Perairan Laut China Selatan dan Teluk Siam

FASA 1

2016-2030

FASA 2

2031-2045

FASA 3

2046-2060

Dermaga Utara

- Berkeluasan 20 hektar
- Breakbulk yard
- Dermaga pukat menghadap Sungai Semerak sebagai kemudahan untuk tongkang berlabuh dan memunggah naik barangan pukat

Dermaga Selatan

- Berkeluasan 300 hektar
- Mempunyai pengkalan bekalan kepada carigali petroleum
- Khidmat logistik agensi kerajaan & swasta
- Dermaga menghadap laut
- Memerlukan pembinaan benteng pemecah ombak

Pengkalan Bekalan

- Berdasarkan pelan induk TBSB seluas 101 hektar
- Meluaskan sempadan zon pengkalan bekalan kepada 290 hektar (tambahan 189 hektar dari keluasan sedia ada)
- Sebagai pengkalan bekalan kepada aktiviti pelantar minyak MTJDA meliputi:
 - Bekalan tenaga kerja
 - Makanan
 - Air terawat
 - Jentera & alatan carigali
- Kemudahan lain yang berpotensi
 - Perubatan
 - Bengkel pembaikan
 - Helipad (kecemasan)
 - Bantuan kecemasan
 - Gudang
 - Lain-lain perkhidmatan hulu dan hiliran yang berkaitan

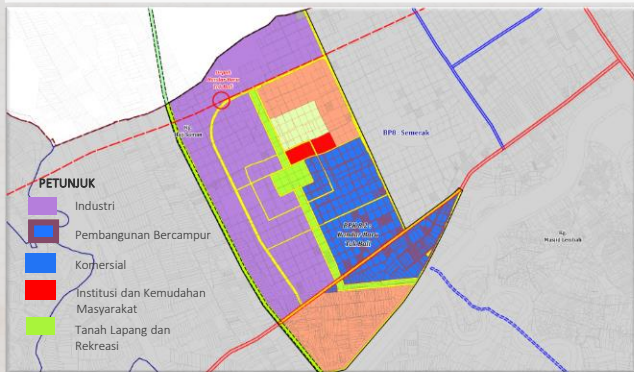
Kompleks Bebas Cukai & Terminal Pelancongan

- Berkeluasan 10 hektar
- Bangunan terminal
- Jeti
- Marina
- *Cruise* Percutian
 - Songkhla
 - Pattaya
 - Bangkok
 - Surat Thani
 - Nha Trang
 - Surat Thani / Koh Samui
 - Sihanoukville (Kemboja)
- Kapal layar
- Kedai bebas cukai bagi produk maritim dan sukan air

PROJEK – PROJEK PILIHAN

PEMBANGUNAN BANDAR BARU TOK BALI & BANDAR TOK BALI

KATEGORI PROJEK : FLAGSHIP
PERINCIAN LAPORAN JILID 1 : M/S 133-134

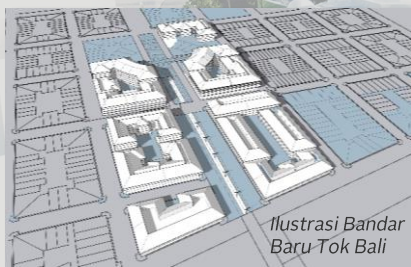


Keluasan

- 1,141.00 Hektar

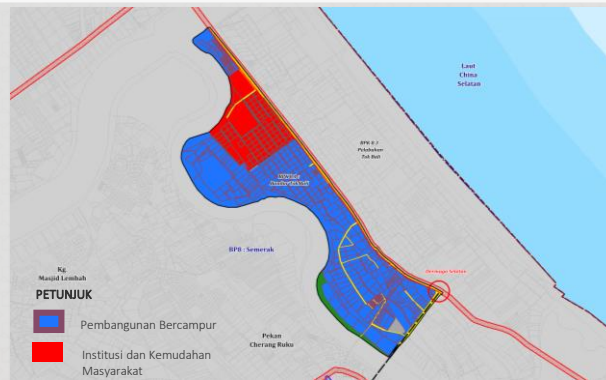
Penyelarasan Cadangan Guna Tanah

- RKK Bandar Tok Bali 2045
- Pengambilan tanah untuk jalan
- Pengambilan tanah untuk Taman Bandaran BBTB
- Pemilikan tanah-tanah sedia ada



Cadangan Guna Tanah Utama

- Kawasan industri
- Pembangunan bercampur
- Kawasan perumahan
- Perumahan Persisir Terusan
- Kawasan rekreasi (Taman Bandaran BBTB)



Keluasan

- 165.30 Hektar

Penyelarasan Cadangan Guna Tanah

- RKK Bandar Tok Bali 2045

Cadangan Guna Tanah Utama

- Pembangunan bercampur
- Institusi & kemudahan masyarakat

Sasaran Pembangunan

- Menyediakan ruang bagi pertumbuhan dan pengembangan transformasi ekonomi bagi Jajahan Pasir Puteh
- Membentuk konurbasi pembangunan Bandar Baru Tok Bali - Kawasan pelabuhan bagi menyokong ekonomi dan aktiviti maritim
- Mewujudkan peluang pekerjaan & keusahawanan kepada warga tempatan

PROJEK-PROJEK PILIHAN

LALUAN ECRL BESERTA STESEN , PELABUHAN DARAT PASIR PUTEH & JAJARAN SPURLINE PASIR PUTEH - TOK BALI

KATEGORI PROJEK : FLAGSHIP
PERINCIAN LAPORAN JILID 1 : M/S 103

Penerangan

Cadangan laluan ECRL, Stesen Keretapi ECRL Pasir Puteh (BP4: Jeram) telah dikenalpasti sebagai satu pemacu pembangunan utama bagi jajahan ini. Stesen ini juga akan menjadi permulaan kepada jajaran *spurline* ke Pelabuhan Tok Bali.

Lokasi Cadangan

Stesen ECRL di BP4 : Jeram

Alternatif 1

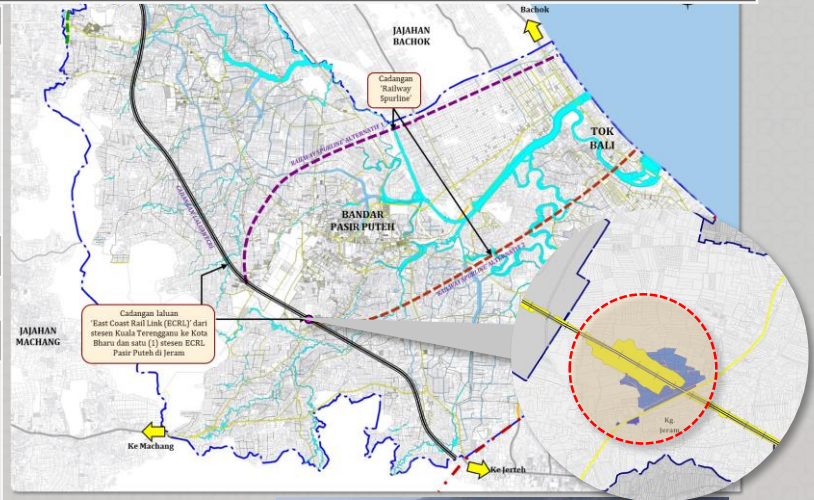
- Pasir Puteh-Industri BBTB-Dermaga Pukal Utara
- 21.63 km
- 3 hub
 - Depoh Pasir Puteh
 - Depoh BBTB
 - Dermaga Utara

Alternatif 2

- Pasir Puteh-Cherang Ruku-Dermaga Selatan
- 16.64 km
- 2 hub
 - Depoh Pasir Puteh
 - Dermaga Selatan

Agensi Pelaksana

1. Malaysia Rail Link (MRL)
2. Kerajaan Negeri Kelantan



Laluan ECRL yang sedang dibina di Pasir Puteh (April 2021)
Sumber : Souther Corridor Malaysia



Pejabat Pengurusan Projek ECRL di Pasir Puteh (April 2021)
Sumber : Souther Corridor Malaysia

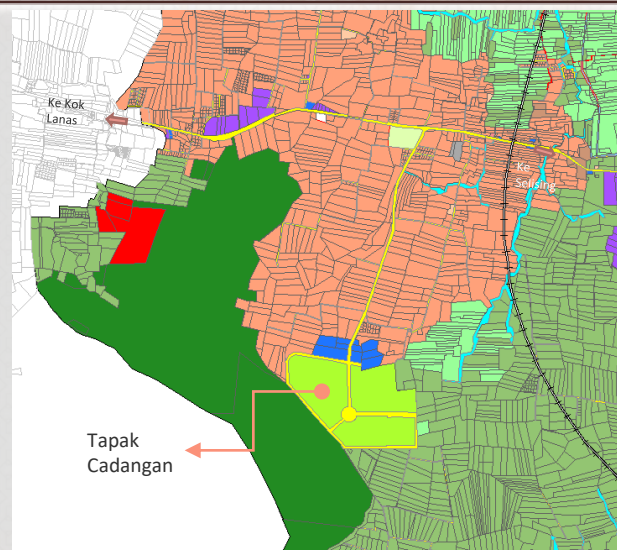


PROJEK-PROJEK FLAGSHIP

PEMBANGUNAN MADINATUL RIADAH

KATEGORI PROJEK : FLAGSHIP
PERINCIAN LAPORAN JILID 1 : M/S 104

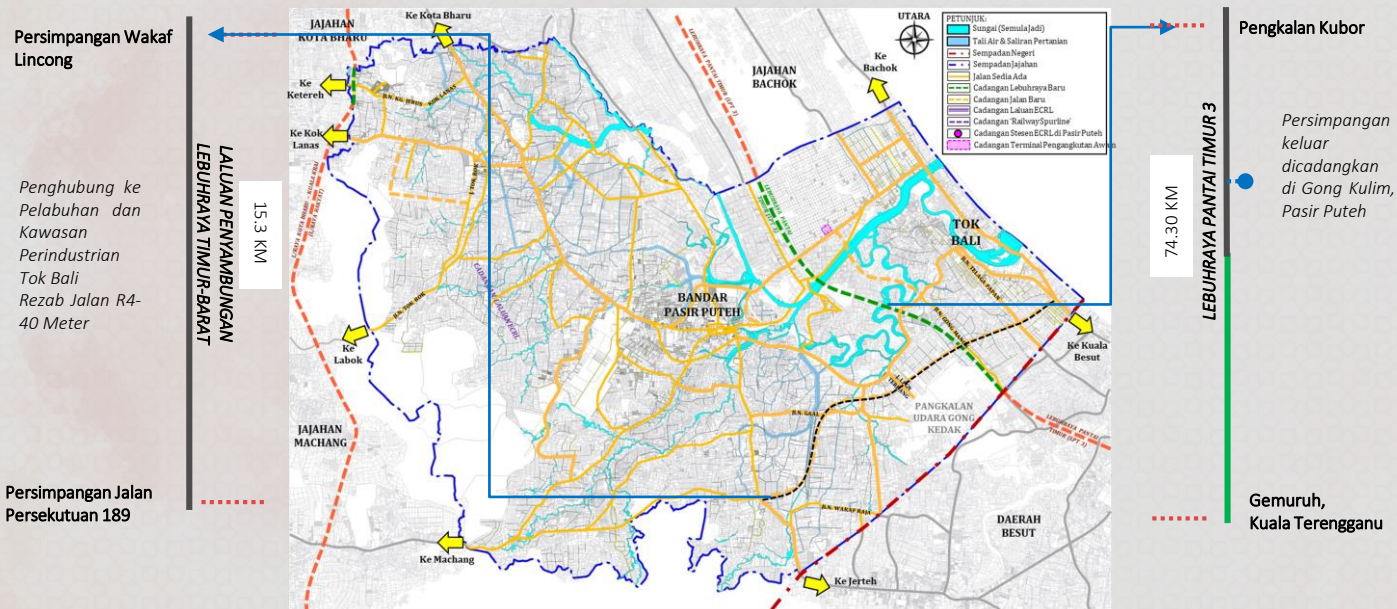
- Luas ● 320 ekar
- Komponen ● Kemudahan Kompleks Sukan
- Fungsi ● Venue utama bagi temasya Sukan Malaysia (SUKMA) 2024
- Lokasi ● BP 1: Bukit Jawa



PROJEK-PROJEK PILIHAN

LEBUHRAYA PANTAI TIMUR 3 & LALUAN PENYAMBUNGAN LEBUHRAYA TIMUR BARAT

KATEGORI PROJEK : FLAGSHIP
PERINCIAN LAPORAN JILID 1 : M/S 282-284



PROJEK-PROJEK PILIHAN

KOMPLEKS WARISAN DAN KESENIAN TOK JANGGUT

KATEGORI PROJEK : PROJEK TEMPATAN
PERINCIAN LAPORAN JILID 1 : M/S 234

KOMPONEN KOMPLEKS WARISAN & KESENIAN TOK JANGGUT

1

Pusat Kesenian

Antara komponen yang dicadangkan:

- i. Tempat latihan dan khusus
- ii. Bilik Kesenian Pasir Puteh
- iii. Inkubator Kesenian
- iv. Pentas pementasan dan persembahan kebudayaan
- v. Galeri Kesenian dan Warisan
- vi. Mini perpustakaan warisan (Bahan dokumentasi kesenian)

2

Galeri Tok Janggut

Antara komponen yang dicadangkan:

- i. Ruang pameran biografi Tok Janggut
- ii. Tugu Peringatan Tok Janggut
- iii. Pusat informasi pelancongan Pasir Puteh

3

Pusat Hasil Kraftangan

Antara komponen yang dicadangkan:

- i. Bilik pameran hasil kraftangan
- ii. Kiosk jualan hasil kraftangan
- iii. Bilik aktiviti interaktif kraf



Ilustrasi Papan Tanda Sejarah Tok Janggut



Ilustrasi Ruang Pameran Galeri Tok Janggut

PROJEK-PROJEK PILIHAN

JEJAK EKO & AGRO JAJAHAN PASIR PUTEH

KATEGORI PROJEK : PROJEK TEMPATAN
PERINCIAN LAPORAN JILID 1 : M/S 238



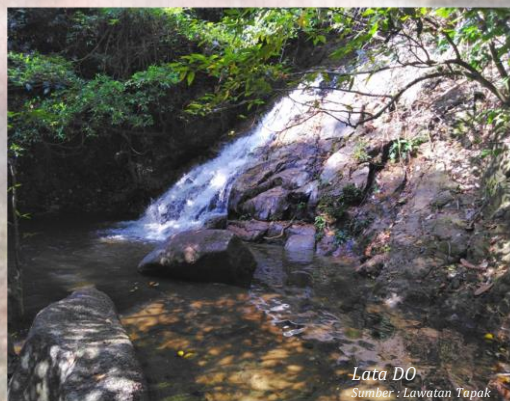
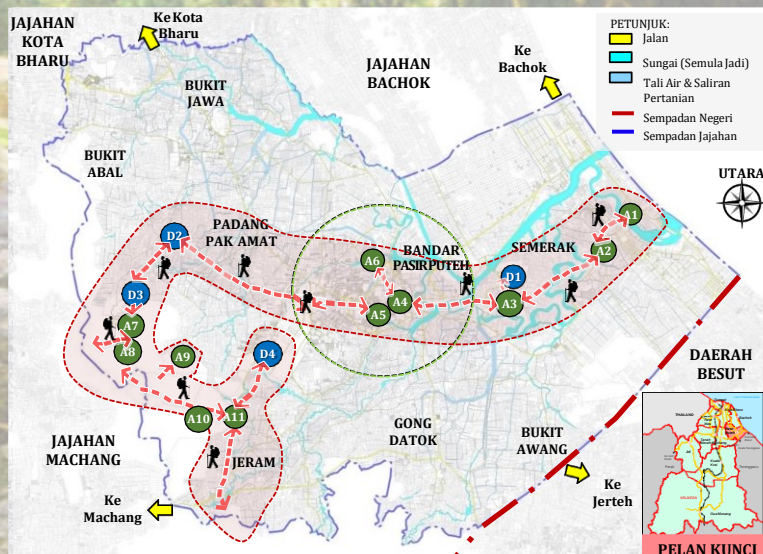
Pelancongan Eko / Pengembaraan, Sukan & Rekreasi (Hutan & Air Terjun)

- A1 Eko Lancong Bakau, Kuala Semerak
- A2 Bukit Peraksi, Cherang Ruku
- A3 Taman Tema Nik Wi, Kg. Bukit Tanah
- A4 Dataran Tok Janggut, Jalan Limbongan Stesen Bas
- A5 Taman Bonsai, Jalan Pengawai
- A6 Taman Mahkota (Tepi Sekolah Lelaki)
- A7 Jeram Mengaji/ Jeram Mak Nenek, Bukit Abal
- A8 Bunga Raflesia, Hutan Chabang Tongkat
- A9 Bukit Batu Balai @ Lata DO, Kg. Permatang Sungkai
- A10 Hutan Simpan Chabang Tongkat
- A11 Jeram Pasu, Kampung Padang Pak Amat



Pelancongan Agro

- D1 Pusat Anyaman Mengkuang, Kg. Bukit Timah
- D2 Ternakan Lembu Tenusu (Lot 778)
- D3 Ladang Tenusu berhampiran Jeram Mengaji, Selising
- D4 MARDI Pasir Puteh



Ilustrasi Papan Informasi Jejak Eko dan Agro Jajahan Pasir Puteh



PROJEK-PROJEK PILIHAN

PELAN TINDAKAN TERHADAP KAWASAN RISIKO BENCANA

KATEGORI PROJEK : PROJEK TEMPATAN
PERINCIAN LAPORAN JILID 1 : M/S 306

Struktur pengurusan di peringkat jajahan perlu dikemaskini melibatkan agensi-agensi pentadbiran, penyelamat & kecemasan seperti berikut :

1. Majlis Daerah Pasir Puteh
2. Pejabat Tanah & Jajahan Pasir Puteh
3. Jabatan Kesihatan Negeri Kelantan
4. Polis Diraja Malaysia (PDRM)
5. Angkatan Pertahanan Awam Malaysia (APM)
6. Jabatan Bomba & Penyelamat Malaysia (JBPM)
7. Agensi Penguatkuasaan Maritim Malaysia (APMM)
8. Tentera Udara Diraja Malaysia (TUDM)

Antara fungsi kerjasama yang perlu diberi perhatian adalah :

- Tindakan menyelamatkan
- Bantuan kecemasan & perubatan
- Penempatan mangsa
- Bantuan makanan & sokongan hidup kepada mangsa & ahli keluarga terdekat

Penyediaan Infrastruktur bagi mengawal risiko bencana secara khusus & meningkatkan keselamatan bandar :

1. Menyediakan kamera pengesan gelombang Tsunami yang boleh diakses & dianalisis oleh agensi keselamatan tempatan
2. Tapak bagi siren amaran awal tsunami dengan saiz keluasan 10x10 bagi Tujuan Keselamatan dalam jarak 300m dari kawasan pantai. Lokasi yang dicadangkan adalah sekitar Pantai Bisikan Bayu, Pantai Tok Bali dan Pantai Pulau Kambing.
3. Penambahan kamera litar tertutup (CCTV) di kawasan-kawasan 'hotspot' sekitar Jajahan Pasir Puteh
4. Penyediaan butang panik bagi masyarakat awam melaporkan kecemasan dengan segera



Contoh Butang Panik & Siren Amaran Tsunami yang telah dipasang di Pantai Chenang, Langkawi.

Menjalankan kajian-kajian lanjutan bagi mengenal pasti risiko bencana & langkah-langkah mitigasi yang bersesuaian pada masa hadapan. Antara kajian-kajian lanjutan yang dicadangkan adalah :

1. Kajian risiko bencana Pasir Puteh (umum)
2. Kajian bagi pengawalan hakisan pantai di Jajahan Pasir Puteh
3. Kajian risiko banjir di Jajahan Pasir Puteh
4. Kajian penilaian risiko *birdstrike* di pengkalan udara Gong Kedak.
5. Kajian EIA & risiko bencana bagi pembangunan pelabuhan industri Tok Bali

Info Ringkas

Mitigasi Struktur – Kerja-kerja kejuruteraan seperti projek tebatan banjir, struktur penstabilan/ pengukuhan cerun

Mitigasi Bukan Struktur – Peraturan, panduan, pemetaan, pembangunan aplikasi amaran awal, kempen kesedaran awam

Bahaya

+

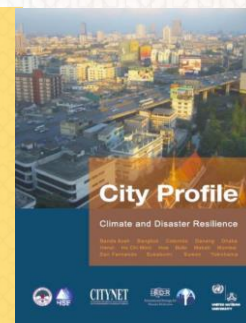
Keterdedahan

+

Kerapuhan
Faktor
Penyumbang
Risiko



Risiko



Contoh laporan kajian penilaian risiko bencana

PROJEK-PROJEK PILIHAN

PENGUKUHAN IMEJ BANDAR PPU PASIR PUTEH

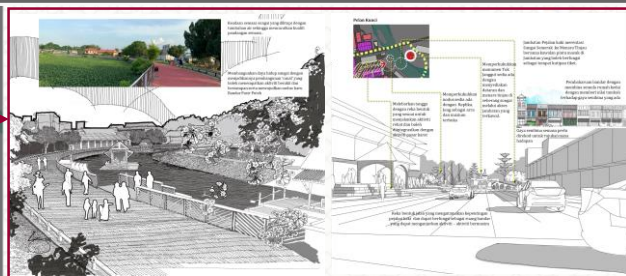
KATEGORI PROJEK : PROJEK UTAMA JAJAHAN
PERINCIAN LAPORAN JILID 1 : M/S 342-347 & 358-362



Petunjuk



Potensi Kawasan Pengukuhan Imej Bandar



Cadangan ciri-ciri reka bentuk bandar bagi memperkukuhkan imej pusat bandar adalah melalui pendekatan seperti berikut:-

- Pembaharuan semula bandar di Bandar Pasir Puteh
- Kawalan fasad bangunan di pusat bandar
- Tipologi Reka Bentuk Islam
- Ciri-ciri bandar selamat dan rendah karbon
- Pemakaian CPTED (Crime Prevention Through Environmental Design)
- Pelan tindakan pembaikan dan pengukuhan serta penguatkuasaan (dengan mengambil kira faktor anjakan bangunan)
- Penyediaan siar kaki yang selesa dan selamat
- Pemantapan jalan di dalam bandar (jalan susur)



PETUNJUK

- (A) Papan tanda yang lebih kecil bagi membantu legibiliti dan identiti perniagaan
- (B) Menggunakan bahan binaan kayu dan ciri-ciri bangunan yang ada
- (C) Penyediaan 'awning' bagi memberi keselesaan ruang kaki lima
- (D) Menyediakan perabot jalan yang mengikut skala pejalan kaki dan dilengkapi dengan info petunjuk jalan



Cadangan Pembaharuan Semula Bandar Di Pasir Puteh

PROJEK-PROJEK PILIHAN

LALUAN PERSAUDARAAN PACHAKAN - BESUT

KATEGORI PROJEK : PROJEK UTAMA JAJAHAN
PERINCIAN LAPORAN JILID 1 : M/S 384-389

Penerangan

Satu tarikan baru di Kawasan bersempadan Pasir Putih – Daerah Besut, Terengganu akan diwujudkan iaitu Laluan Persaudaraan Pachakan-Besut yang menghubungkan kedua-dua negeri Kelantan & Terengganu merangkumi :

Zon Hasil Makanan Laut
•Komersil
•Industri Proses Hasil Laut

Laluan Persaudaraan
• Sempadan Negeri
• Jalan & Pejalan Kaki
• Insripsi Sejarah

Pintu Keluar-Masuk Negeri
• *Entrance Statement*

Lokasi Cadangan

Kampung Pachakan



Ilustrasi Laluan Persaudaraan Pachakan



CADANGAN PENGURUSAN

MENAIK TARAF MAJLIS DAERAH PASIR PUTEH

PERINCIAN LAPORAN JILID 1 : M/S 415

Penerangan

Naik taraf Pihak Berkuasa Tempatan (PBT) adalah selaras dengan peruntukan Seksyen 4(2) Akta Kerajaan Tempatan 1976 (Akta 171) di mana Pihak Berkuasa Negeri yang berunding dengan Menteri dan PBT boleh menukar taraf sesuatu PBT.

Tindakan Lanjut

Selaras dengan tindakan menaik taraf Majlis Daerah Pasir Puteh (MDPP), perkhidmatan bandar dan kemudahan-kemudahan berkaitan akan ditingkatkan merangkumi :

- Kekerapan lori pungutan sampah
- Pemotongan rumput
- Program landskap & pengindahan
- Peningkatan kemudahan di kawasan awam

Sumber tenaga juga perlu ditambah untuk mewujudkan gerak kerja yang lebih terancang dan produktif bagi menampung keperluan selaras dengan kadar pembangunan Pasir Puteh yang dijangka akan berkembang.

Antara tindakan yang boleh dilakukan adalah menambah jawatan :

- Melalui penjawatan tetap & kontrak
- Meningkatkan kapasiti melalui latihan dan kursus
- Meminjam tenaga pakar & profesional yang berkelayakan

Kriteria Asas Ke Arah Majlis Perbandaran



JUMLAH PENDUDUK MELEBIHI
150,000



HASIL TAHUNAN MELEBIHI
RM20 JUTA



KEUPAYAAAN
PERKHIDMATAN
BANDAR



KEUPAYAAAN
SISTEM PENYAMPAIAN
PERKHIDMATAN



KEUPAYAAAN
PUSAT PERTUMBUHAN
BARU

CARTA ORGANISASI MDPP



14 Jawatan kosong serta penambahan 10% jawatan Kumpulan A bagi unit-unit di atas

PROSES DAN PROSEDUR KELULUSAN PEMAJUAN PELABURAN MENGIKUT KATEGORI MODEL PEMUDAHCARA

Kategori Model Pemudahcara	Projek Pemajuan 100% Secara Persendirian	Pemajuan Secara Usaha Sama Dengan MDPP	Pemajuan di Dalam Kawasan Pelabuhan Industri Tok Bali	Pemajuan Bandar Tok Bali dan Bandar Baru Tok Bali	Pemajuan Projek di Bawah Seliaan ECER
KriteriaProjek	- Projek pemajuan biasa yang diusahakan oleh pihak persendirian atau syarikat pemaju seperti pembangunan perumahan, perniagaan dan sebagainya. - Dimajukan di atas plot tanah milik persendirian yang terletak di dalam Kawasan Pentadbiran MDPP.	- Projek yang dipelopori oleh pemaju swasta yang dicadangkan di atas plot tanah milik MDPP. - Projek yang dipelopori oleh MDPP dan membuka ruang usaha sama kepada pihak pemaju swasta. - Memeterai Kontrak dengan <i>Business Model</i> yang dipersetujui pihak terlibat.	- Pemajuan di dalam Kawasan Pelabuhan Industri Tok Bali (PITB). - Pemajuan oleh Perbadanan Pelabuhan Tok Bali (PPTB). - Pemajuan oleh pemaju (<i>sub vendor</i>) di dalam kawasan PITB. - Plot tanah dikenalpasti dalam kawasan PITB. - Projek mestilah berkaitan dengan pembangunan dan operasi pelabuhan industri Tok Bali (<i>supply base</i>, pukat utara dan terminal pelancongan & kompleks bebas cukai.	- Pemajuan di dalam Kawasan Bandar Tok Bali (BTB) dan Bandar Baru Tok Bali (BBTB). - Dilaksana oleh Perbadanan Bandar Tok Bali (PBTB). - Pemajuan oleh pemaju/pemilik tanah dalam kedua-dua kawasan. - Pemajuan secara usaha sama antara pemaju/pemilik tanah dengan PBTB. - Pemajuan mestilah berkaitan dengan pembangunan sepertimana yang disyorkan dalam RTJPP 2035 (P) dengan mematuhi syarat-syarat yang ditetapkan.	- Pemajuan projek yang tersenarai atau dikenalpasti dalam program ECER. - Pemajuan di atas plot tanah milik ECER. - Pemajuan yang menerima peruntukan Modal Kapital dari ECER.
Proses dan Prosedur Asas Kelulusan Permohonan dan Insentif Semasa	- Menggunakan Kaedah dan Proses Kelulusan Kebenaran Merancang Pihak Berkuasa Perancang Tempatan (MDPP). - Peruntukan Seksyen 19(1), Akta Perancangan Bandar Dan Desa 1976 (Akta 172). - Menggunakan Kaedah Tukar Syarat, Pecah Sempadan dan lain-lain Peruntukan Berkaitan Pemajuan Tanah, Kanun Tanah Negara. - Menerima pakai Prosedur dan Insentif Jawatankuasa Kawal Selia Merancang dan Menyelaras Aktiviti Pemajuan Projek Pembangunan Negeri Kelantan (JKMPPP). - Peruntukan Pekeliling Pembangunan SUK Bilangan 4, 2019 (Rujuk Lampiran)				
Insentif Tambahan	Mengenakan caj pemajuan dalam permohonan Kebenaran Merancang (KM).	- Mengenakan pengurangan yuran pemprosesan pelan di peringkat MDPP (mana yang bersesuaian). - Mengenakan pengurangan caj pemajuan bagi permohonan KM (di mana bersesuaian).	- Mengenakan caj pemajuan dalam permohonan Kebenaran Merancang (KM). - Memastikan infrastruktur yang tersedia dan bekalan utiliti yang berkualiti. - Menggunakan Seksyen 20A kelulusan projek infrastruktur secara rundingan di peringkat negeri. - Menggunakan pekiling pembangunan SUK Bilangan 5 Tahun 2019 (Rujuk Lampiran)	- Mengenakan caj pemajuan dalam permohonan Kebenaran Merancang (KM). - Memastikan infrastruktur yang tersedia dan bekalan utiliti yang berkualiti. - Menggunakan Seksyen 20A kelulusan projek infrastruktur secara rundingan di peringkat negeri.	- Mengenakan caj pemajuan dalam permohonan Kebenaran Merancang (KM). - Memastikan infrastruktur yang tersedia dan bekalan utiliti yang berkualiti. - Menggunakan Seksyen 20A kelulusan projek infrastruktur secara rundingan di peringkat negeri.
Agensi Peneraju/ Penyelaras	MDPP	MDPP	(PPTB) Perbadanan Pelabuhan Tok Bali	(PBTB) Perbadanan Bandar Tok Bali	ECER

CATATAN



PASIR PUTEH BANDAR PERINDUSTRIAN ISLAM

Mengemudi Perubahan (2035)

Keterangan Gambar Kulit

Bermula daripada bentuk asas seperti segi empat, segi tiga dan lengkungan bulatan, serta bentuk asas yang lebih rumit seperti segi lima (hexagon), dekaon, heptagon dan nonagon, corak geometri yang unik telah mencapai kemuncak tertinggi di dalam perkembangan kesenian dan tamadun Islam sejak zaman berzaman.

Evolusi penggunaan corak geometri ini telah disokong oleh sumbangan para ilmuwan islam yang bijaksana dalam bidang matematik, astronomi, dan sains dengan menonjolkan falsafahnya yang tersendiri - iaitu Kesatuan Dalam Kepelbagaian dan Kepelbagaian Dalam Kesatuan.

Corak geometri islamik yang menggabung dan mencantumkan bentuk hexagon dan oktagon ini telah dijadikan asas kepada rekabentuk rajah yang menggambarkan **Teras Strategik Perancangan Bandar Perindustrian Islam Jajahan Pasir Puteh** di dalam memainkan peranannya sebagai **Wilayah Transformasi bagi Negeri Kelantan** bagi tempoh perancangan sehingga tahun 2035.

Keterangan Logo

JPP merujuk kepada Jajahan Pasir Puteh dan bunga kertas merupakan bunga rasmi Jajahan Pasir Puteh





EXECUTIVE SUMMARY

**DRAFT LOCAL PLAN
FOR DISTRICT OF PASIR PUTEH
2035 (REPLACEMENT)**

PASIR PUTEH ISLAMIC INDUSTRIAL CITY
Pasir Puteh Steering for Change (2035)



This report is prepared for:



**Pasir Puteh District Council
(MDPP)**

Prepared by:

PLANMalaysia

(Department of Town and Country Planning)

PLANMalaysia@Kelantan

(Department of Town and Country Planning Negeri Kelantan)

In Collaboration with :



This Draft of Pasir Puteh District Local Plan 2035 (Replacement) [RTJPP2035 (P)] is being prepared for the planning period until 2035, replacing the Pasir Puteh District Local Plan 2020 which has expired in 2020.

This Local Plan is prepared in accordance with the provisions of Subsection 16 (1), Town and Country Planning Act 1976 (Act 172) which states that the local planning authority may at any time, make a proposal for the alteration, cancellation, or replacement of a local plan.

RTJPP2035 (P) is a document that contains a proposal map and a written statement describing in detail the recommendations of the Local Authority (Pasir Puteh District Council) regarding physical planning such as land use, environment, infrastructure and utilities, landscape and traffic.

RTJPP2035 (P) is divided into 3 volumes which explain the following:

- **Volume 1 contains a written statement, direction & development strategy arranged accordingly to the development thrust.**
- **Volume 2 specifically contains a proposal map consisting of physical development planning zones and a specific schedule of development activities for the planned zones as well as development guidelines.**
- **Volume 3 describes the management and implementation aspects of the development projects submitted.**

These reports will be gazetted as official documents of the Kelantan State Government and used as a guide & main reference on behalf of the Pasir Puteh District Council (MDPP) and related planning & implementation agencies in implementing proposals, planning control as well as being a facilitator for the development implementation.

This Executive Summary extracts important sections from the three volumes of the RTJPP2035 (P) report

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October 2021

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INTRODUCTION

The Executive Summary of the Pasir Puteh District Local Plan 2035 (Replacement)) contains a summary of excerpts from the Draft Report of the Pasir Puteh District Local Plan 2035 (Replacement).

Details of the Draft of Pasir Puteh District Local Plan 2035 (Replacement) contains three (3) main volumes consisting of:-

1

Volume 1: Written Statement and Development Strategies

- ✓ Development Concepts and Strategies
- ✓ Development Proposal Map
- ✓ Project Strategies And Proposals
- ✓ Implementation Actions



2

Volume 2: Map of Proposed Land Use and Development Control

- ✓ Land Use Zone
- ✓ Land Use Class
- ✓ Development Control
- ✓ Guidelines



3

Volume 3: Project Management and Implementation

- ✓ Project List and Cost Estimates
- ✓ Development Facilitator
- ✓ Geographic Information System (GIS)



PASIR PUTEH DISTRICT LOCAL PLAN REQUIREMENTS 2035 (REPLACEMENT)

- Pasir Puteh District Local Plan 2035 (Replacement) [RTJPP2035 (P)] is an official planning document made as a replacement after the Pasir Puteh District Local Plan 2020 (gazetted on 20 December 2012 through Kelantan State Gazette No. 2079) expired in 2020.
- This is in accordance with the provisions of paragraph 16 (1), Act 172 which states that “The Local Planning Authority may at any time, make a proposal for the alteration, cancellation or replacement of a local plan”.
- The requirements for the preparation of Pasir Puteh District Local Plan 2035 (Replacement) are as follows:

1	Replacing the Pasir Puteh Local Plan 2020 Which Has Already Expired Its Implementation Period
2	Translating the Global, National, Regional, State and Local Planning and Development Policies & Strategies
3	Coordinating the Changes in Land Use
4	Preserving the Sustainability and the Environment
5	Preparing Planning Control Documents and Facilitation of Development

AREA PROFILE OF PASIR PUTEH DISTRICT LOCAL PLAN 2035 (REPLACEMENT)

Existing Land Use of Pasir Puteh District 2020

Item	Area (Hectares)	Percent (%)
Built Up Area	13,064.98	30.73
Housing	4,590.35	10.80
Commercial	148.99	0.35
Industry	142.70	0.34
Institutions & Community Facilities	1,859.15	4.37
Recreational Facilities & Open Space	12.94	0.03
Empty land	4,238.70	9.97
Transportation	1,264.61	2.97
Infrastructre & Utility	807.54	1.90
Nature & Vegetation	29,448.15	69.27
Forest	5,645.66	13.28
Agriculture	22,118.31	52.03
Water body	1,589.26	3.74
Beach	94.92	0.22
Amount	42,513.13	100



AREA OF STATE / DISTRICTS



- State of Kelantan - 1,502,606.60 hectares
- Pasir Puteh District - 42,513.13 Hectares (JUPEM, December 2020)

NUMBER OF DISTRICTS / TOWNSHIP



- 8 Districts / 36 Townships

TOTAL POPULATION



- 146,000 People (2019)
- Women: 56.2 %
- Men: 50.8 %

DISTRICT BORDERS



- Bachok District - North
- Kota Bharu District - Northwest
- Machang District - Southwest
- Besut District, Terengganu - Southeast

ADMINISTRATION AREA



- Pasir Puteh District Council (MDPP)

Main Land Use of Pasir Puteh District 2020

Nature
69.27 %

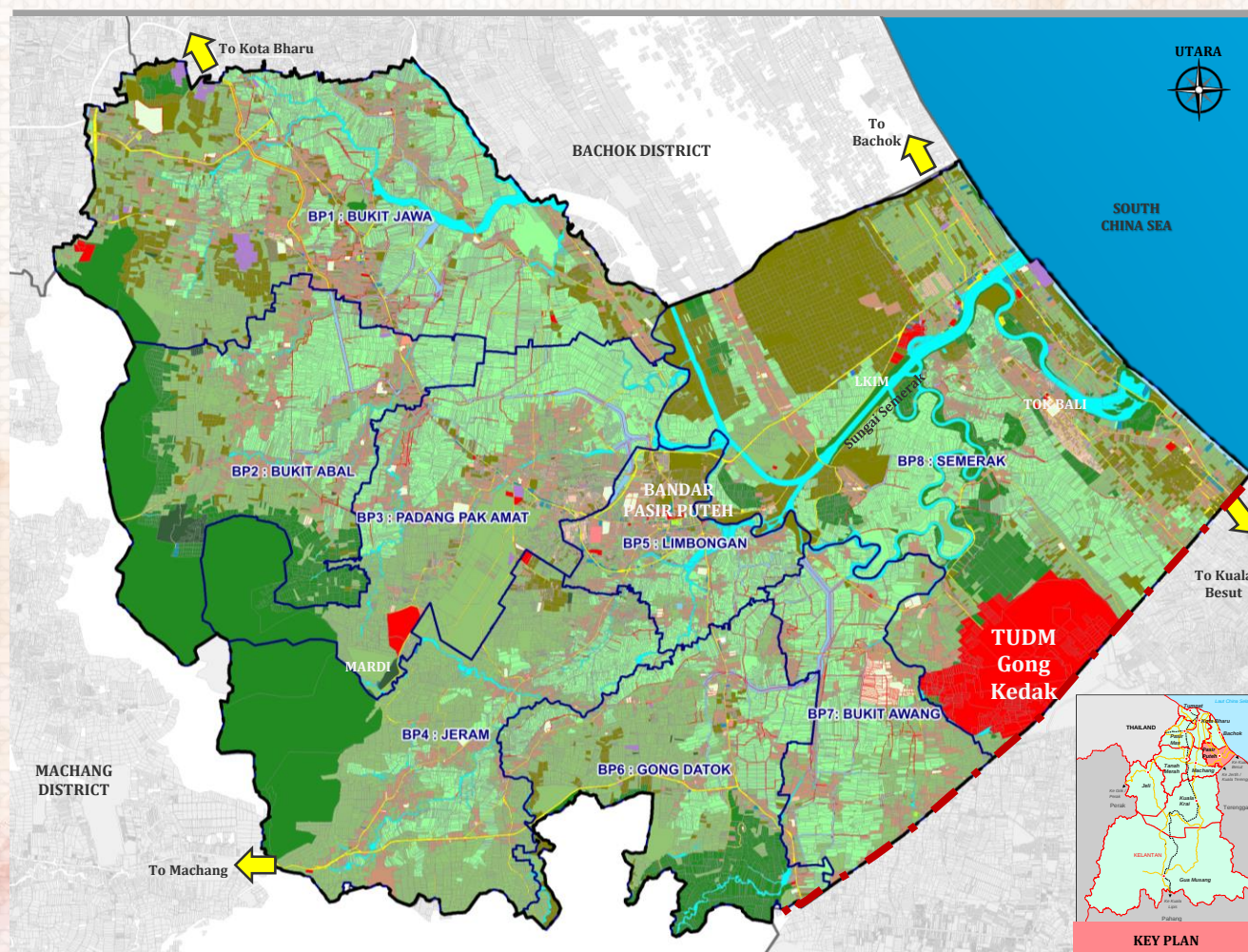


Agriculture
52.03 %



Built Up **30.73 %**





Existing Land Use Plan in Pasir Puteh District 2020

Institution and Community Facilities

- Institution
- Security / Safety
- Government / Statutory Body Use
- Health Facility
- Religious Facility
- Public Facility

Infrastructure and Utility

- Electricity Supply
- Irrigation and Drainage
- Sewerage
- Solid Waste Disposal
- Water Supply
- Transportation / Road

Other Development

- Housing
- Commercial
- Industry

Nature & Vegetation

- Vacant Land / Undeveloped Land
- Developed / Committed Land
- Open Space and Recreation
- Agriculture
- Forest
- Water Body
- Beach
- Sea

Others

- State Border
- District Border
- Planning Block Border

DEVELOPMENT DIRECTION OF PASIR PUTEH DISTRICT 2035

GOAL, VISION AND MISSION

GOAL
Pasir Puteh The Islamic Industrial City
- Steering for Change 2035

VISION
Pasir Puteh District As An Important Islamic
Industrial City For Kelantan And The
Surrounding Region

MISSION
Advancing Pasir Puteh District Through
Transformation Of Industrial And Maritime-
base Economy, Tourism And Agro-based
Industry

DEVELOPMENT THRUST

Thrust
1

Balanced and Sustainable Spatial Development

- Physical Planning & Land Use
- Housing & Village Settlements
- Institutions & Community Facilities

Thrust
2

A Competitive Economy

- Economic & Demographic Fundamentals
- Business & Services
- Agriculture & Fisheries
- Tourism & Heritage

Thrust
3

Efficient and Integrated Infrastructure, Communications and Utilities Development

- Infrastructure, Utilities & Communications
- Communications, Transportation & Traffic Management

Thrust
4

Green Development and Sustainable Environment

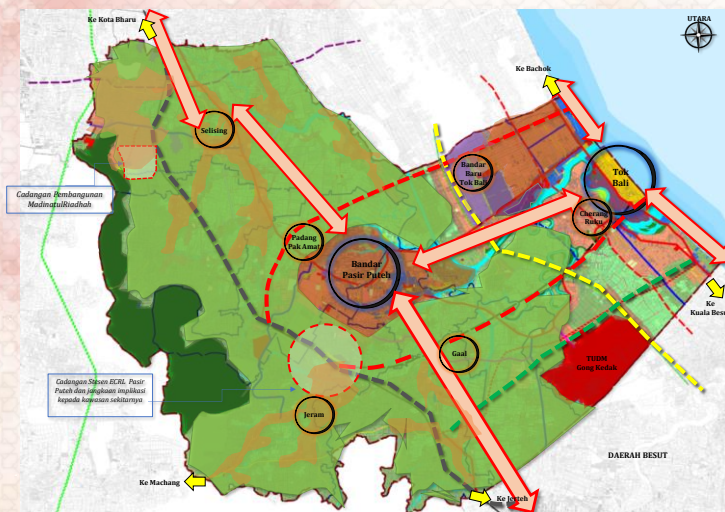
- Environment, Maintenance & Preservation of KSAS
- Urban Design, Landscape & Recreation

Thrust
5

Effective and Efficient Governance

- Management & Implementation

SPATIAL DEVELOPMENT CONCEPT AND STRATEGIES



High Impact Projects as 'Catalyst'

- Projects will act as a 'transformation catalyst' to the economic growth of the district.

Connecting Axis & Booster (high impact infrastructure project) as catalyst:

- LPT3 (route and intersection at Gong Kulim)
- ECRL (Pasir Puteh ECRL route and station and spurline to Tok Bali)
- East West Highway Extension (ends at Pachakan)
- Proposed Development of Tok Bali Port

The two Leading Cities are :

- Bandar Pasir Puteh - Main Administrative and Service Center
- Tok Bali Town - administrative area, icon for port, maritime and industrial activities for the State of Kelantan.

Supported Cities :

- Bandar Baru Tok Bali - industrial
- Other Cities - Complement the local economic chain.

Complementary and Mutual Support Between Bordering Regions

- Mutually Supportive and Complementary Tourism Development** for Tok Bali/Semerak and Kuala Besut areas.
- Provision of Public Facilities with Shared Capacity** for community use

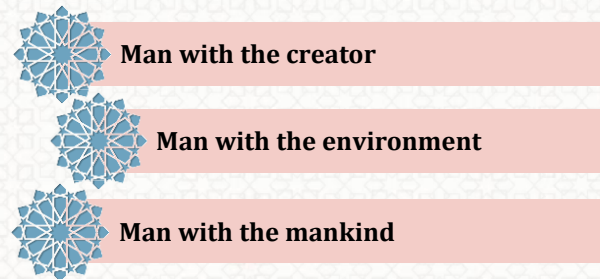


ECONOMIC TRANSFORMATION STRATEGY

- **Increasing the yield of the primary sector** through the use of technology in agriculture, fisheries and livestock activities.
- **Expanding the chain of upstream and downstream activities** through the promotion of 'by product' and 'upstream product' enterprises related to the primary sector economy operated in the Pasir Puteh District.
- **Strengthening the economy of the local community** through direct involvement in the development related to the Port of Tok Bali and the services and support industries involved.
- **Creating a conducive and investor friendly investment space.**
- **Ensuring the well-being of the local community.**

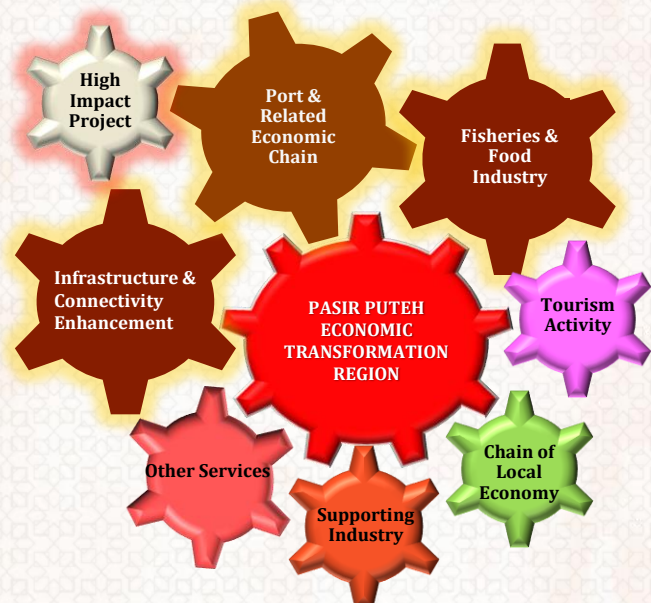
ISLAMIC INDUSTRIAL URBAN ECOSYSTEM

This strategic thrust is formed in the context of maintaining the dimensions of the relationship between:

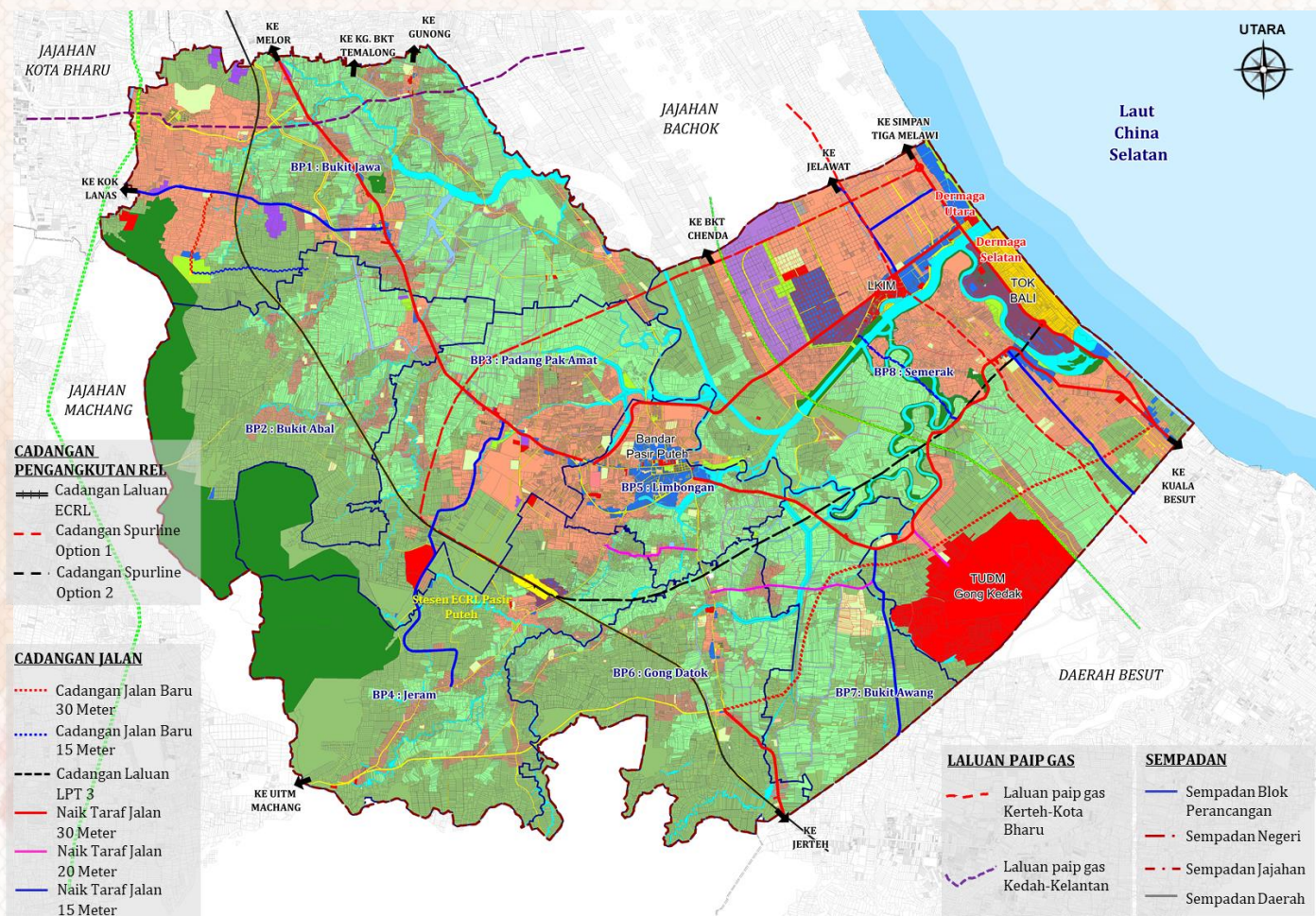


This thrust is also an interpretation of Kelantan's development policy which emphasizes on the basics of **Blessing, Prosperity and Welfare** in the aspect of spatial planning.

MACHINERY DIAGRAM FOR THE TRANSFORMATION REGION CONCEPT



LAND USE PROPOSAL MAP OF PASIR PUTEH DISTRICT 2035



Peta Cadangan Keseluruhan Rancangan Tempatan Jajahan Pasir Puteh 2035 (Penggantian)

PELAN KUNCI

Petunjuk

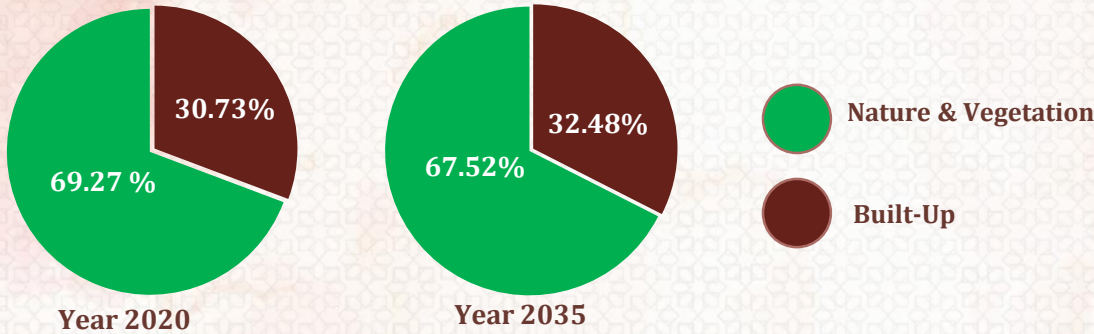
Perumahan	Pendidikan	Bekalan Elektrik	Tanah Lapang dan Rekreasi	Badan Air
Petempatan Kampung	Keselamatan	Pengairan dan Perparitan	Pertanian Padi	Pantai
Komersial	Kegunaan Kerajaan/Badan Berkanun	Pembetulan	Pertanian	Hutan
Pembangunan Bercampur	Kesihatan	Pelupusan Sistem Pepejal	Pengangkutan/Jalan/Terminal	
Industri	Keagamaan	Bekalan Air	Kawasan Pelabuhan	
	Kemudahan Awam			



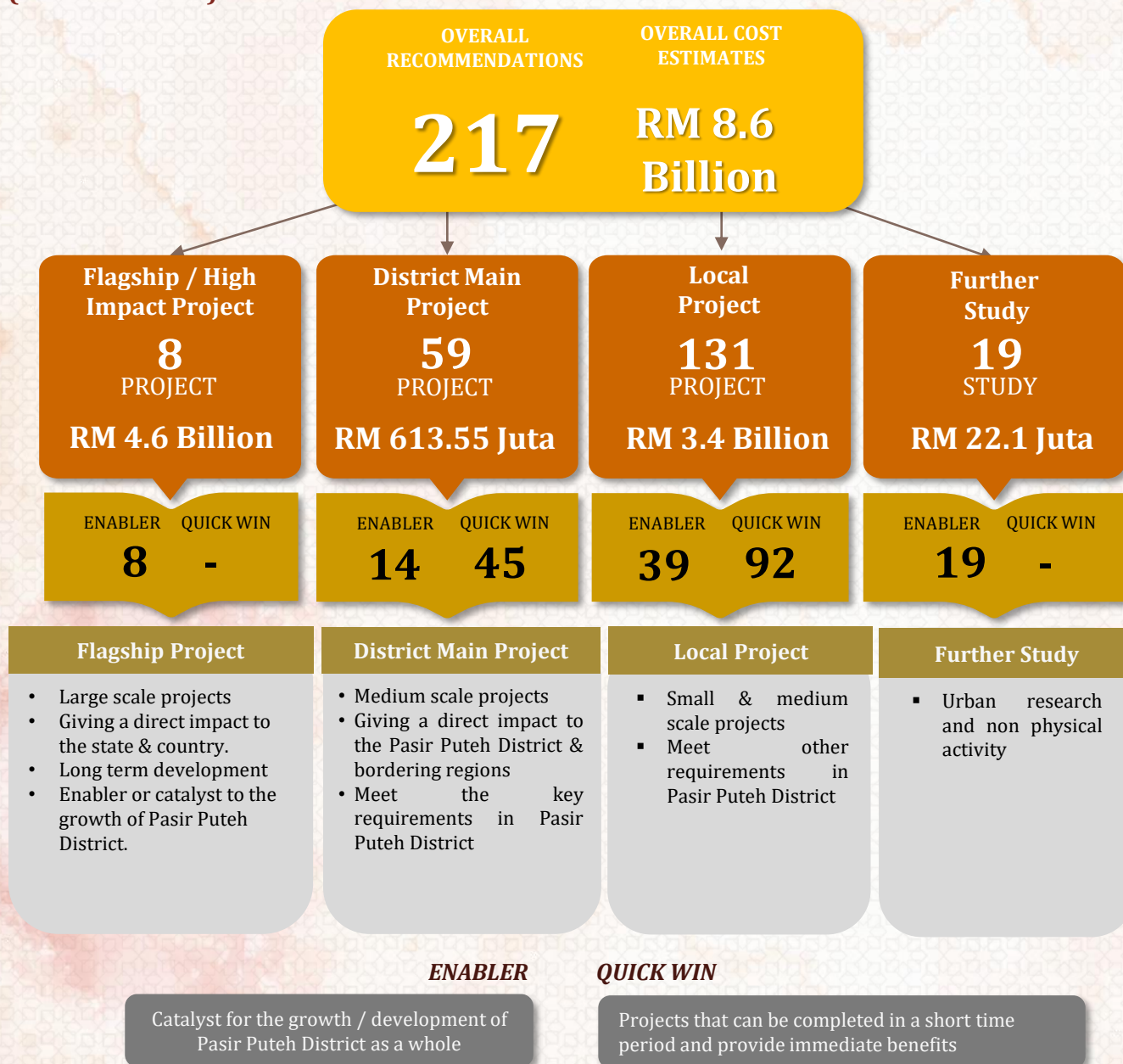
LAND USE TABULATION FOR PASIR PUTEH DISTRICT 2035

Component	Proposal for 2035	
	Area (Hectares)	Percentage (%)
Built-Up	13,809.43	32.48
Housing	7,693.49	18.10
Commercial	553.52	1.30
Industrial	570.85	1.34
Mixed Development	457.57	1.08
Institutional & Public Facilities	2,078.30	4.89
Transportation	1,806.56	4.25
Infrastructure and Utilities	649.34	1.53
Nature & Vegetation	28,703.70	67.52
Forest	3,155.35	7.42
Agriculture	23,522.19	55.33
Open Space & Recreation	243.27	0.57
Water Body	1,736.14	4.08
Beach	46.75	0.11
Total	42,513.13	100.00

Key Land Use of Pasir Puteh District



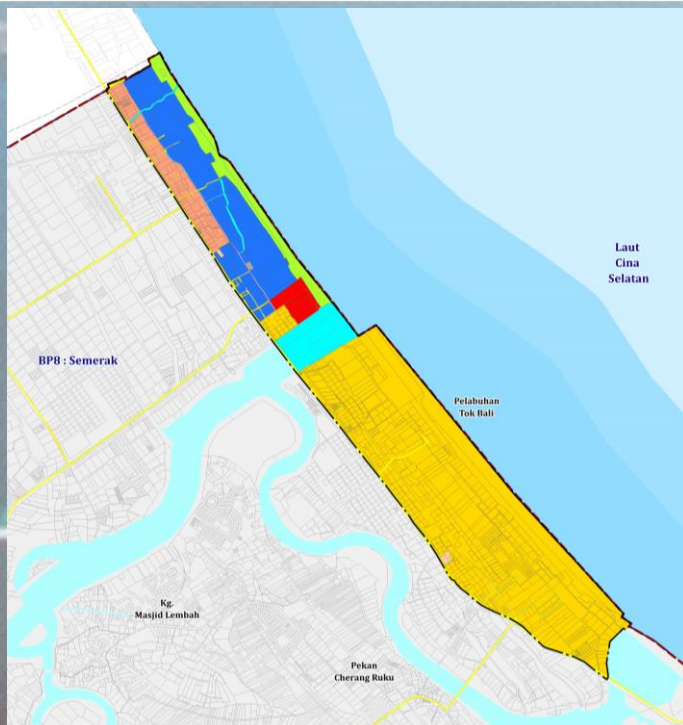
PROPOSED PROJECT & FURTHER STUDIES FOR PASIR PUTEH DISTRICT LOCAL PLAN 2035 (REPLACEMENT)



SELECTIVE PROJECTS

DEVELOPMENT OF TOK BALI INDUSTRIAL PORT

PROJECT CATEGORY: FLAGSHIP
DETAILED REPORT VOLUME 1: PAGE 114-119 & 130



Port Category

Private Industrial Port (Establishment through Merchant Shipping Ordinance 1952)

Port Function

Industrial Port that provides supply base services, upstream industrial activities related to fisheries, petroleum & gas and ship repair

Port Area



Total Area: 320 Hectares

A. North Pier: 20 Hectares

- Breakbulk yard

B. South Pier: 300 Hectares

- Main Supply Base for Petroleum & Gas Exploration Operations in MTJDA Area (290 Hectares)
- Tourism & Transit Terminal for Holiday Cruises (10 Hectares)

Trading Region

Indo-China, ASEAN, South China Sea and Gulf of Siam

PHASE 1

2016-2030

PHASE 2

2031-2045

PHASE 3

2046-2060

North Pier

- Covering an area of 20 hectares
- Breakbulk yard
- The bulk pier faces the Semarak River as a facility for barges to anchor and unload bulk goods

South Pier

- Covering an area of 300 hectares
- Has a supply base for petroleum exploration
- Government & private agency logistics services
- The pier faces the sea
- Requires the construction of a breakwater

Supply Base

- Based on TBSB's master plan of 101 hectares
- Expansion of the existing supply base zone to 290 hectares (additional 189 hectares from the existing area)
- As a supply base for MTJDA's oil rig activities include:
 - Labor supply
 - Food
 - Treated water
 - Excavation machinery & equipment
- Other potential amenities
 - Medicine
 - Repair workshop
 - Helipad (emergency)
 - Emergency help
 - Warehouse
 - Other related upstream and downstream services

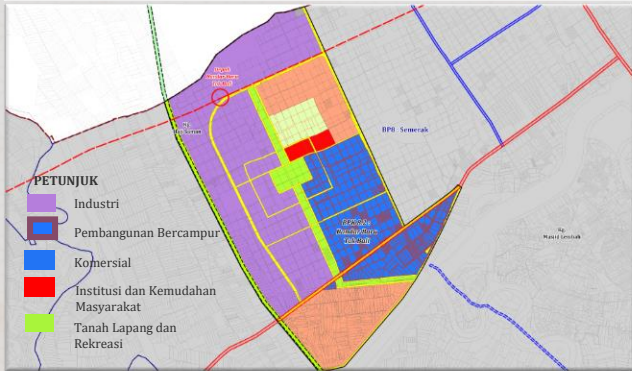
Duty Free Complex & Tourist Terminal

- Covering an area of 10 hectares
- Terminal Building
- Jetty
- Marina
- Vacation Cruise
 - Songkhla
 - Pattaya
 - Bangkok
 - Surat Thani
 - Nha Trang
 - Surat Thani / Koh Samui
 - Sihanoukville (Cambodia)
- Sailboat / Yacht
- Duty free shop for maritime products and water sports

SELECTIVE PROJECTS

DEVELOPMENT OF BANDAR BARU TOK BALI & BANDAR TOK BALI

PROJECT CATEGORY: FLAGSHIP
DETAILED REPORT VOLUME 1: PAGE 133-134

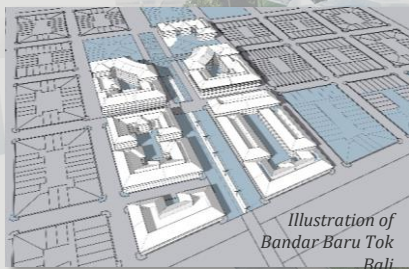


Area

- 1,141.00 hectares

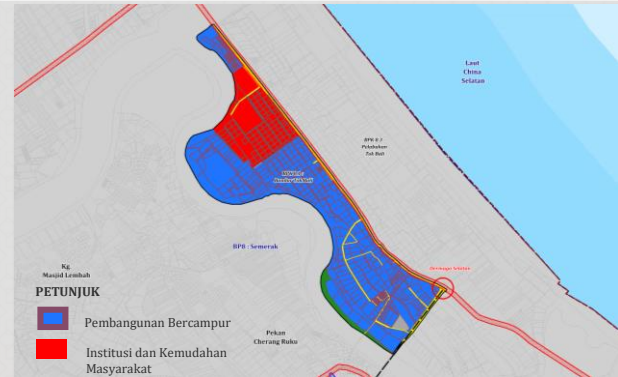
Coordination of Proposed Land Use

- RKK Bandar Tok Bali 2045
- Land Acquisition for Roads
- Land Acquisition for BBTB Town Park
- Existing Land Ownership



Key Proposed Land Use

- Industrial Areas
- Mixed Development
- Residential Area
- Coastal Canal Housing
- Recreational Area (BBTB Town Park)



Area

- 165.30 hectares

Coordination of Proposed Land Use

- RKK Tok Bali Town 2045

Key Proposed Land Use

- Mixed Development
- Community Institutions & Facilities

Development Target

- Providing Space for Growth and Development of Economic Transformation for Pasir Puteh District
- Forming the Bandar Baru Tok Bali Development Conurbation - Port Area to Support the Economy and Maritime Activities
- Creating Employment & Entrepreneurship Opportunities for Locals

SELECTIVE PROJECTS

ECRL ROUTE WITH STATION, PASIR PUTEH LAND PORT & PASIR PUTEH-TOL BALI SPURLINE ALIGNMENT

PROJECT CATEGORY: FLAGSHIP
DETAILED REPORT VOLUME 1: PAGE 103

Description

The proposed ECRL route, Pasir Puteh ECRL Railway Station (BP4: Jeram) has been identified as a key development driver for the district. The station will also be the beginning of the spurline line to Tok Bali Port.

Suggested Location

ECRL station at BP4: Jeram

Proposed Spurline Alternative 1

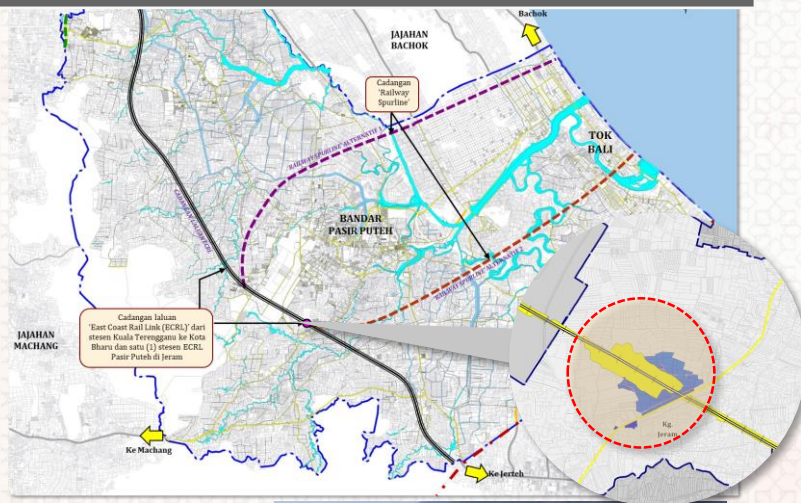
- Pasir Puteh-BBTB Industry-North Bulk Pier
- 21.63 km
- 3 hubs
 - Pasir Puteh Depot
 - BBTB Depot
 - North Pier

Proposed Spurline Alternative 2

- Pasir Puteh-Cherang Ruku-South Pier
- 16.64 km
- 2 hubs
 - Pasir Puteh Depot
 - South Pier

Implementing Agencies

1. Malaysia Rail Link (MRL)
2. Kelantan State Government



The ECRL route under construction in Pasir Puteh (April 2021)
Source : Southern Corridor Malaysia



ECRL Project Management Office in Pasir Puteh(April 2021)
Source : Southern Corridor Malaysia

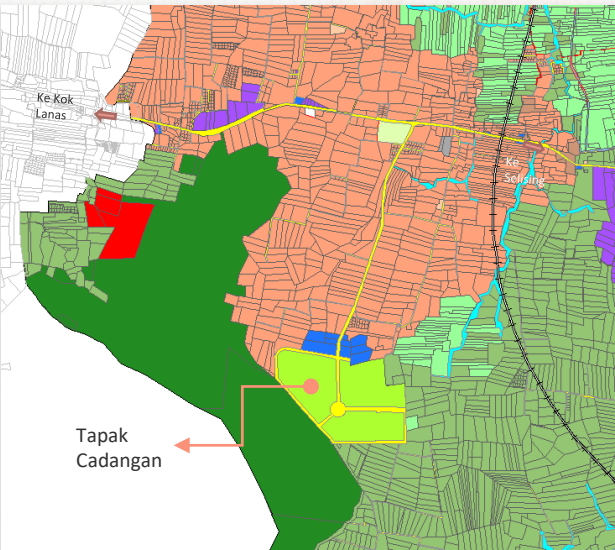


FLAGSHIP PROJECTS

DEVELOPMENT OF MADINATUL RIADAH

PROJECT CATEGORY: FLAGSHIP
DETAILED REPORT VOLUME 1: PAGE 104

- Area 320 acres
- Component Sports Complex Facilities
- Function Main venue for Sukan Malaysia (SUKMA) event in 2024
- Location BP 1: Bukit Jawa



SELECTIVE PROJECTS

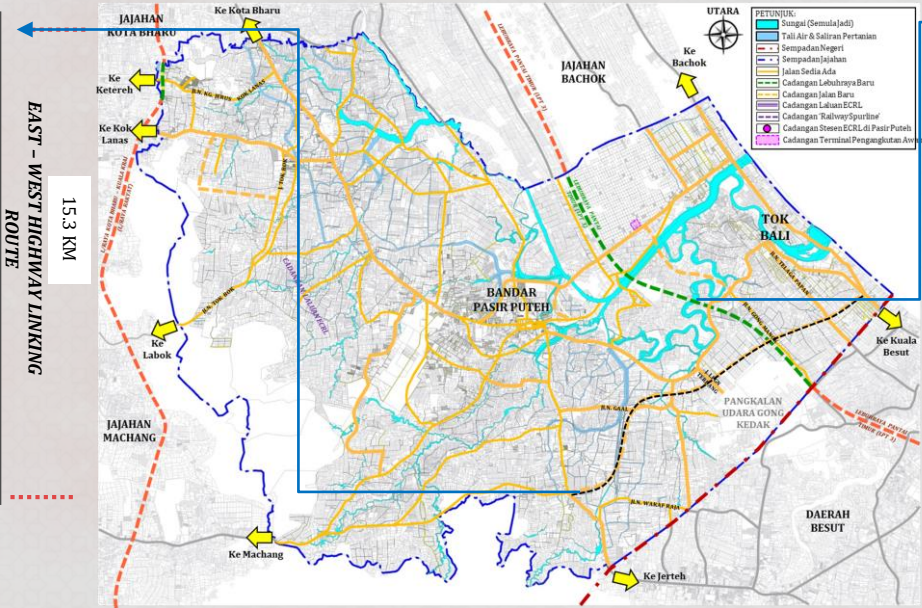
EAST COAST HIGHWAY 3 & EAST - WEST HIGHWAY LINKING ROUTE

PROJECT CATEGORY: FLAGSHIP
DETAILED REPORT VOLUME 1: PAGE 282-284

Wakaf Lincong intersection

Link to Tok Bali Port and Industrial Area Road Reserve R4- 40 Meters

Federal Route 189 intersection



Pengkalan Kubor

An exit junction is proposed at Gong Kulim, Pasir Puteh

Gemuruh, Kuala Terengganu

SELECTIVE PROJECTS

TOK JANGGUT HERITAGE & ARTS COMPLEX

PROJECT CATEGORY: LOCAL PROJECTS
DETAILED REPORT VOLUME 1: PAGE 234

COMPONENTS OF TOK JANGGUT HERITAGE & ARTS COMPLEX

1 Arts Center

Among the proposed components:

- i. Training and special place
- ii. Pasir Puteh Art Room
- iii. Art Incubator
- iv. Show stage and cultural performances
- v. Art and Heritage Gallery
- vi. Mini heritage library (Art documentation material)

2 Tok Janggut Gallery

Among the proposed components:

- i. Tok Janggut Exhibition Hall
- ii. Tok Janggut Memorial
- iii. Pasir Puteh Tourism Information Center

3 Handicraft Products Center

Among the proposed components:

- i. Handicraft showroom
- ii. Handicraft sales kiosk
- iii. Craft interactive activity room



Illustration of Tok Janggut Historical Signs



Illustration of Tok Janggut Gallery Exhibition Hall

SELECTIVE PROJECTS

ECO & AGRO TRAILS OF PASIR PUTEH DISTRICT

PROJECT CATEGORY: LOCAL PROJECT
DETAILED REPORT VOLUME 1: PAGE 238



Eco Tourism / Adventure, Sports & Recreation (Forest & Waterfalls)

- A1 Eko Lancong Bakau, Kuala Semerak
- A2 Bukit Peraksi, Cherang Ruku
- A3 Taman Tema Nik Wi, Kg. Bukit Tanah
- A4 Dataran Tok Janggut, Jalan Limbongan Stesen Bas
- A5 Taman Bonsai, Jalan Pengawai
- A6 Taman Mahkota (Tepi Sekolah Lelaki)
- A7 Jeram Mengaji/ Jeram Mak Nenek, Bukit Abal
- A8 Bunga Raflesia, Hutan Chabang Tongkat
- A9 Bukit Batu Balai @ Lata DO, Kg. Permatang Sungai
- A10 Hutan Simpan Chabang Tongkat
- A11 Jeram Pasu, Kampung Padang Pak Amat



Agro Tourism

- D1 Pusat Anyaman Mengkuang, Kg. Bukit Timah
- D2 Ternakan Lembu Tenusu (Lot 778)
- D3 Ladang Tenusu berhampiran Jeram Mengaji, Selising
- D4 MARDI Pasir Puteh

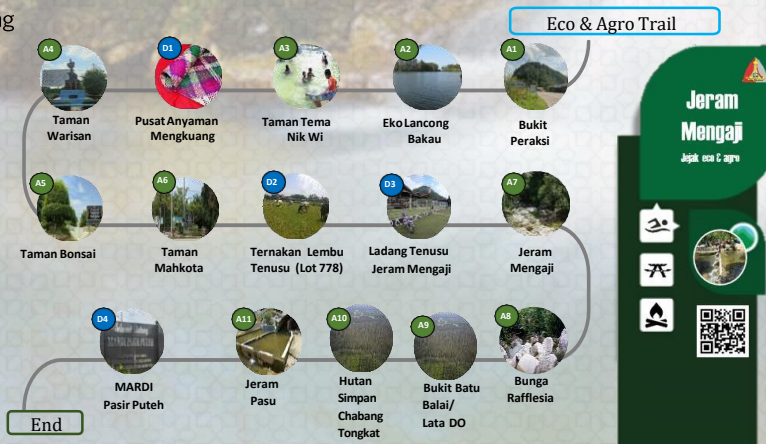
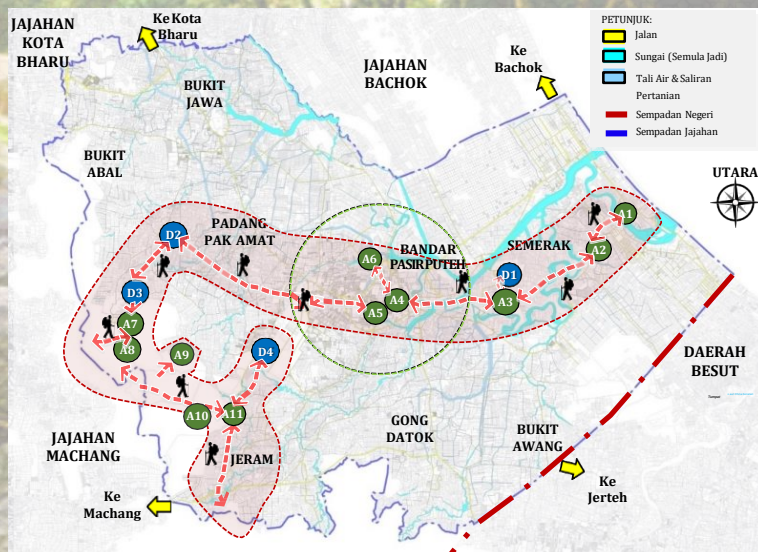
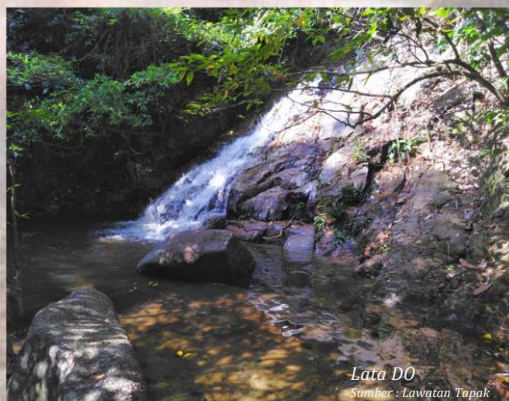


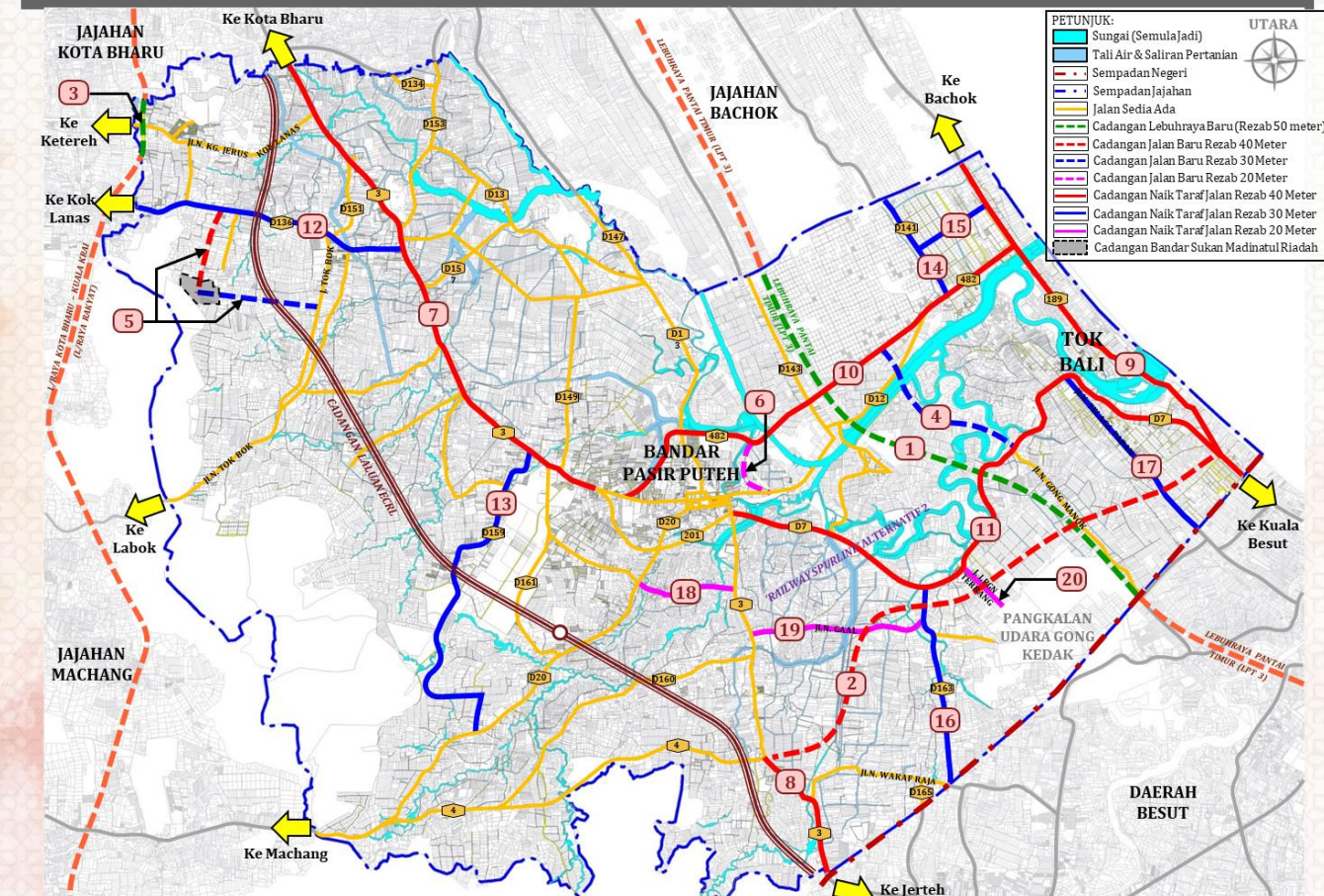
Illustration of the Eco and Agro Trail Information Board of Pasir Puteh Colony



SELECTIVE PROJECTS

NEW ROADS & ROAD UPGRADES AROUND PASIR PUTEH DISTRICT

PROJECT CATEGORY: DISTRICT MAIN PROJECTS & LOCAL PROJECTS DETAILED REPORT VOLUME 1: PAGE 284-286



Code	Proposal	Code	Proposal
3	Kota Bharu - Kuala Krai Highway (People's Highway)	11	Upgrade of State Road D7
4	New shortcut from State Road D7 to Federal Road 482	12	Upgrade of State Road D136 (Jalan Selising - Kok Lanas) from Selising to Bukit Merbau
5	New road to Madinatul Riadah Sports City from Jalan Selising - Kok Lanas (Jalan Negeri D136) and Jalan Tok Bok	13	Upgrade of State Road D159 (Jalan Jeram Pasu)
6	New road from Federal Road 482 to Jalan Pasir Puteh - Kg. Tok Bali	14	Upgrade of State Road D141
7	Upgrade Federal Road 3 from Kampung Pak Badol (KM 23) through Kampung Banir Belikong (KM 30) to Kampung Sri Aman (KM 38)	15	Upgrade the road from State Road D141 to Federal Road 189
8	Upgrade Federal Road 3 from Bukit Yong to Wakaf Lichong junction	16	Upgrade of State Road D163
9	Upgrade of Federal Roads 189	17	Upgrade Jalan Kg. Telaga Papan
10	Upgrade of Federal Roads 482	18	Upgrade Jalan Kg. Wakaf Bunut to Kg. Saring
		19	Upgrade the road in Kg. Gong Datuk (Gaal - Sg. Petai)
		20	Upgrade the Airport Road from Jalan Semerak to Gong Kedak Air Base

SELECTIVE PROJECTS

ACTION PLAN FOR DISASTER RISK AREAS

PROJECT CATEGORY: LOCAL PROJECT
DETAILED REPORT VOLUME 1: PAGE 306

The management structure at the district level needs to be updated involving the following administrative, rescue & emergency agencies:

1. Pasir Puteh District Council
2. Pasir Puteh Land & District Office
3. Kelantan State Health Department
4. Royal Malaysian Police (PDRM)
5. Malaysian Civil Defense Force (APM)
6. Fire & Rescue Department of Malaysia (JBPM)
7. Malaysian Maritime Enforcement Agency (APMM)
8. Royal Malaysian Air Force (RMAF)

Among the cooperation functions that need to be given attention are:

- Rescue actions
- Emergency & medical assistance
- Placement of victims
- Food aid & life support to victims & immediate family members

Provision of Infrastructure to specifically control disaster risks & improve urban security:

1. Provide Tsunami wave detection cameras that can be accessed & analyzed by local security agencies
2. Site for tsunami early warning siren with an area size of 10x10 for Security Purposes within 300m from the coastal area. The suggested locations are around Bisikan Bayu Beach, Tok Bali Beach and Pulau Kambing Beach.
3. Addition of closed circuit television (CCTV) cameras in 'hotspot' areas around Pasir Puteh District.
4. Provision of a panic button for the public to report emergencies immediately.



Examples of Panic Buttons & Tsunami Warning Sirens that have been installed in Pantai Chenang, Langkawi.

Conduct further studies to identify disaster risks & appropriate mitigation measures in the future. Among the further studies proposed are:

1. Pasir Puteh disaster risk study (general)
2. Studies for coastal erosion control in Pasir Puteh District
3. Study of flood risk in Pasir Puteh District
4. Birdstrike risk assessment study at Gong Kedak Air Base.
5. EIA & disaster risk studies for Tok Bali industrial port development

Quick Info

Structural Mitigation - Engineering works such as flood mitigation projects, structural stabilization/ slope strengthening

Non-Structural Mitigation - Regulations, guidelines, mapping, development of early warning applications, public awareness campaigns

Danger

+

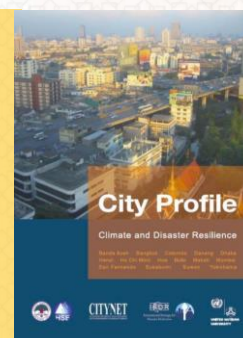
Exposure

+

Fragility
Risk
Contributing
Factors



Risk

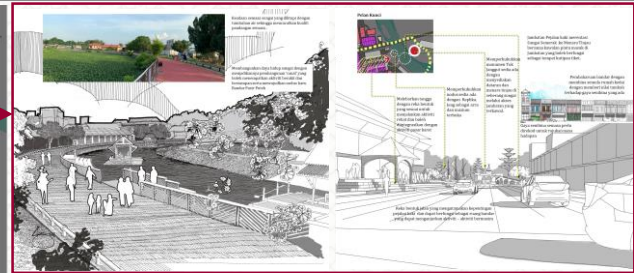


Example of a disaster risk assessment study report

SELECTIVE PROJECTS

STRENGTHENING THE IMAGE OF PASIR PUTEH PPU TOWN

PROJECT CATEGORY: DISTRICT MAIN PROJECT
DETAILED REPORT VOLUME 1: PAGE 342-347 & 358-362



The proposed urban design features to strengthen the image of the city center is through the following approaches:-

Urban Renewal In Pasir Puteh Town

- *Building Facade Control in the City Center*
- *Islamic Design Typology*
- *Safe and Low Carbon City Features*
- *Application of CPTED (Crime Prevention Through Environmental Design)*
- *Improvement and Strengthening Action Plan and Enforcement (taking into account building displacement factors)*
- *Provision of comfortable and safe Footpaths*
- *Stabilization of Roads in the City (Sidewalks)*



Proposed Urban Renewal In Pasir Puteh



SELECTIVE PROJECTS

PACHAKAN – BESUT SOLIDARITY ROUTE

PROJECT CATEGORY: DISTRICT MAIN PROJECT
DETAILED REPORT VOLUME 1: PAGE 384-389

Description

A new attraction in the area bordering Pasir Puteh-Besut District, Terengganu will be created, namely the Pachakan-Besut Solidarity Route which connects the two states of Kelantan & Terengganu includes:

Seafood Products Zone

- Commercial
- Seafood Processing Industry

The Solidarity Route

- State border
- Roads & Pedestrians
- Historical Inscriptions

State Exits and Entrances

- Entrance Statement

Suggested Location

Kampung Pachakan



Illustration of the Pachakan Solidarity Route



MANAGEMENT RECOMMENDATIONS

UPGRADE PASIR PUTEH DISTRICT COUNCIL

DETAILED REPORT VOLUME 1: PAGE 415

Description

The upgrading of Local Authorities (PBT) is in accordance with the provisions of section 4 (2) of the Local Government Act 1976 (Act 171) where the State Authority in consultation with the Minister and PBT can change the status of a PBT.

Further Action

In line with the Pasir Puteh District Council (MDPP) upgrading action, city services and related facilities will be improved to include:

- i. Frequency of Garbage Collection Trucks
- ii. Grass cutting
- iii. Landscape & Beautification Program
- iv. Facilities Improvement in Public Areas

Labor resources also need to be increased to create a more planned and productive work movement to meet the needs in line with the pace of development of Pasir Puteh which is expected to grow.

Among the actions that can be done are to add posts:

- i. Through Permanent & Contract Appointments
- ii. Increasing Capacity Through Training And Courses
- iii. Borrowing Qualified Experts & Professionals

Basic Criteria Towards a Municipal Council



**TOTAL POPULATION EXCEEDS
150,000**



**ANNUAL REVENUE EXCEEDS
RM20 MILLION**



**CAPABILITIES
URBAN SERVICE**



**CAPABILITIES
SERVICE DELIVERY SYSTEM**



**CAPABILITIES
NEW GROWTH CENTER**

MDPP ORGANIZATION CHART



14 Vacancies and an additional 10% of Group A posts for the above units

INVESTMENT DEVELOPMENT APPROVAL PROCESS AND PROCEDURE BY BUSINESS FACILITATION MODEL

Category of Facilitation Model	100% Private Development Project	Joint Venture Development With MDPP	Development in the Tok Bali Industrial Port Area (PITB)	Development of Bandar Tok Bali and Bandar Baru Tok Bali	Project Development Under the Supervision of ECER
Project Criteria	• Common development projects undertaken by private parties or developer companies such as housing development, business, etc. • Developed on a privately owned plot of land located within the MDPP	• Proposed private projects on a plot of land owned by MDPP • Projects pioneered by MDPP and open up for joint venture opportunities for private developers • Enter into a Contract with the Business Model agreed by all parties involved	• Development in the Tok Bali Industrial Port Area (PITB) • Development by Tok Bali Port Corporation (PPTB) • Development by developers (sub vendors) in the PITB area • Land plots identified in PITB area • Projects must be related to the development and operation of the Tok Bali industrial port (supply base, northern bulk and tourist terminals & duty-free complex)	• Development in Bandar Tok Bali (BTB) and Bandar Baru Tok Bali (BBTB) • Implemented by Perbadanan Bandar Tok Bali (PBTB) • Development by developers/ landowners in both areas • Venture development between developer/ landowner and PBTB • Development must be related to development as recommended in RTJPP 2035 (p) in compliance with the prescribed conditions	• Development of Projects Listed or identified in the ECER program • Development on land plots owned by ECER • Developments Capital Funds from ECER allocation
Basic Application Approval Processes and Procedures and Current Incentives	Adopting the Local Planning Authority (MDPP) Planning Permission Approval Method and Process - Provisions of Section 19 (1), Town and Country Planning Act 1976 (Act 172) - Applying the Method of Changing Conditions, Subdivision of Boundaries and Other Provisions Related to Land Development, National Land Code Adopting Procedures and Incentives of the Regulatory Committee for Planning and Coordinating Kelantan State Development Project Development Activities (JKMPPP) - Provision of SUK Development Circular No. 4, 2019 (Refer to Appendix)				
Additional Incentives	• Imposing (applying) Application Development Charges in Planning Permission (KM) application	• Imposing Plan Processing Fee Reduction at MDPP Level (where applicable) • Imposing Development Charge Reduction for KM Application (where applicable)	• Imposing Development Charges in Planning Permission (KM) Applications • Ensuring Available Infrastructure and Quality Utility Supply • Apply Section 20A Approval of Infrastructure Projects by Negotiation at the State Level • Using SUK Development Circular No. 5 of 2019 (Refer to Appendix)	• Imposing Development Charges in Planning Permission (KM) Applications • Ensuring Available Infrastructure and Quality Utility Supply • Apply Section 20 A Approval of Infrastructure Projects by Negotiation at the State Level	• Imposing Development Charges in Planning Permission (KM) Applications • Ensuring Available Infrastructure and Quality Utility Supply • Apply Section 20 A Approval of Infrastructure Projects by Negotiation at the State Level
Lead/ Coordinating Agency	MDPP	MDPP	(PPTB) Tok Bali Port Corporation	(PBTB) Perbadanan Bandar Tok Bali	ECER

NOTES



PASIR PUTEH ISLAMIC INDUSTRIAL CITY *Pasir Puteh Steering for Change (2035)*

Cover Image Description

Starting from basic shapes such as squares, triangles and circles, as well as more complex basic shapes such as hexagons, decagons, heptagons and nonagons, unique geometric patterns have reached their highest peak in the development of Islamic art and civilization since ages ago.

The evolution of the use of these geometric patterns has been supported by the contributions of the wise Islamic scholars in the fields of mathematics, astronomy, and science by highlighting their distinctive philosophies - namely Unity in Diversity and Diversity in Unity.

The Islamic geometric pattern that combines and merges the shapes of hexagons and octagons has been used as the basis for the design of the diagram that illustrates the **Strategic Thrust of Islamic Industrial Urban Growth for Pasir Puteh District** in playing its role as a **Transformation Region for Kelantan** for the planning period until 2035.

Logo Description

JPP refers to Pasir Puteh District and Bougainvillea is the official flower of Pasir Puteh District

