



Draft

HILIR PERAK LOCAL PLAN 2035 (REPLACEMENT)

Executive Summary



Draft
HILIR PERAK LOCAL PLAN 2035



Majlis Perbandaran Teluk Intan

PLANMalaysia
Perancangan Melangkaui Kelaziman
Planning : Beyond Conventional

PLANMalaysia
@Perak
(JABATAN PERANCANGAN BANDAR DAN DESA
PERAK DARUL RIDZUAN)

Hilir Perak Local Plan 2035 (Replacement) is prepared under the provision of Section 12, Town and Country Planning Act 1976 (Act 172).

It consists of maps and written statement and shall formulate in such detail as the local planning authority may think appropriate such its proposal for any development, the use of land, the protection and improvement of the physical environment, the preservation of natural topography, the improvement of landscape, the preservation and planting of trees, the making up of open spaces, the improvement of communication, and the management of traffic for any parts of its area.

It also prioritize the framework of State Planning Committee who is responsible to plan, regulate and coordinate all development activities in the State.

Content of Executive Summary

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- 2** *Planning Block Division*
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"Anson Town" mural, showing the leaning tower of Malaysia. Painted in May 2016.



Kredit: Yip Yew Chong

HILIR PERAK DISTRICT PROFILE



Hilir Perak District is located at **southern part of Perak**



Located next to **Bagan Datuk, Perak Tengah and Batang Padang** districts



Covers an area of **82,143.37 hectares** (3.91% of Perak) and the second smallest district.



Consists of five (5) **mukim** with the largest mukim being **Durian Sebatang** (covering 44% of the district area where 67% of the district population resides).



Hilir Perak geopolitical boundaries consist of four (4) **Parliamentary seats** (Teluk Intan, Tapah, Tangjong Malim and Pasir Salak) and six (6) **DUN seats**.





Hilir Perak district is located within 60 km radius to Ipoh City, 50 km radius to the Selangor State border and 120 km radius to Kuala Lumpur City. Its strategic location to the nearby cities such as Ipoh, Manjung and Tanjung Malim as well as its good connectivity to West Coast Expressway (WCE) enhance Hilir Perak district's potential development in the future.



Aerial photo view shows part of Teluk Intan City



THE DIVISION OF PLANNING BLOCK AND SMALL PLANNING BLOCK

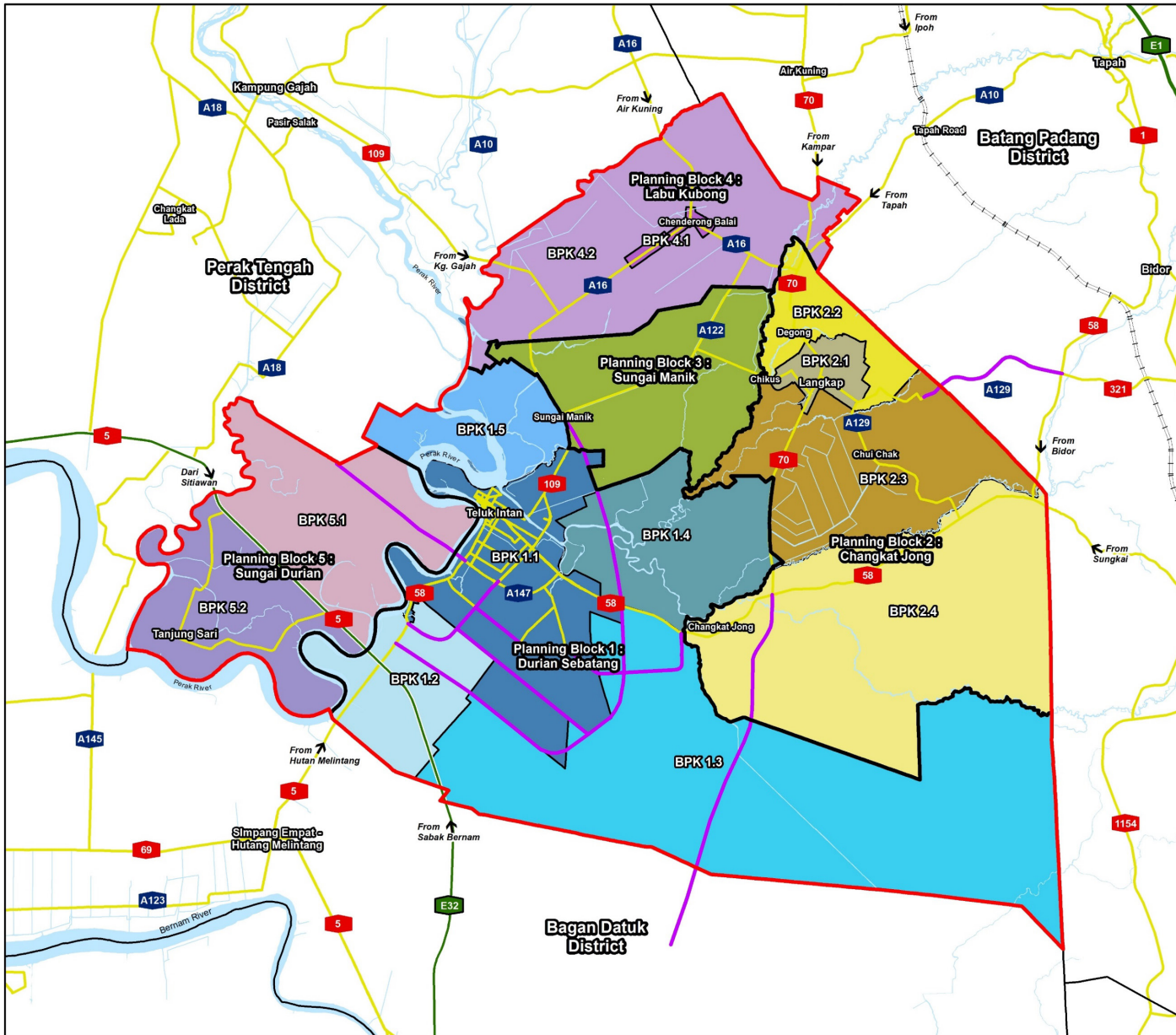
The local plan area is divided into Planning Block (*Blok Perancangan - BP*) and Small Planning Block (*Blok Perancangan Kecil - BPK*) to detail out the Hilir Perak land use proposal for ease of reference. The planning blocks are divided based on the following criteria :

- i. Legal features based on the administrative boundaries in district area (mukim boundary).
- ii. Physical development features such as road, highway, river, and type of land use.
- iii. Town and urban boundary as well as type of town / urban land.
- iv. Land ownership especially the large scale agricultural farm.
- v. Similar land use zone characteristics.

The local plan area is divided into five planning blocks.

Details on Hilir Perak Local Plan 2035 (Replacement) Planning Block (BK) and Small Planning Block (BPK)

	BP and BPK by Mukim	Area (Hectares)
1.	BP 1 : Durian Sebatang BPK 1.1 : Bandar Teluk Intan BPK 1.2 : Nova Scottia BPK 1.3 : Durian Sebatang Selatan BPK 1.4 : Durian Sebatang Timur BPK 1.5 : Sungai Tungku	35,676.39 6,710.88 3,296.99 18,181.88 4,623.16 2,863.48
2.	BP 2 : Changkat Jong BPK 2.1 : Bandar Langkap BPK 2.2 : Degong BPK 2.3 : Chui Chak BPK 2.4 : Changkat Jong	21,237.07 854.04 1,862.56 6,413.34 12,107.13
3.	BP 3 : Sungai Manik	10,193.87
4.	BP 4 : Labu Kubong BPK 4.1 : Chenderong Balai BPK 4.2 : Labu Kubong	5,883.74 232.97 5,650.77
5.	BP 5 : Sungai Durian BPK 5.1 : Sungai Durian BPK 5.2 : Permatang Guntung	9,152.30 5,595.33 3,556.97
Total Area		82,143.37



HILIR PERAK LOCAL PLAN 2035 (REPLACEMENT)

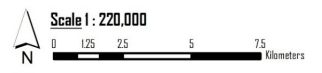


Small Planning Block (BPK) Boundary :

- BPK 1.1 : Bandar Teluk Intan
- BPK 1.2 : Nova Scotia
- BPK 1.3 : Durian Sebatang Selatan
- BPK 1.4 : Durian Sebatang Timur
- BPK 1.5 : Sungai Tungku
- BPK 2.1 : Bandar Langkap
- BPK 2.2 : Degong
- BPK 2.3 : Chui Chak
- BPK 2.4 : Changkat Jong
- BP 3 : Sungai Manik
- BPK 4.1 : Chenderong Balai
- BPK 4.2 : Labu Kubong
- BPK 5.1 : Sungai Durian
- BPK 5.2 : Pematang Guntung

Other Legend :

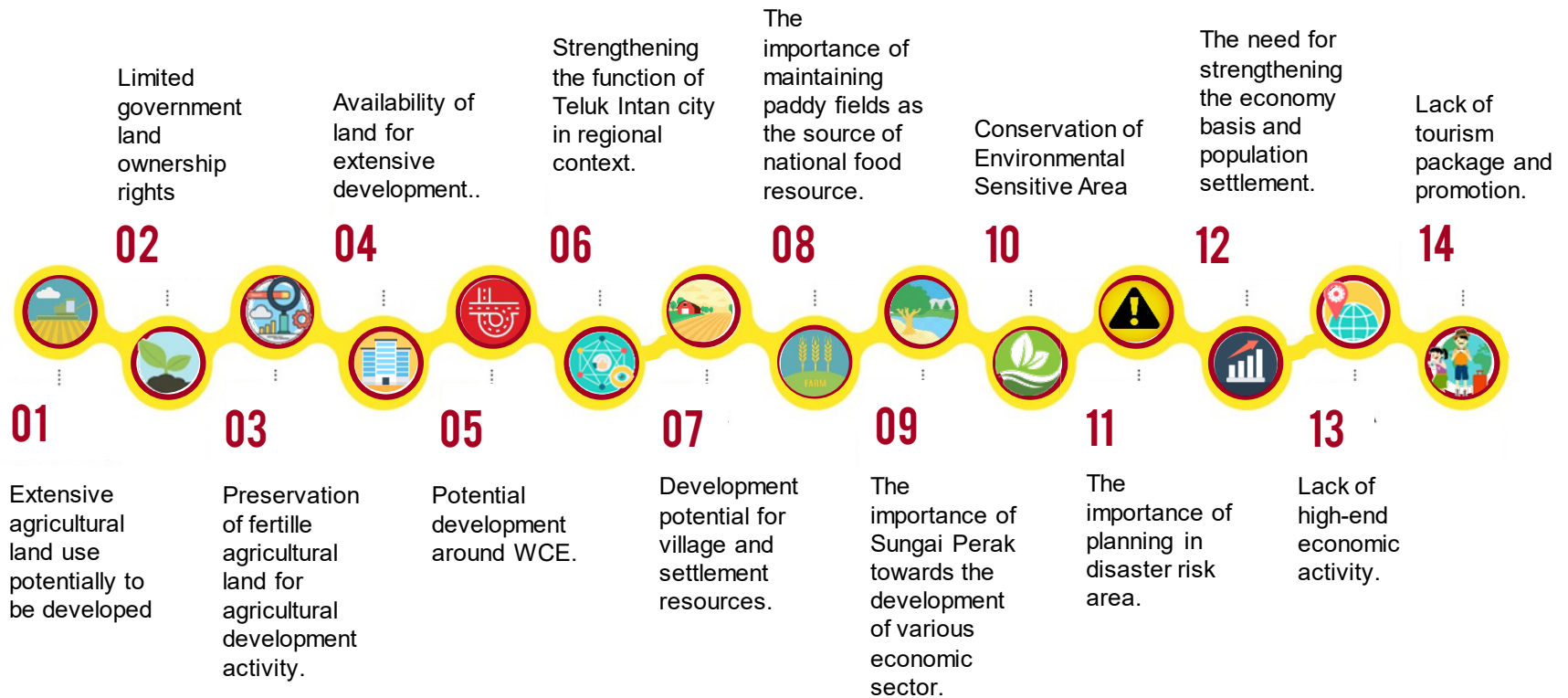
- North-South Highway
- West Coast Highway (WCE)
- Proposal of Road
- Federal Road
- State Road
- Rail Line
- Main River
- Hilir Perak District Boundary
- Planning Block Boundary
- Adjacent District Boundary

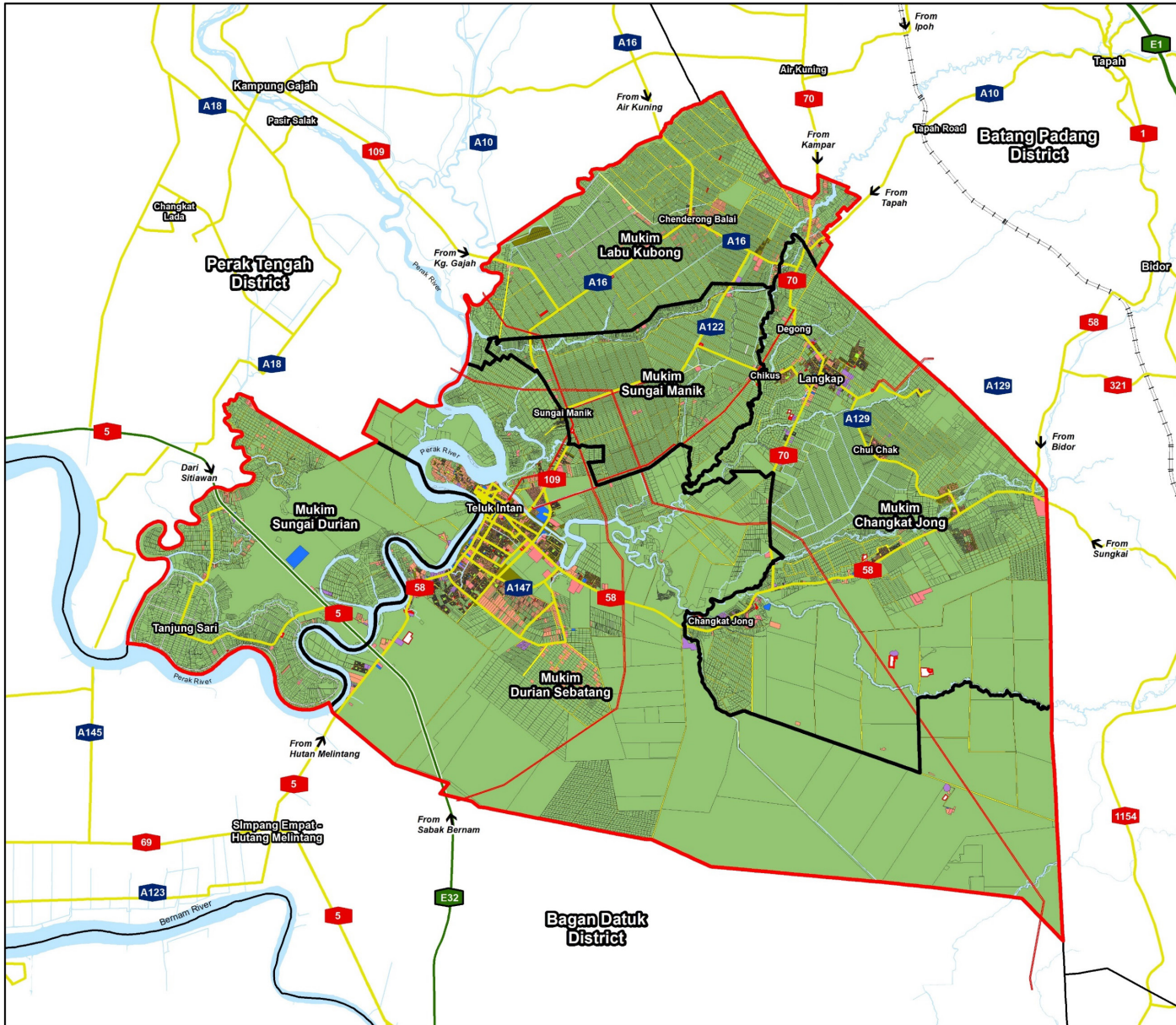


Source :
Study of Local Plan 2035 Hilir Perak District (Replacement)

**Small Planning Block by Mukim
Hilir Perak District Local Plan 2035**

MAIN FINDINGS

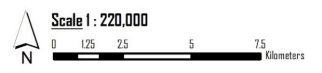




**HILIR PERAK LOCAL PLAN
2035 (REPLACEMENT)**



- Legend :**
- Type of Landuse**
- Housing
 - Commercial
 - Industrial
 - Institutional and Public Facilities
 - Recreation and Open Space
 - Vacant Land
 - Transportation
 - Infrastructure and Utilities
 - Agricultural
 - Water Bodies
- Other Legend :**
- North-South Highway
 - West Coast Highway (WCE)
 - Federal Road
 - State Road
 - Rail Line
 - Electrical Transmission Line
 - Main River
 - Hilir Perak District Boundary
 - Mukim Boundary
 - Adjacent District Boundary



Source :
Study of Local Plan 2035 Hilir Perak District (Replacement)

**Hilir Perak District
Land Use Distribution 2020**

STRATEGIC PROVISIONS

International Level:

- Sustainable Development Goals (SDGs) 2030
- New Urban Agenda (NUA)
- Indonesia Malaysia Thailand Growth Triangle (IMT-GT)
- Industrial Revolution 4.0 (IR-4.0)

National Level:

- Shared Prosperity Vision 2030
- The Eleventh Malaysia Plan, 2016-2020
- Economic Transformation Programme (ETP)
- National Physical Plan 3 (NPP3)
- National Urbanization Policy 2 (NUP2)
- National Rural Physical Planning Plan 2030 (National Rural PPP 2030)
- National Agrofood Policy (NAP) 2011-2020
- National Commodity Policy Malaysia
- Smart City Framework
- Rural Development Policy
- Low Carbon City Framework and Assessment System (LCCF)

Regional/ State / Local Level:

- NCER Strategic Development Plan 2021-2025
- Perak State Draft Structural Plan 2040
- Hilir Perak District Local Plan 2020
- Local Agenda 21



Emphasize the Industrial Revolution 4.0 technology and Smart Farming methods in agrofood and commodity.



Teluk Intan city as the main catalyst which focuses on the growth of tourism sector, agriculture (oil palm), education, institution and training.



Utilise the development potential of agricultural activity at Hilir Perak district based on paddy and other agrofood components including the new sources of wealth identified by MOA, namely culinary, grain maize, durian, coconut and dairy.



Emphasize a holistic rural development and planning especially at agricultural and rural settlement areas which are the main components at Hilir Perak district.



Teluk Intan as an industrial zone, a district that has potential for an investment in high-tech agricultural activity (biotech and organic), and education.



Teluk Intan city and Bagan Datuk as a Tourism Belt in eco-heritage sector.

THE DEVELOPMENT DIRECTION OF HILIR PERAK DISTRICT 2035

Hilir Perak as a centre of agrofood and high-tech agricultural industry sets its direction with local-based resources. Its development has accordingly evaluated from the national and international perspectives, regional and state strategic policies, and its potential, issues and main discoveries with the **development goal** as follows:

“To develop Hilir Perak 2035 District as a centre of agrofood and high-tech agricultural industry in Perak”

Three main sectors are dominant and have potentials to Hilir Perak development which are **agriculture, industry and tourism; by focusing on** the following development;



Permanent food plantation zone.



Industrial activity with commodity-based for food, oleochemistry, aquaculture and fishery.



Natural environment, heritage and cultural tourism.



Local resources and community involvement.



Various economic sources and job opportunities



Accessibility, infrastructure and utility in Hilir Perak district and surrounding area.



Natural conservation and disaster risk management.



VISION

Food Sovereignty and High-Tech Agriculture

DEVELOPMENT GOAL

“To develop Hilir Perak 2035 District as a centre of agrofood and high-tech agricultural industry in Perak”

FOCUS / MAIN SECTOR

Agriculture, Industry, Tourism

DEVELOPMENT STRATEGY



Core 1

Sustainable Land Use and Environment

To plan comprehensive physical development and conserve natural resources for the well-being of Hilir Perak district.



Core 2

Hilir Perak Competitive Economy

To diversify agricultural-based activities and local resources in order to improve the locals economy and Hilir Perak district.



Core 3

Hilir Perak Quality Environment

To strengthen the level of accessibility, infrastructure and utilities in a comprehensive and efficient manner in order to stimulate economic and social development in Hilir Perak.



Core 4

Hilir Perak Healthy and Prosperous Community

Encourage housing development and improve the provision of institutions and community facilities in improving the local's quality of life.



Core 5

Hilir Perak Effective and Good Governance

To provide an effective framework as a guide for Hilir Perak development directions for the economic, social and prosperity.

6 High-Impact Projects / Flagship

Teluk Intan Ring Road

Pembangunan Kawasan Sekitar WCE

Pembangunan Semula Sungai Perak

Pusat Pentadbiran Daerah Hilir Perak

Taman Perindustrian dan Sains Makanan Nova Scotia

Pengurusan Kawalan Banjir

23 Main Projects

39 Sub-Project

LAND USE PROPOSAL

The proposed land use for Hilir Perak (Replacement) 2035 Local Plan are shown in Table 3.1 and Figure 3.3. This proposal is a guide for all stakeholders involved in controlling the development of Hilir Perak district.

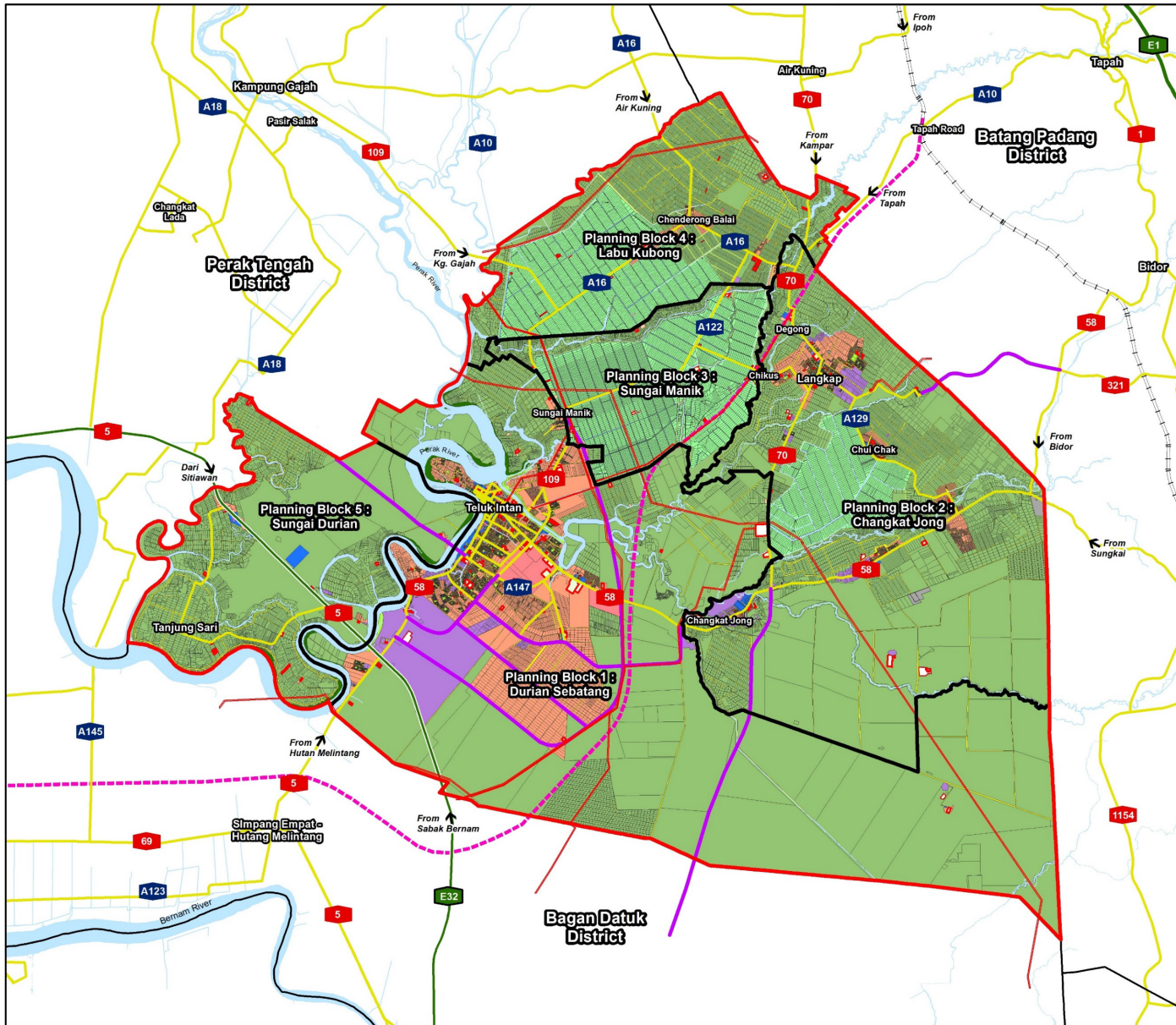
Agricultural land use is the main land use (79.06%) which oil plantation and paddy be its main activity. This land use is preserved as an agricultural area and only allowed for the development of agricultural built-up development located within the boundaries of urban and town centre. It is to ensure that the existing agricultural assets are conserved and optimally used for agro-food and national food resources until 2035.

The land use zoning for saturated built-up area is 16.57%, be the driven for the development of Hilir Perak district 2035. The land use zoning of housing is the highest built-up area with 5,691 hectares whilst most of its housing zone in Hilir Perak District 2020 Local Plan were maintained due to its status which is not fully-developed. A significant increase for industrial zone with 2,020 hectares is proposed in order to enhance a high-tech development in agricultural-based activity especially in mukim Durian Sebatang.

Table 3.1: Hilir Perak Land Use Proposal 2035

Land Use Type	2020		2035	
	Area (Hectare)	Percentage (%)	Area (Hectare)	Percentage (%)
Built-up Development				
Housing	1,956.19	2.38	5,691.48	6.93
Commercial	223.78	0.27	321.06	0.39
Industry	274.24	0.33	2,020.28	2.46
Institution and Public Facilities	562.59	0.68	919.10	1.12
Open Space and Recreation	77.23	0.09	259.83	0.32
Infrastructure and Utilities	134.48	0.16	924.53	1.13
Transportation	4,071.03	4.96	3,475.89	4.23
Total	7,299.54	8.89	13,612.17	16.57
Non Built-up Development				
Agriculture	70,750.42	86.13	64,943.10	79.06
Vacant Land	515.60	0.63	-	-
Government Forest Land	-	-	357.27	0.43
Water Body	3,577.81	4.36	3,230.83	3.93
Total	74,843.83	91.11	68,531.20	83.43
Overall Total	82,143.37	100.00	82,143.37	100.00

Source: Hilir Perak Local Plan 2035 (Replacement) Research, 2020.



**HILIR PERAK LOCAL PLAN
2035 (REPLACEMENT)**

Location Plan

Scale 1 : 2,500,000



Legend :

Landuse Zoning 2035

- | | |
|---------------------------|------------------------------|
| Housing | Infrastructure and Utilities |
| Commercial | Agricultural |
| Industrial | Paddy Field Area |
| Recreation and Open Space | Forest (Government Land) |
| Transportation | Water Bodies |

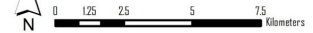
Institutional and Public Facilities

- | | |
|-----------|---------------------------------|
| Education | Homeless Shelter |
| Health | Government Use / Statutory Body |
| Religious | Public Facilities |
| Cemetery | |
| Security | |

Other Legend :

- North-South Highway
- West Coast Highway (WCE)
- Proposal of Road
- Federal Road
- State Road
- Proposal of Rail
- Rail Line
- Irrigation and Drainage
- Main River
- Planning Block Boundary
- Hilir Perak District Boundary
- Adjacent District Boundary

Scale 1 : 220,000



Source :
Study of Local Plan 2035 Hilir Perak District (Replacement)

**Proposed Land Use Zoning
2035 Hilir Perak District**

PROPOSAL MAP BP 1: DURIAN SEBATANG

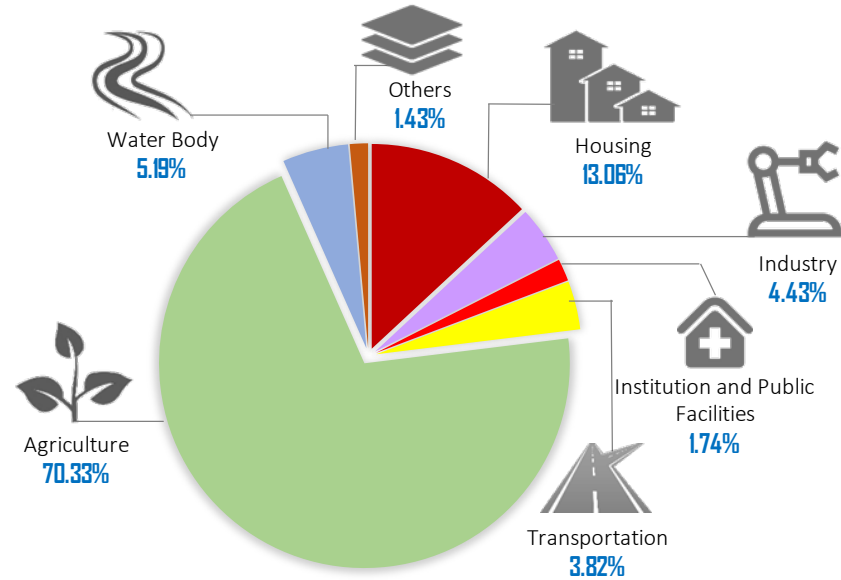
BP 1 (consists of 5 BPK) covering an area of 35,676.39 hectares in which majority are agriculture land use (70.33%) whilst the largest built-up area (24.04%) is housing (13.06%).

Land Use Zoning Proposal BP 1 : Durian Sebatang 2035

Land Use Zoning 2035	Area (Hectare)	Percentage (%)
Built-up Development		
Housing	4,660.32	13.06
Commercial	167.94	0.47
Industry	1,579.65	4.43
Institution and Public Facilities	622.31	1.74
Open Space and Recreation	153.49	0.43
Infrastructure and Utilities	30.83	0.09
Transportation	1,363.74	3.82
Total	8,578.28	24.04
Non Built-up Development		
Agriculture	25,092.07	70.33
Government Forest Land	155.41	0.44
Water Body	1,850.63	5.19
Total	27,098.11	75.96
Overall Total	35,676.39	100.00

Source: Hilir Perak Local Plan 2035 (Replacement) Research, 2020.

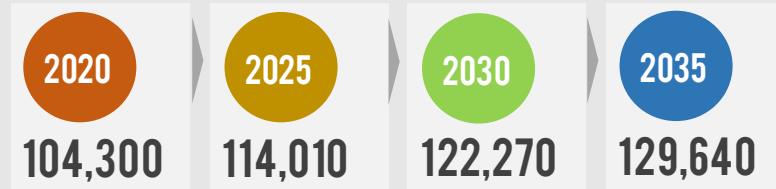
Land Use Division BP 1 : Durian Sebatang 2035

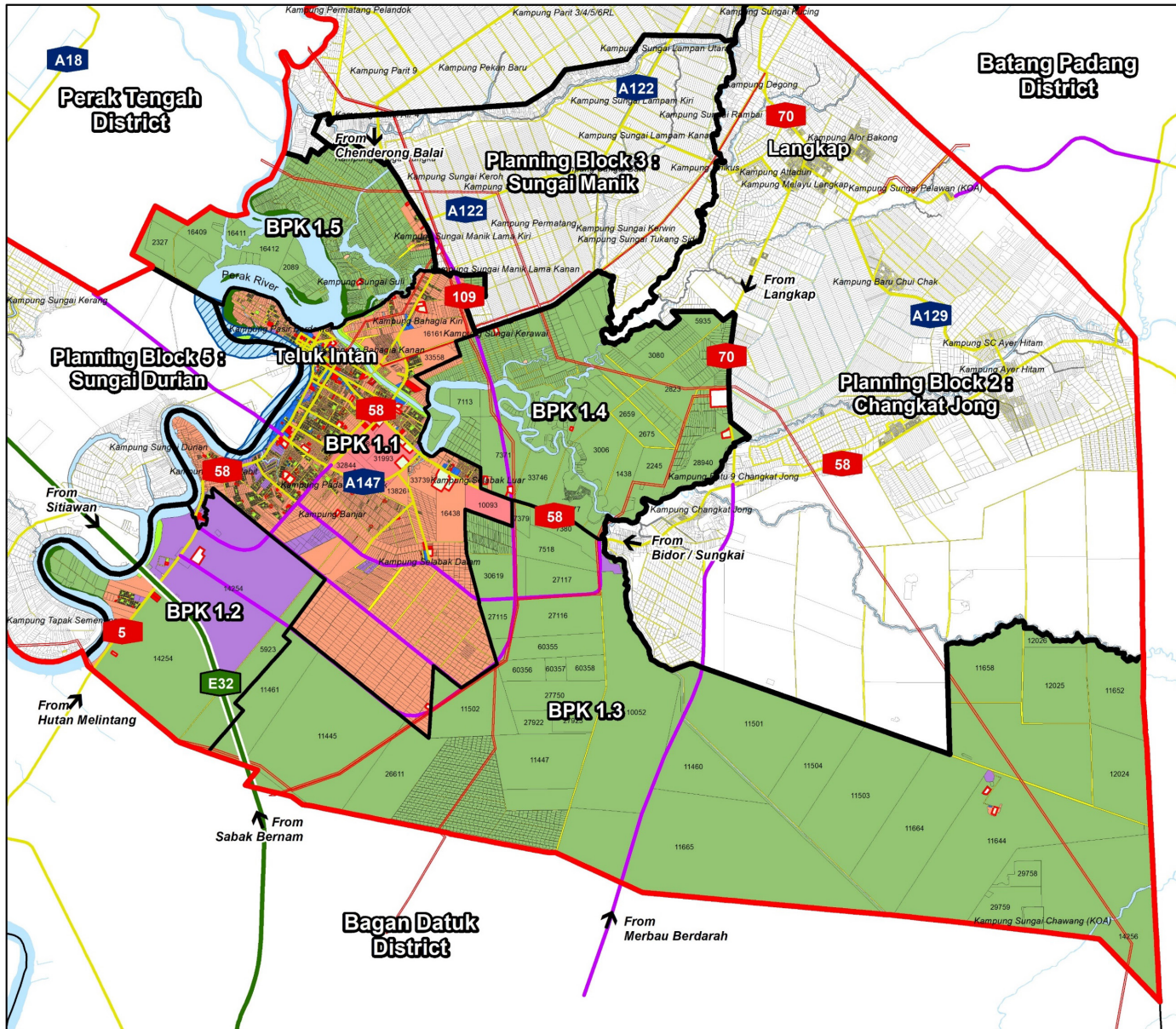


Source: Hilir Perak Local Plan 2035 (Replacement) Research, 2020.

Note: Others include Commercial (0.47%), Open Space and Recreation (0.43%), Infrastructure and Utility (0.09%) dan Government Forest Land (0.44%).

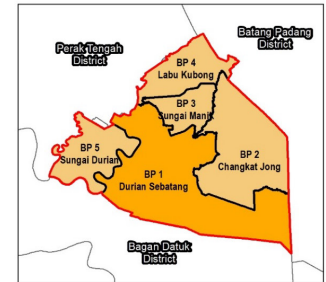
Population Projection





**HILIR PERAK LOCAL PLAN
2035 (REPLACEMENT)**

Location Plan
N Scale 1: 1,000,000



Legend :

Landuse Zoning 2035

- | | |
|--|------------------------------|
| | Infrastructure and Utilities |
| | Agricultural |
| | Forest (Government Land) |
| | Water Bodies |
| | |

Institutional and Public Facilities

- | | |
|--|---------------------------------|
| | Homeless Shelter |
| | Government Use / Statutory Body |
| | Public Facilities |
| | |
| | |

Other Legend :

- West Coast Highway (WCE)
- Proposal of Road
- Federal Road
- State Road
- Main River
- Prohibition Zone for Sand Mining Activity
- Planning Block Boundary (BP)
- Small Planning Block Boundary (BPK)
- Hilir Perak District Boundary
- Adjacent District Boundary



Source :
Study of Local Plan 2035 Hilir Perak District (Replacement)

**Land Use Zoning 2035
BP 1: Durian Sebatang**

PROPOSAL MAP BP 2: CHANGKAT JONG

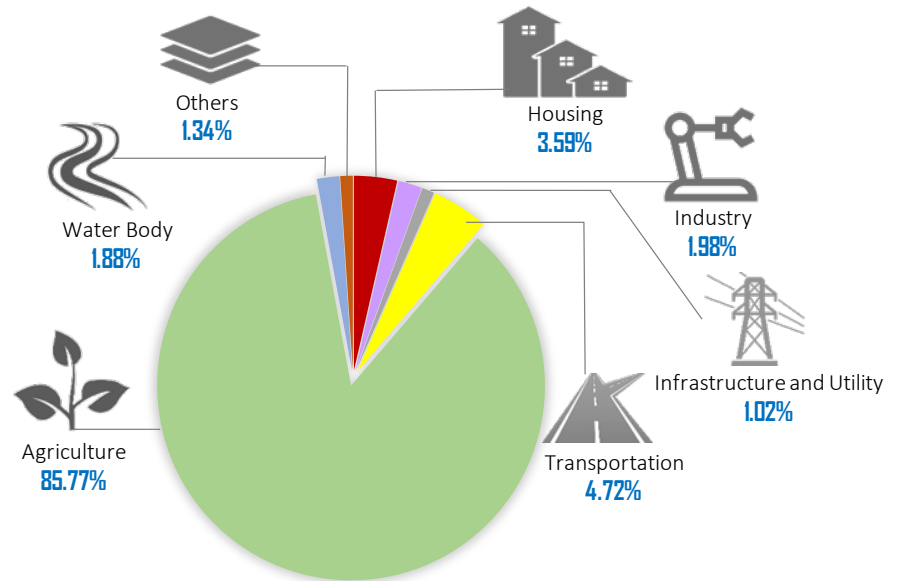
BP 2 : Changkat Jong (consists of 4 BPK) covering an area of 21,237.07 hectares in which majority is agriculture land use (85.77%) whilst the largest built-up area (12.36%) are transportation (4.72%) and housing (3.59%).

Land Use Zoning Proposal BP 2 : Changkat Jong 2035

Land Use Zoning 2035	Area (Hectare)	Percentage (%)
Built-up Development		
Housing	763.20	3.59
Commercial	68.60	0.32
Industry	419.62	1.98
Institution and Public Facilities	155.02	0.73
Infrastructure and Utilities	215.77	1.02
Transportation	1,002.38	4.72
Total	2,624.59	12.36
Non Built-up Development		
Agriculture	18,214.15	85.76
Water Body	398.33	1.88
Total	18,612.48	87.64
Overall Total	21,237.07	100.00

Source: Hilir Perak Local Plan 2035 (Replacement) Research, 2020.

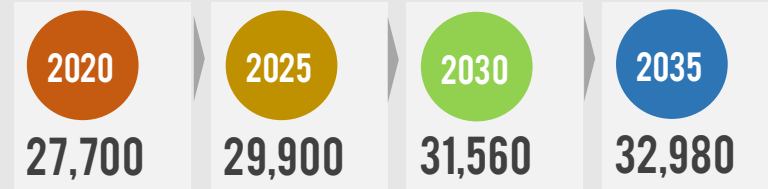
Land Use Division BP 2 : Changkat Jong 2035

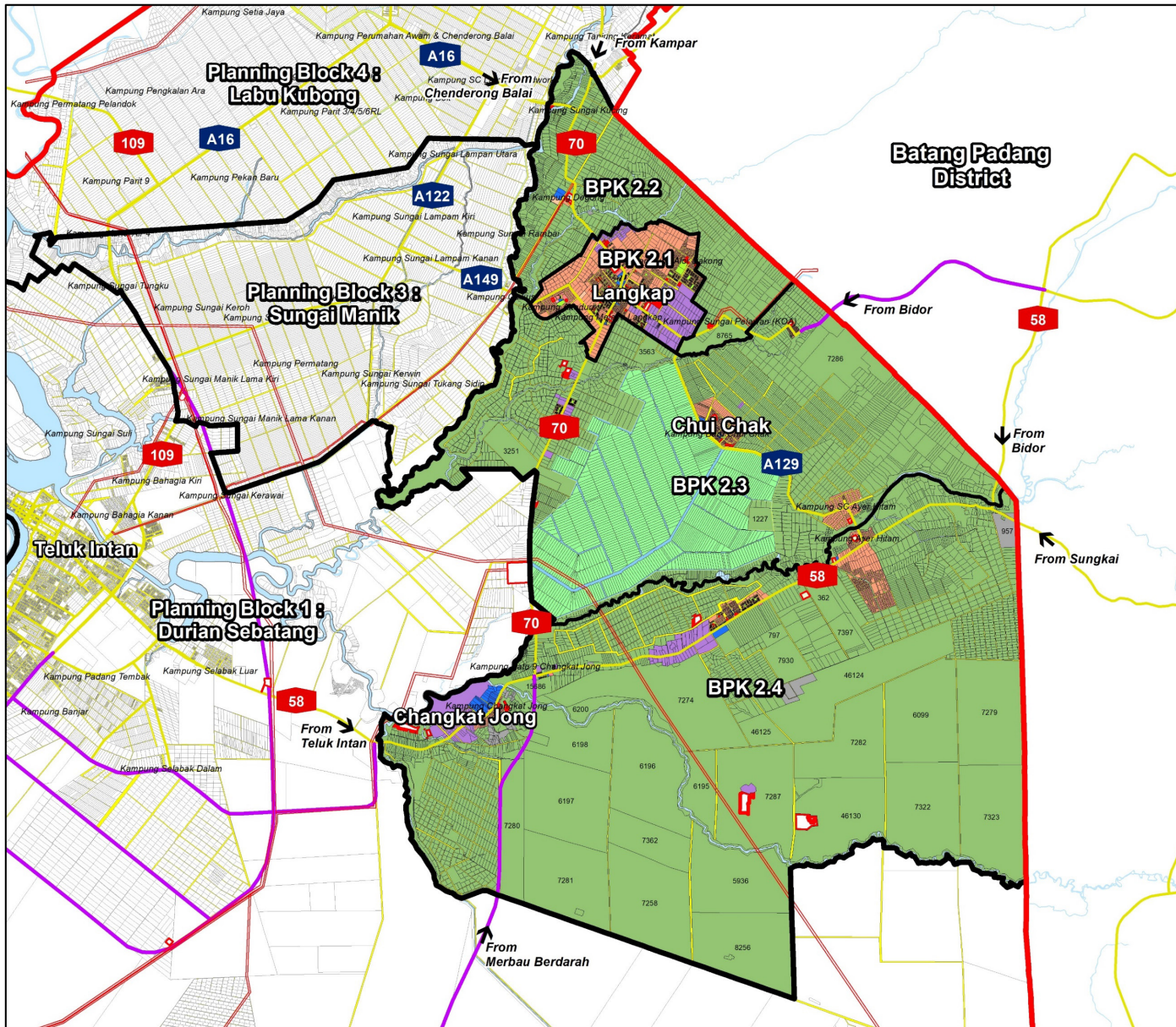


Source: Hilir Perak Local Plan 2035 (Replacement) Research, 2020.

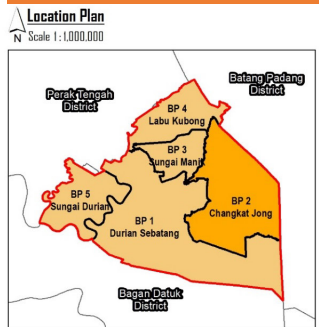
Notes: Others include Commercial (0.32%), Institution and Public Facilities (0.73%).

Population Projection





**HILIR PERAK LOCAL PLAN
2035 (REPLACEMENT)**



- Legend :**
- Landuse Zoning 2035**
- Housing
 - Commercial
 - Industrial
 - Recreation and Open Space
 - Transportation
 - Infrastructure and Utilities
 - Agricultural
 - Paddy Field Area
 - Water Bodies
- Institutional and Public Facilities**
- Education
 - Health
 - Religious
 - Cemetery
 - Security
 - Homeless Shelter
 - Government Use / Statutory Body
 - Public Facilities
- Other Legend :**
- Proposal Road
 - Federal Road
 - State Road
 - Irrigation and Drainage
 - Main River
 - Planning Block Boundary (BP)
 - Small Planning Block Boundary (BPK)
 - Hilir Perak District Boundary



Source :
Study of Local Plan 2035 Hilir Perak District (Replacement)

**Land Use Zoning 2035
BP 2: Changkat Jong**

PROPOSAL MAP BP 3: SUNGAI MANIK

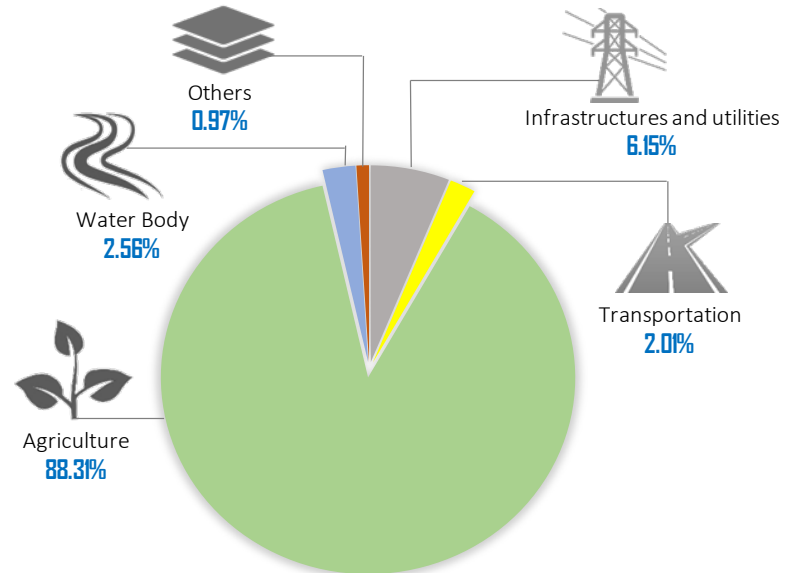
BP 3: Sungai Manik has a total land area of 5,883.74 hectares where agriculture is the largest land use (88.31%) whilst built-up area is merely 9.11%. The agricultural land will be maintained as the main paddy agricultural activity in Hilir Perak district by 2035.

Land Use Zoning Proposal BP 3 : Sungai Manik 2035

Land Use Zoning 2035	Area (Hectares)	Percentage (%)
Built-up Development		
Housing	7.38	0.13
Commercial	4.19	0.07
Institution and Public Facilities	44.28	0.75
Open Space and Recreation	1.20	0.02
Infrastructure and Utilities	361.95	6.15
Transportation	118.30	2.01
Total	535.99	9.11
Non Built-up Development		
Agriculture	5,195.83	88.31
Water Body	150.61	2.56
Total	5,346.44	90.87
Overall Total	5,883.74	100.00

Source: Hilir Perak Local Plan 2035 (Replacement) Research, 2020.

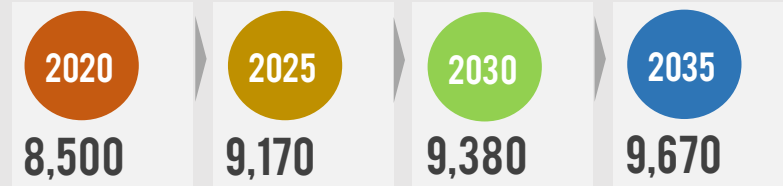
Land Use Division BP 3 : Sungai Manik 2035

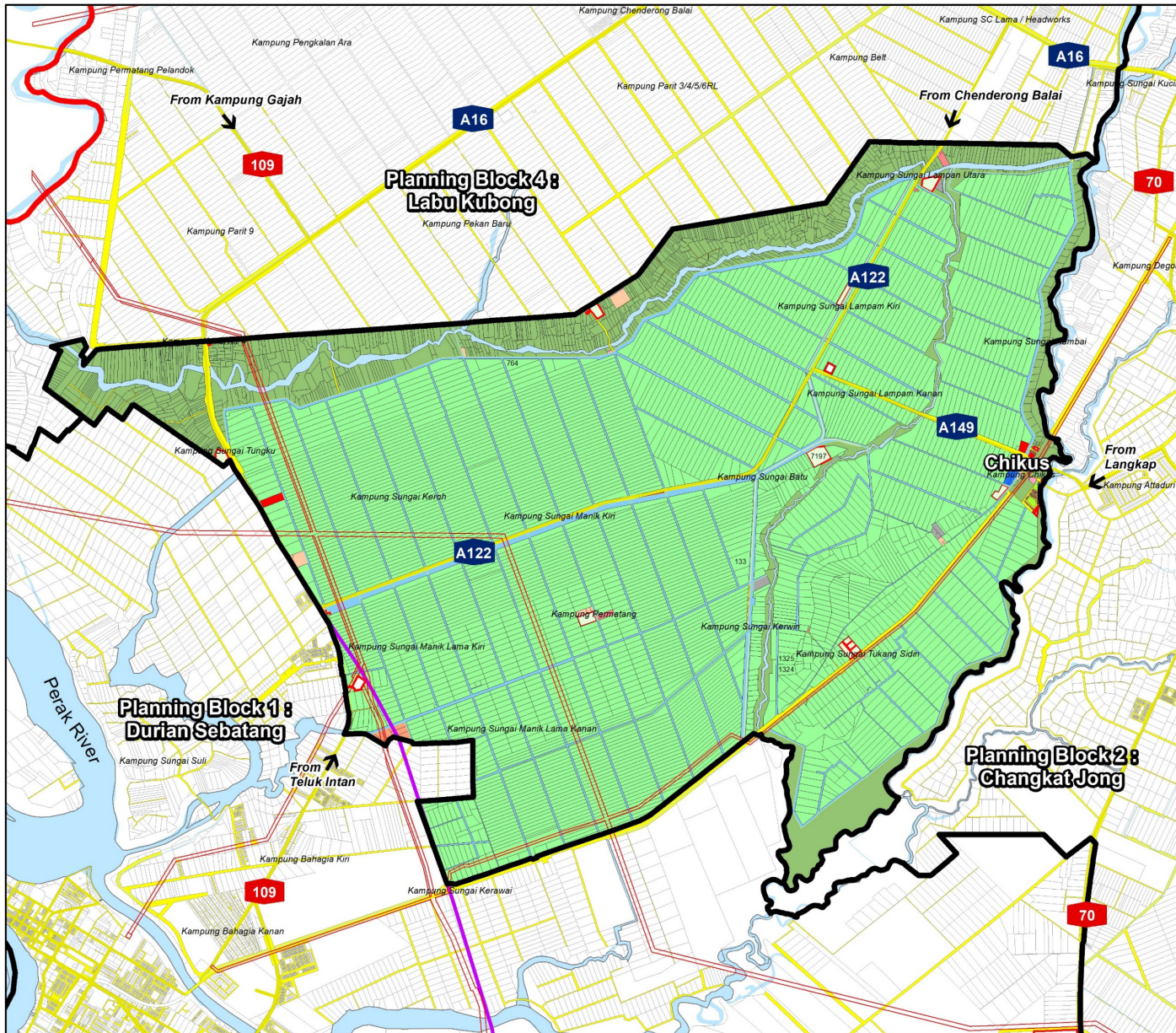


Source: Hilir Perak Local Plan 2035 (Replacement) Research, 2020.

Notes: Others include include Housing (0.13%), Commercial (0.07%), Institution and Public Facilities (0.75%) Open Space and Recreation (0.02%).

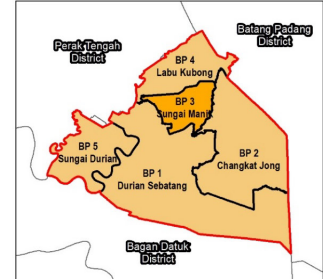
Population Projection





**HILIR PERAK LOCAL PLAN 2035
(REPLACEMENT)**

Location Plan
Scale 1 : 1,000,000



Legend :

- Landuse Zoning 2035**
- Housing
 - Commercial
 - Tanah Lapang dan Rekreasi
 - Pengangkutan
 - Infrastructure and Utilities
 - Agricultural
 - Paddy Field Area
 - Water Bodies
- Institutional and Public Facilities**
- Education
 - Health
 - Religious
 - Cemetery
 - Government Use / Statutory Body
 - Public Facilities
- Other Legend :**
- Proposal of Road
 - Federal Road
 - State Road
 - Irrigation and Drainage
 - Main River
 - Planning Block Boundary
 - Hilir Perak District Boundary

Scale 1 : 60,000
0 0.35 0.7 1.4 2.1 Kilometers

Source:
Study of Local Plan 2035 Hilir-Perak District (Replacement)

**Land Use Zoning 2035
BP 3: Sungai Manik**

PROPOSE MAP BP 4 : LABU KUBONG

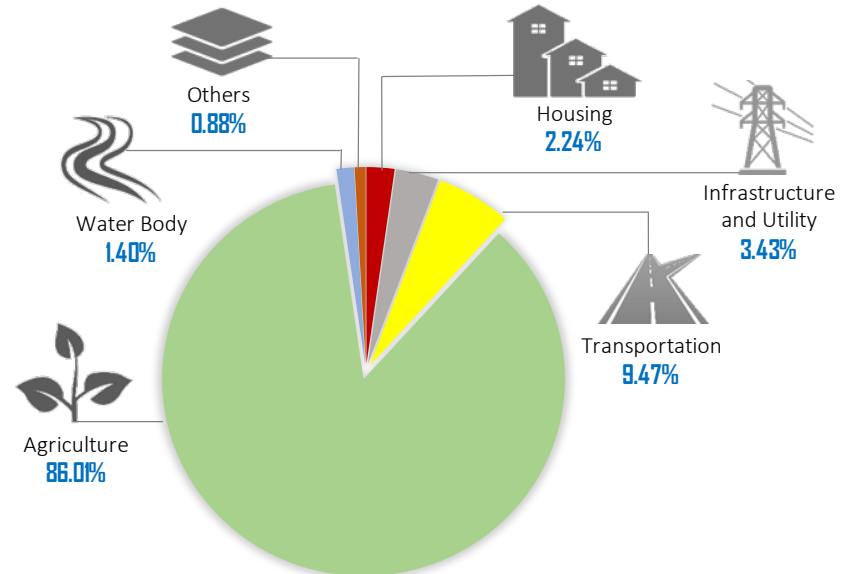
BP 4 : Labu Kubong (consists of 2 BPK) with a total land area of 9,152.30 hectares where the largest land use is agriculture (86.01%), whilst the largest built-up area (12.73%) is housing (2.24%) and transportation (12.59%).

Land Use Zoning Proposal BP 4 : Labu Kubong 2035

Land Use Zoning 2035	Area (Hectares)	Percentage (%)
Built-up Development		
Housing	204.97	2.24
Commercial	11.08	0.12
Industry	7.40	0.08
Institution and Public Facilities	61.02	0.67
Open Space and Recreation	1.04	0.01
Infrastructure and Utilities	313.61	3.43
Transportation	1,151.94	12.59
Total	1,165.02	12.73
Non Built-up Development		
Agriculture	7,871.80	86.01
Water Body	128.56	1.40
Total	8,000.36	87.41
Overall Total	9,152.30	100.00

Source: Hilir Perak Local Plan 2035 (Replacement) Research, 2020.

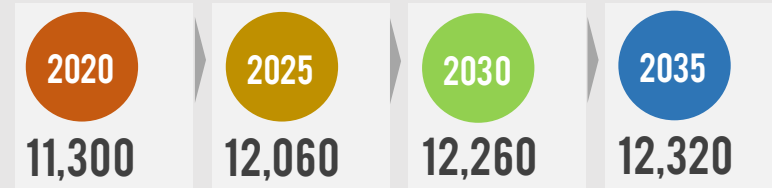
Land Use Division BP 4 : Labu Kubong 2035

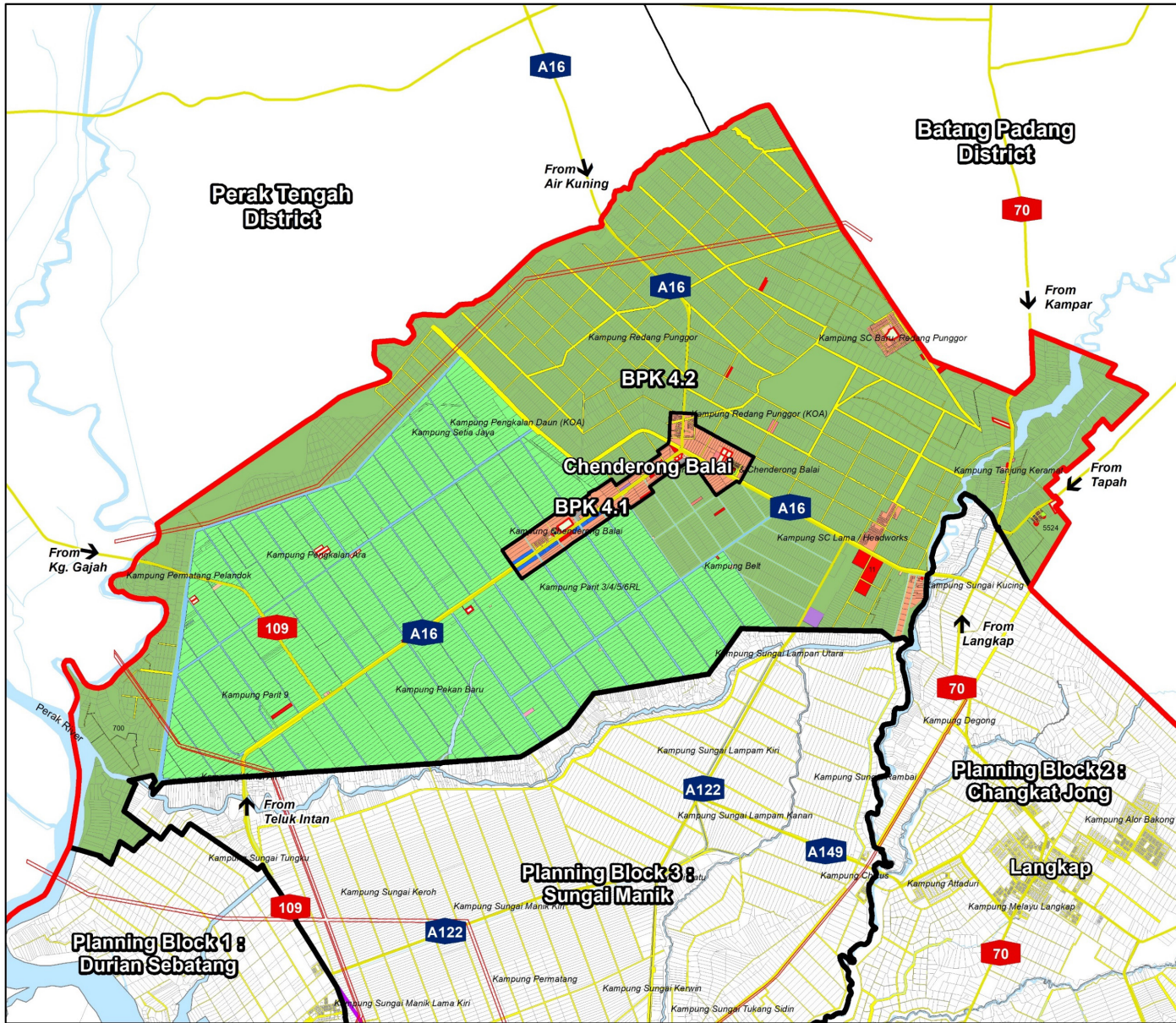


Source: Hilir Perak Local Plan 2035 (Replacement) Research, 2020. .

Notes: Others include Commercial (0.12%), Industry (0.08%), Institution and Public Facilities (0.67%), Open Space and Recreation (0.01%).

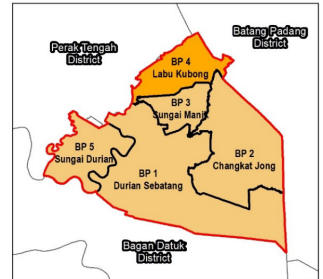
Population Projection





**HILIR PERAK LOCAL PLAN 2035
(REPLACEMENT)**

Location Plan
N Scale 1:1,000,000



Legend :

- Landuse Zoning 2035**
- Housing
 - Commercial
 - Industrial
 - Recreation and Open Space
 - Transportation
 - Infrastructure and Utilities
 - Agricultural
 - Paddy Field Area
 - Water Bodies
- Institutional and Public Facilities**
- Education
 - Health
 - Religious
 - Cemetery
 - Security
 - Homeless Shelter
 - Government Use / Statutory Body
 - Public Facilities
- Other Legend :**
- Federal Road
 - State Road
 - Irrigation and Drainage
 - Main River
 - Planning Block Boundary (BP)
 - Small Planning Block Boundary (BPK)
 - Hilir Perak District Boundary
 - Adjacent District Boundary

Scale 1 : 80,000
0 0.475 0.95 1.9 2.85 Kilometers

Source :
Study of Local Plan 2035 Hilir Perak District (Replacement)

**Land Use Zoning Tanah 2035
BP 4 : Labu Kubong**

PROPOSAL MAP BP 5 : SUNGAI DURIAN

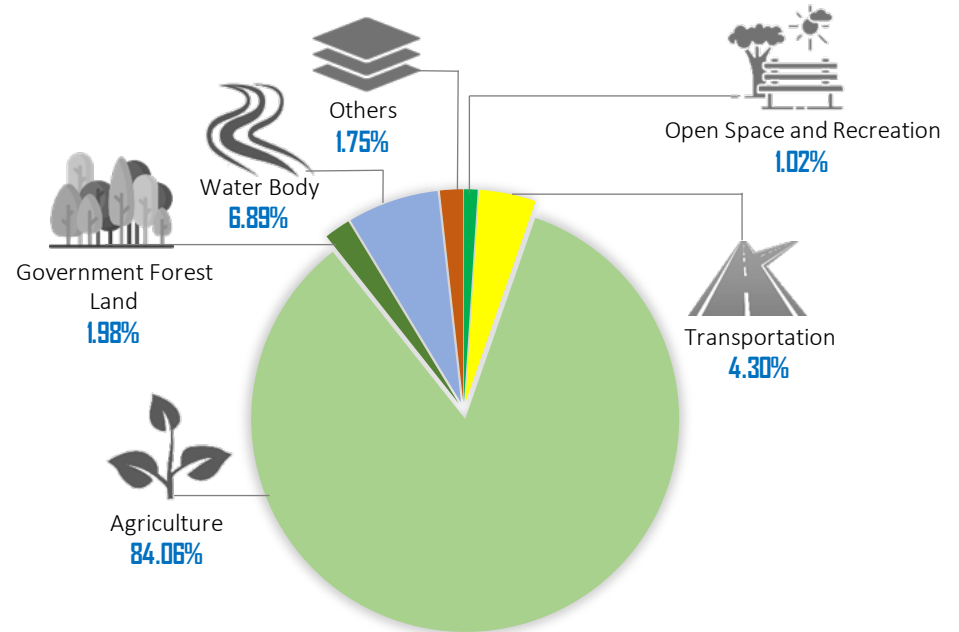
BP 5 : Sungai Durian (consists of 2 BPK) with a total land area of 10,193.87 hectares where the largest land use is agriculture (84.06%), water body (6.89%) whilst built up area is merely 7.06%. The BP has maintained agricultural activity in its area except Permatang Guntung that will be developed as its location next to WCE.

Land Use Zoning Proposal BP 5 : Sungai Durian 2035

Land Use Zoning 2035	Area (Hectares)	Percentage (%)
Built-up Development		
Housing	55.61	0.55
Commercial	69.25	0.68
Industry	13.61	0.13
Institution and Public Facilities	36.47	0.36
Open Space and Recreation	104.10	1.02
Infrastructure and Utilities	2.37	0.02
Transportation	438.65	4.30
Total	720.06	7.06
Non Built-up Development		
Pertanian	8,569.25	84.06
Hutan Tanah Kerajaan	201.86	1.98
Badan Air	702.70	6.89
Total	9,473.81	92.94
Overall Total	10,193.87	100.00

Source: Hilir Perak Local Plan 2035 (Replacement) Research, 2020.

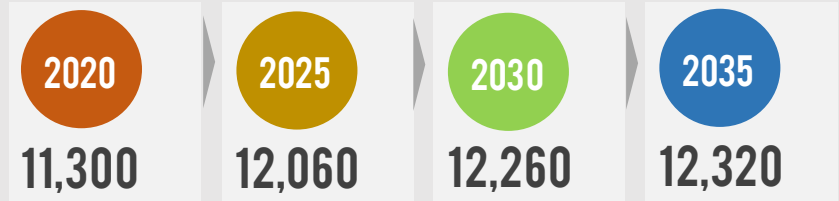
Land Use Division BP 5 : Sungai Durian 2035

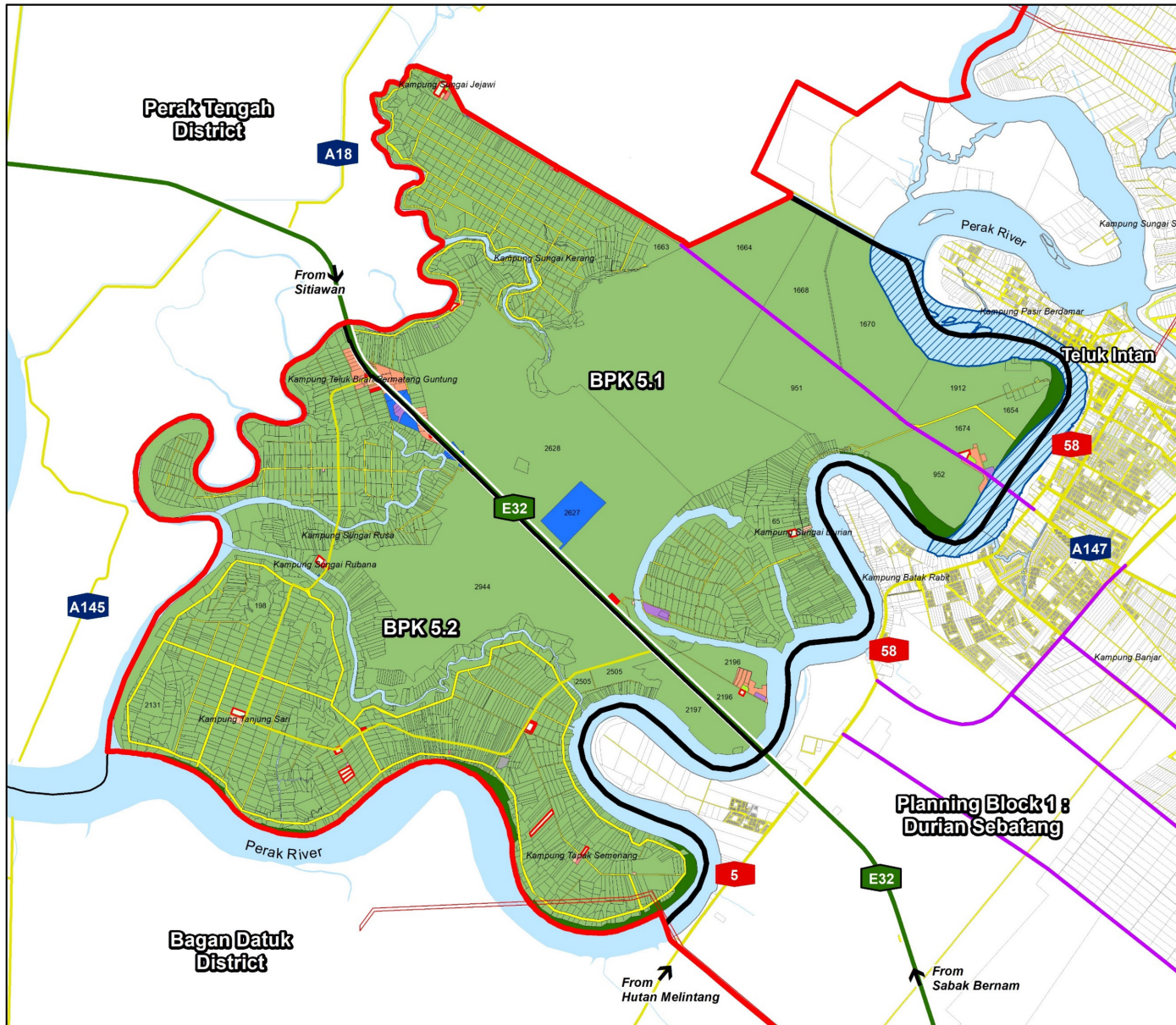


Source: Hilir Perak Local Plan 2035 (Replacement) Research, 2020. .

Notes: Others include Housing (0.55%), Commercial (0.68%), Industry (0.13%), Institution and Public Facilities (0.36%), Infrastructure and Utility (0.02%).

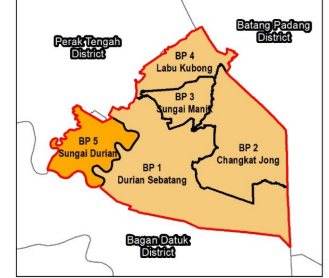
Population Projection





**HILIR PERAK LOCAL PLAN 2035
(REPLACEMENT)**

Location Plan
N Scale 1:1,000,000



- Legend :**
- Landuse Zoning 2035**
- Housing
 - Commercial
 - Industrial
 - Recreation and Open Space
 - Transportation
 - Infrastructure and Utilities
 - Agricultural
 - Forest (Government Land)
 - Water Bodies
- Institutional and Public Facilities**
- Education
 - Health
 - Religious
 - Cemetery
 - Homeless Shelter
 - Government Use / Statutory Body
 - Public Facilities
- Other Legend :**
- West Coast Highway (WCE)
 - Proposal of Road
 - Federal Road
 - Slate Road
 - Main River
 - Prohibition Zone for Sand Mining Activity
 - Planning Block Boundary (BP)
 - Small Planning Block Boundary (BPK)
 - Hilir Perak District Boundary
 - Adjacent District Boundary



Source :
Study of Local Plan 2035 Hilir Perak District (Replacement)

**Proposed Land Use 2035
BP 5 : Sungai Durian**



PROPOSED PROJECTS AND PROGRAMS



CORE 1

SUSTAINABLE LAND USE AND ENVIRONMENT

Main Project

- T1-U1** Enhance Settlement Hierarchy
- T1-U2** Gazette Town and Urban Boundary
- T1-U3** Strengthen Town Centre as an Economic and Service Centre
- T1-U4** Hilir Perak District Administration Centre (*Flagship Project*)
- T1-U5** Develop the Surrounding Development of West Coast Expressway (WCE) (*Flagship Project*)
- T1-U6** Redevelop Sungai Perak Riverline (*Flagship Project*)

Sub-Project

- T1-S.1** Provide District and City Entrances
- T1-S.2** Enhance the Image of Urban Heritage
- T1-S.3** Improve Urban Landscape
- T1-S.4** Strengthen Environmental Quality
- T1-S.5** Conserve and Preserve ESA
- T1-S.6** Sustainably Developing and Empowering the Mineral Sector



CORE 2

COMPETITIVE ECONOMY

Main Project

- T2-U1** Develop Integrated Zone of Agro-commodity and Agrofood
- T2-U2** Enlarge Paddy Field Area
- T2-U3** Establish Mini Paddy Estate
- T2-U4** Enlarge Commercial Area
- T2-U5** Propose Industrial Park and Nova Scotia Food Science (*Flagship Project*)
- T2-U6** Propose New Industrial Park
- T2-U7** Provide Tourism Package and Component
- T2-U8** Empower Rural Economy
- T2-U9** Develop Aquaculture Industrial Zone (AIZ)

Sub-Project

- T2-S1** Encourage the Involvement of Young Agro-preneur
- T2-S2** Establish an Integrated Tourism-aquaculture
- T2-S3** Enlarge Degong Permanent Food Production Park
- T2-S4** Encourage Urban Farming Programme and Green Earth
- T2-S5** Enlarge Sustainable Palm Oil Certification
- T2-S6** Redevelop Dilapidated Commercial Area program
- T2-S7** Develop a Planned Hawker Centre



CORE 3

HILIR PERAK QUALITY ENVIRONMENT

Main Project

- T3-U1** Upgrade main road
- T3-U2** Construction of new roads
- T3-U3** Construction of Teluk Intan Ring Road (*Flagship Project*).
- T3-U4** Manage flood, soil erosion, and drainage system in urban area (*Flagship Project*).
- T3-U5** Enhance solid waste management and Green Technology practice.
- T3-U6** Encourage Smart City development.

Sub-Project

- T3-S1** Improve pedestrian walk and provide bicycle lane.
- T3-S2** Implement Traffic Control and Surveying System (TCSS).
- T3-S3** Implement Parking Violation System.
- T3-S4** Provide intermediary bus service route.
- T3-S5** Improve bus stops services.
- T3-S6** Enhance town and city network.
- T3-S7** Construct integrated public transportation terminal.
- T3-S8** Construct new jetty for mining boat.
- T3-S9** Enlarge line network and improve information penetration rate, telecommunication system and ICT.
- T3-S10** Implement comprehensive water coverage and distribution system.
- T3-S11** Provide adequate electrical supply.
- T3-S12** Upgrade sewerage system



CORE 4

Main Project

- T4-U1** Provide a quality affordable housing for B40 group.
- T4-U2** Enhance Town Growth Centre (Pusat Pertumbuhan Desa, PPD) as a Town Service Centre (Pusat Perkhidmatan Desa).

Sub-Project

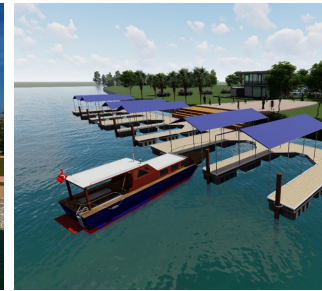
- T4-S1** Squatter house resettlement.
- T4-S2** Develop a green neighbourhood and innovative housing.
- T4-S3** Enhance the character of local settlement.
- T4-S4** Increase housing quality and town area.
- T4-S5** Gazete indigenous village.
- T4-S6** Improve infrastructure system at Kampung Sungai Chawang.
- T4-S7** Provide Kampung Sungai Rambai development plan.
- T4-S8** Provide PPRT and PBR housing for indigenous community.
- T4-S9** Enhance economic and social development at indigenous village.
- T4-S10** Construct new school
- T4-S11** Construct health clinic and new town clinic.
- T4-S12** Improve safety facilities (Fire & Rescue Station).
- T4-S13** Develop public facilities and community.
- T4-S14** Enhance the facility of library.

HIGH IMPACT PROJECTS (FLAGSHIP)

To develop Hilir Perak 2035 District as a centre of agro-food and high-tech agricultural industry in Perak

The implementation plan for Hilir Perak Local Plan 2035 (Replacement) has focuses to improve Hilir Perak district economic development onto 6 falgship projects that shows as follows;





PROPOSED SPECIAL AREA PLAN (SAP)

SAP OF PERAK RIVERLINE DEVELOPMENT (9,249.32 hectares)

The tourism and heritage development of Hilir Perak require a comprehensive approach to attract more visitors and tourists to visit and enjoy its tourism product. This approach is important to create a tourism trademark at the southern bound of Perak which has accordingly in line with NCER Strategic Development Plan 2021-2025.

Teluk Intan city is well-known for its geographical features that is surrounded by riverline area. The uniqueness of Sungai Perak create a potential new tourism attraction for tourist who visit Teluk Intan. Besides, Hilir Perak district has its famous hidden gem of Pulau Bangau as an another important attraction. The landscape along Sungai Perak riverline is in a satisfactory level and still had a higher potential to be developed as well as its natural condition required to be preserved.

The SAP of Sungai Perak Riverline Development intended to develop Sungai Perak as one of Hilir Perak tourism area. Its main focus are tourism program and activity, a controlled activity along Sungai Perak riverline area, and its conservation. The provision of Sungai Perak SAP will help the local authority to conduct the development plan and its control efficiently.



Location

BP1: Durian Sebatang

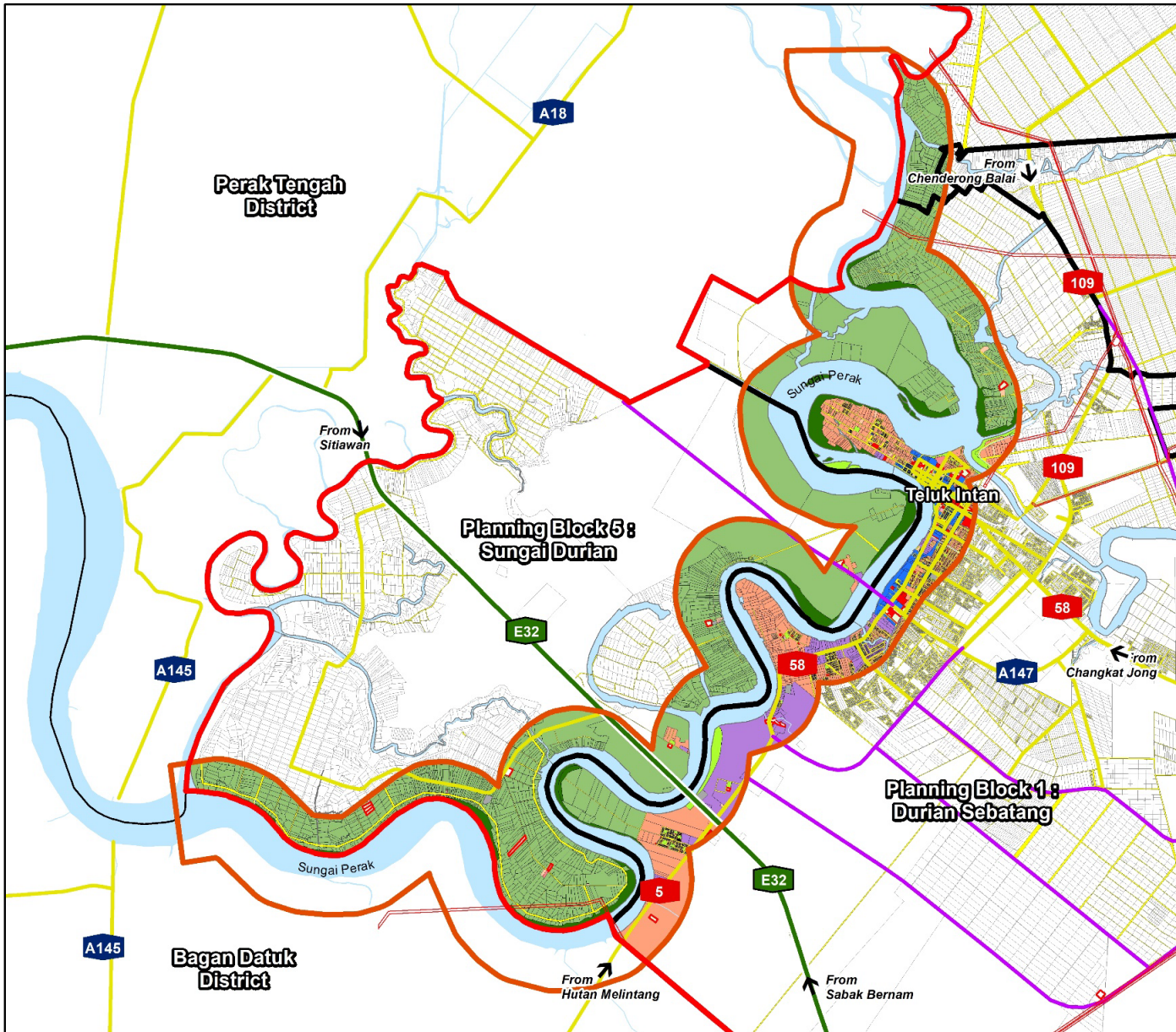
Sungai Perak riverline including Pulau Bangau and its land area. (1 km from Sungai Perak).

Sectors Involved

- Land Use
- Environment, Disaster and Risk Management
- Tourism
- City Centre, Urban Design and Landscape
- Infrastructure, Utility, and Green Technology

Main Development Component

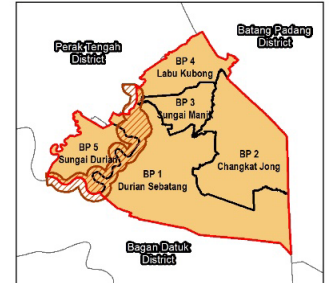
- Upgrade landscape and riverbank physical features.
- Strengthen existing tourism product and proposed its new products.
- Interesting tourism package.
- Conserving heritage assets.
- Upgrade city image
- Flood mitigation and erosion control.
- Control activity along riverline area.



**HILIR PERAK LOCAL PLAN 2035
(REPLACEMENT)**

Location Plan

Scale 1:1,000,000



Legend :

Landuse Zoning 2035

- | | |
|---------------------------|------------------------------|
| Housing | Infrastructure and Utilities |
| Commercial | Agricultural |
| Industrial | Forest (Government Land) |
| Recreation and Open Space | Water Bodies |
| Transportation | |

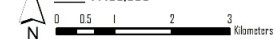
Institutional and Public Facilities

- | | |
|-----------|---------------------------------|
| Education | Homeless Shelter |
| Health | Government Use / Statutory Body |
| Religious | Public Facilities |
| Cemetery | |
| Security | |

Other Legend :

- West Coast Highway (WCE)
- Proposal of Road
- Federal Road
- State Road
- Main River
- Special Area Plan (SAP) Sungai Perak Boundary
- Planning Block Boundary
- Hilir Perak District Boundary

Scale 1 : 105,000



Source:
Study of Local Plan 2035 Hilir Perak District (Replacement)

**Proposed SAP at Sungai Perak
downstream.**

SAP OF TELUK INTAN CITY DEVELOPMENT (8,896.43 hectares)

The tourism and heritage development of Hilir Perak require a comprehensive approach to attract more visitors and tourists to visit and enjoy its tourism product. This approach is important to create a tourism trademark at the southern bound of Perak which has accordingly in line with NCER Strategic Development Plan 2021-2025.

Teluk Intan city is well-known for its geographical features that is surrounded by riverline area. The uniqueness of Sungai Perak create a potential new tourism attraction for tourist who visit Teluk Intan. Besides, Hilir Perak district has its famous hidden gem of Pulau Bangau as an another important attraction. The landscape along Sungai Perak riverline is in a satisfactory level and still had a higher potential to be developed as well as its natural condition required to be preserved.

The preparation of SAP is intended to encourage the development of Teluk Intan City as a rapid urban growth area.

The SAP importance are as follows;

- i. Encourage Teluk Intan city development.
- ii. Provide propose industrial/ economic activity.
- iii. Relife city heritage image.
- iv. Plan 'Urban Treatment' mitigation plan for Teluk Intan city.



Location

BP1: Durian Sebatang

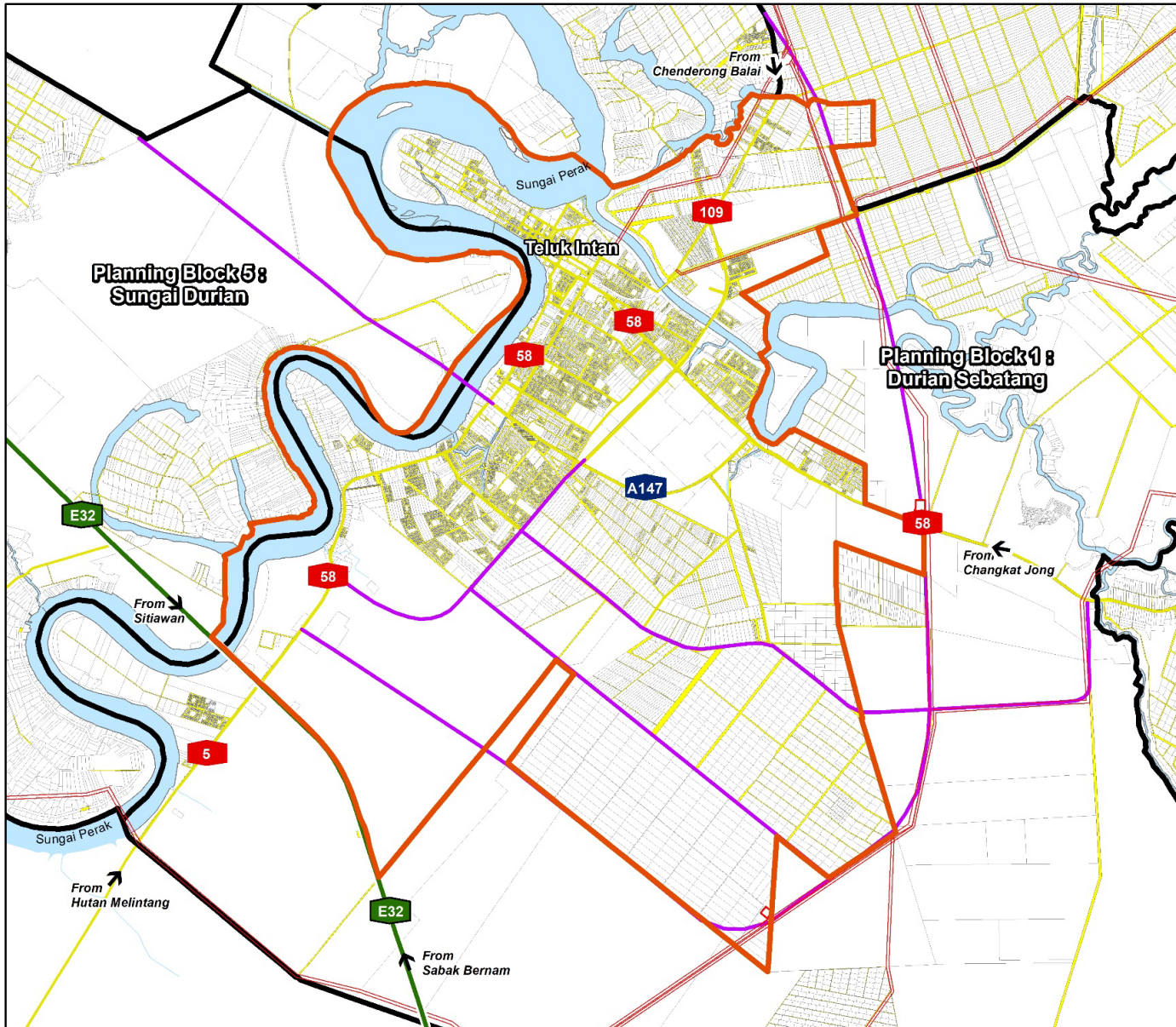
Teluk Intan city to WCE intersection

Sectors Involved

- Land Use
- Commercial, Service and Industry
- Tourism
- City Centre, Urban Design and Landscape
- Traffic Management
- Infrastructure, Utility, and Green Technology

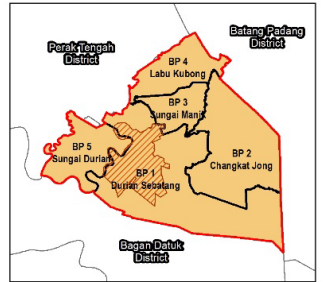
Main Development Component

- Teluk Intan Ring Road
- Development around Teluk Intan Ring Road area
- Industrial Park and Nova Scotia Food Science
- Landscape and city imag
- Relife city heritage image.
- Commercial and industry development
- Investment incentive and economic plan.



**HILIR PERAK LOCAL PLAN 2035
(REPLACEMENT)**

Location Plan
Scale 1:1,000,000



Legend :

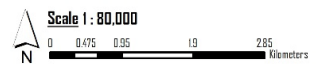
- Landuse Zoning 2035**
- Housing
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 - Forest (Government Land)
 - Water Bodies

Institutional and Public Facilities

- Education
- Health
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- Cemetery
- Security
- Homeless Shelter
- Government Use / Statutory Body
- Public Facilities

Other Legend :

- West Coast Highway (WCE)
- Proposal of Road
- Federal Road
- State Road
- Main River
- Special Area Plan (SAP) Teluk Intan City Boundary
- Planning Block Boundary



Source :
Study of Local Plan 2035 Hilir Perak District (Replacement)

Proposed SAP for Teluk Intan city



SUGGESTION OF DEVELOPMENT STANDARD & GUIDELINE

1	2	3	4	5	6	7	8
TRADE & INDUSTRY	FISHERIES & LIVESTOCK	HOUSING	PUBLIC FACILITIES	TRANSPORTATION & TRAFFIC	INFRASTRUCTURE & UTILITY	URBAN DESIGN & HERITAGE	ENVIRONMENTAL CONSERVATION
<ul style="list-style-type: none">• Trade and service• Industry	<ul style="list-style-type: none">• Fishery (aquaculture)• Livestock• Walit Bird Nest Enterprise• Palm PlantationTwin-Row System	<ul style="list-style-type: none">• Affordable Housing• Household development	<ul style="list-style-type: none">• Education• Healthcare• Safety• Public Facilities and Community	<ul style="list-style-type: none">• Road hierarchy• Public transportation and services• Walkway and bicycle lane• Water transportation	<ul style="list-style-type: none">• Water resource• Electrical resource• Sewage and drainage• Sewerage• Soil erosion and sedimentation• Solid waste management• Solar farm planning	<ul style="list-style-type: none">• Urban design• Conservation of heritage building• Heritage building modification	<ul style="list-style-type: none">• ESA (mangrove swamp and aluvium)• ESA (paddy field)• ESA (river corridor)• Recreation pond (fishing pond)• Sand dredging activity in the river• Resilient city from disaster



Draft

HILIR PERAK LOCAL PLAN 2035 (REPLACEMENT)

Executive Summary