

# STATE STRUCTURE PLAN (SSP) MELAKA 2035



**PLANMalaysia@Melaka**  
Perancangan Melangkaui Kelaziman  
Planning : Beyond Conventional



  
BERKAT, TEPAT, CEPAT

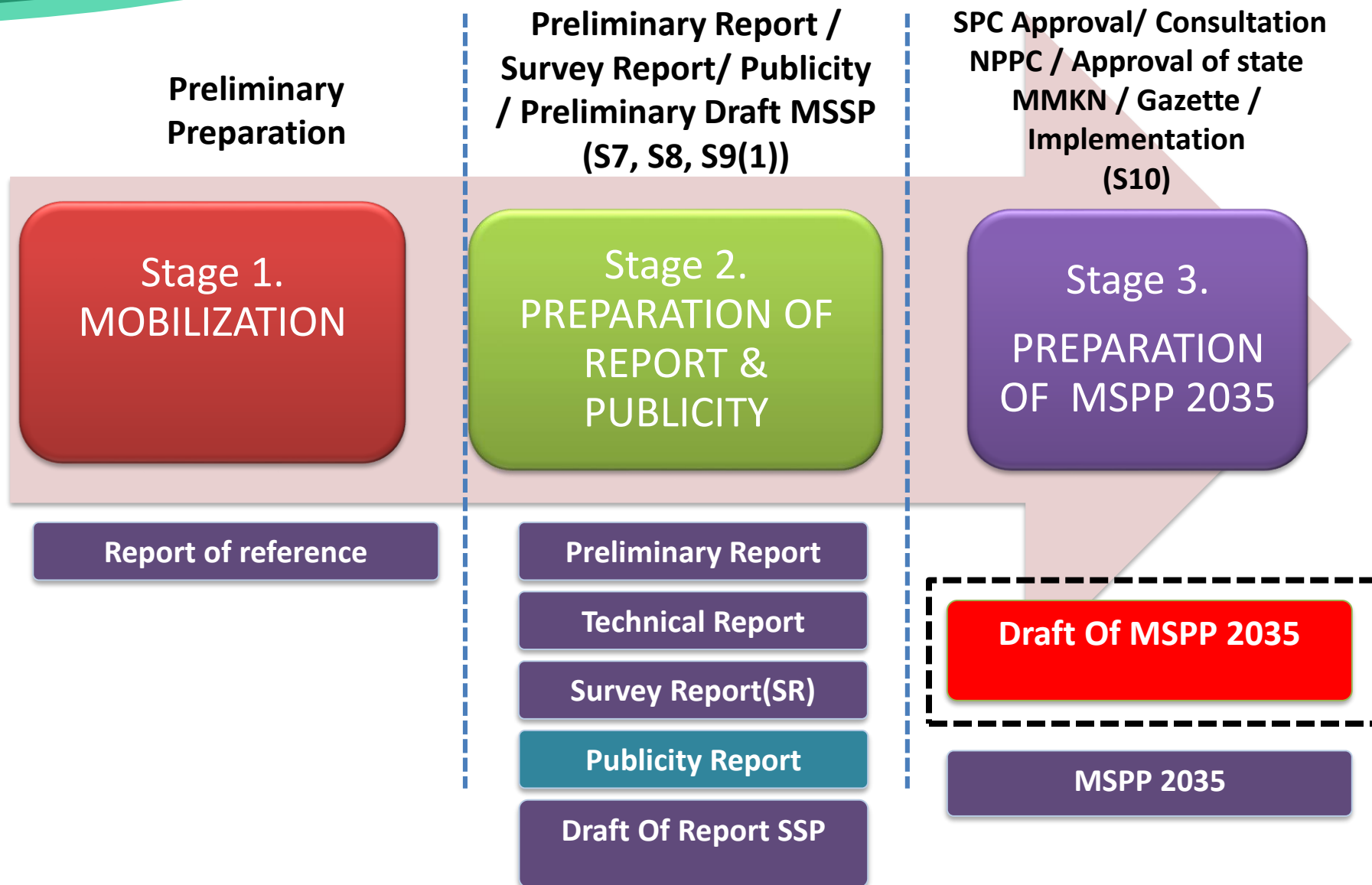


## SSP DEFINITION

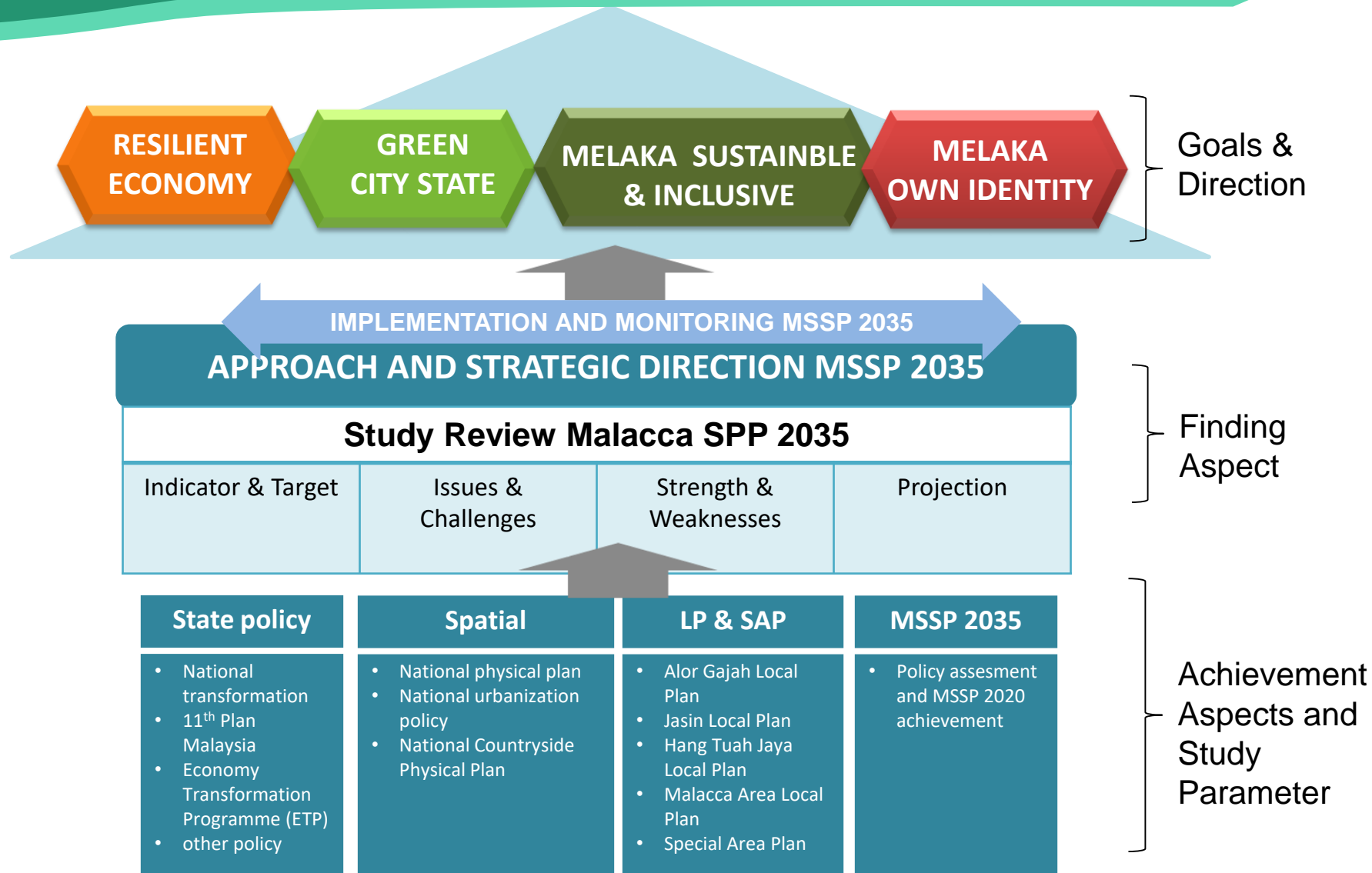


Document which consists of written statement formulating the policy and general Proposal of the state authority in respect of the development and use of land in the state mentioned in Section 8, Town And Country Planning Act 1976 (Act 172).

## FRAMEWORK PREPARATION

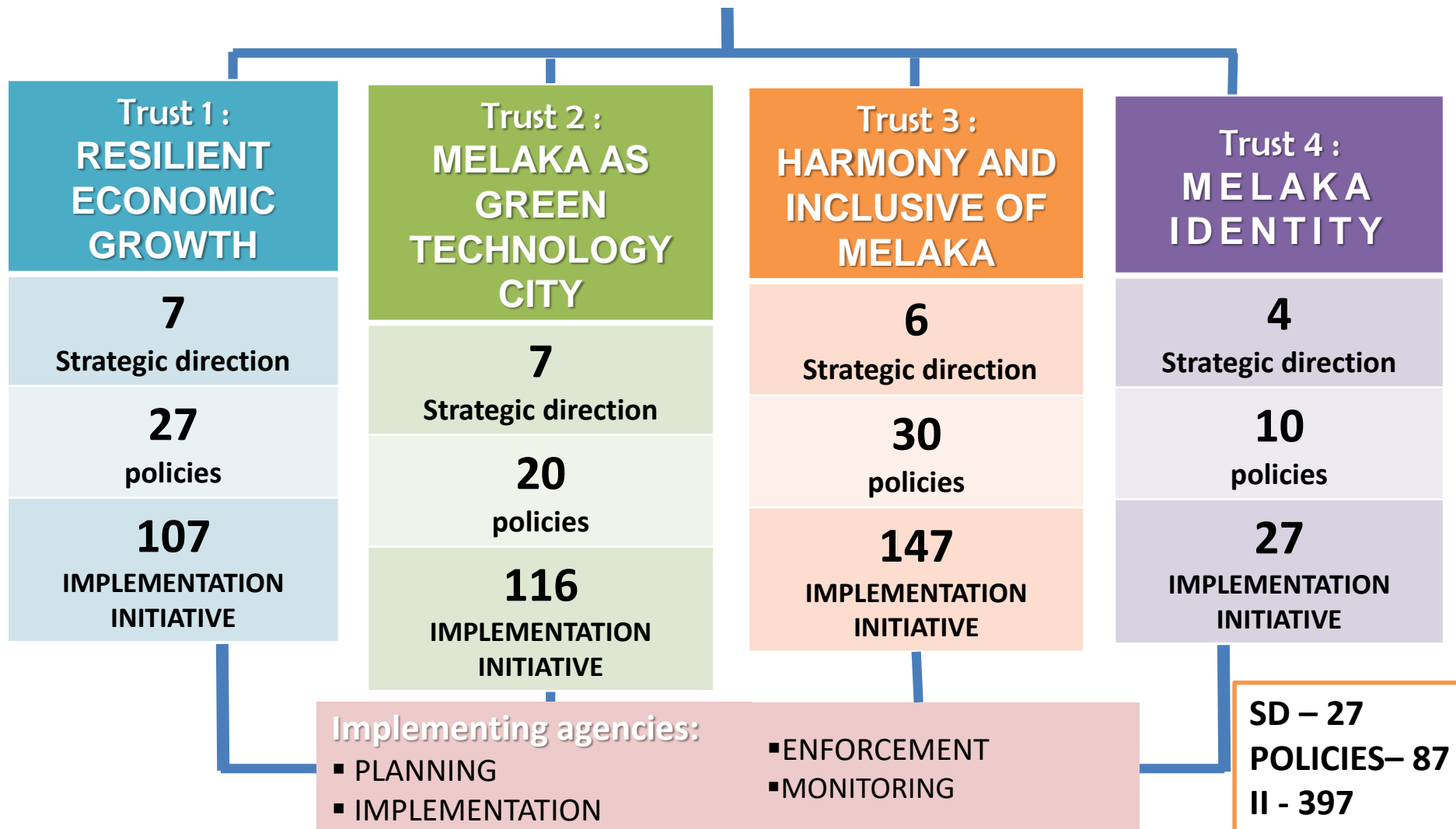


## APPROACH



## STATEMENT OF POLICIES

### Melaka A Resilient City State




## ACHIEVEMENTS & TARGETS

### CONTRIBUTION TO GDP(%)

ECONOMIES ACTIVITIES	MSSP TARGET 2000-2020	CURRENT ACHIEVEMENT	MSSP TARGET 2035
Services	*60%	46.3%	63.26%
Manufacturing	*35%	39.6%	27.86%
Construction		2.8%	3.46%
Agriculture	*5%	11.1%	5.38%
Mining and Quarry		0.1%	0.01%
Duty Import	-	0.1%	0.03%

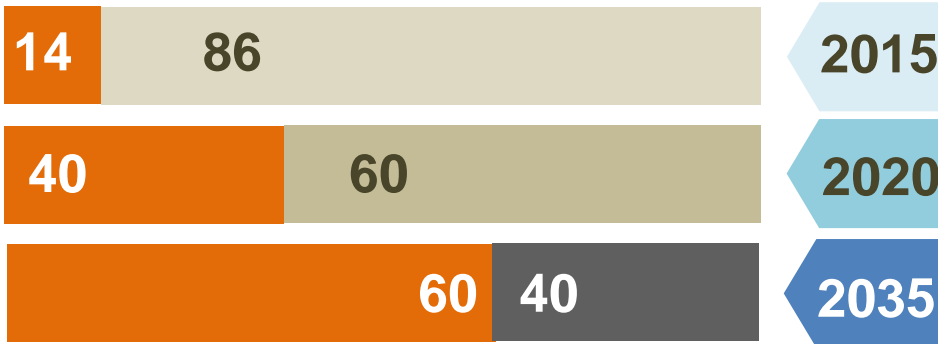
## ACHIEVEMENTS & TARGETS

		CURRENT ACHIEVEMENT	TARGET 2035
	POPULATION	821,110	1,540,000
	VISITORS	15.0 mil.	25.0 mil.
	STATE GDP	USD 5,344	USD 26,626
	GDP PER CAPITA	USD 9,148	USD 21,221
	HOUSING	21,059	378,628
	RECREATIONAL AREA (hectare)	205	1,895

## ACHIEVEMENTS & TARGETS

### Targets of transportation indicators

#### MODAL SPLIT Target (PUBLIC: PRIVATE )



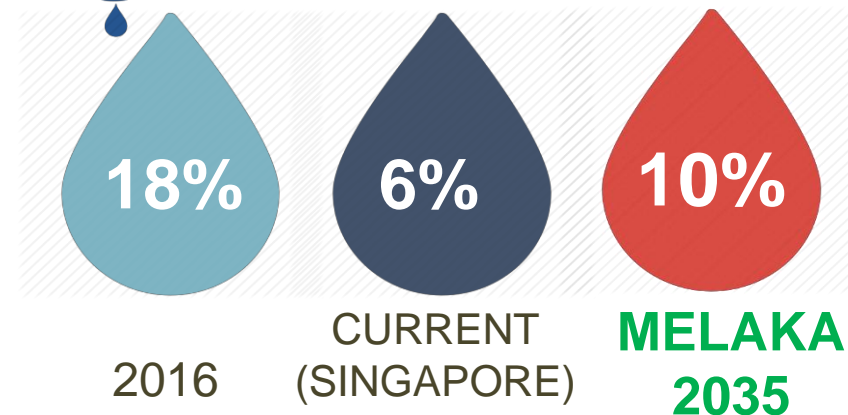
#### % OF FATAL ACCIDENTS



### Target of Utility Indicators



#### RATE OF 'NON-REVENUE WATER (NRW)



### TARGETS FOR USE OF DOMESTIC WATER



2015  
220  
LITER  
PER DAY



SINGAPORE  
150 LITER  
PER DAY



2035  
150  
LITER  
PER DAY





## PROPOSED HIGH IMPACT (GREEN TECHNOLOGY) POLICIES

### TOWARDS LOW CARBON CITY DEVELOPMENT BY MITIGATE GREENHOUSE GAS (GHG) RELEASE



**METERAI HIJAU MELAKA  
(MELAKA GREEN SEAL)**

**RESIDENTIAL NEW AND  
EXISTING BUILDING**

**REFERENCE GUIDE**

Using document 'Low Carbon Cities Framework & System Assessment' system by KeTTHA to develop 'Low carbon Cities's

Applying green technology concept in building design, construction, management, maintenance and conservation and building destruction

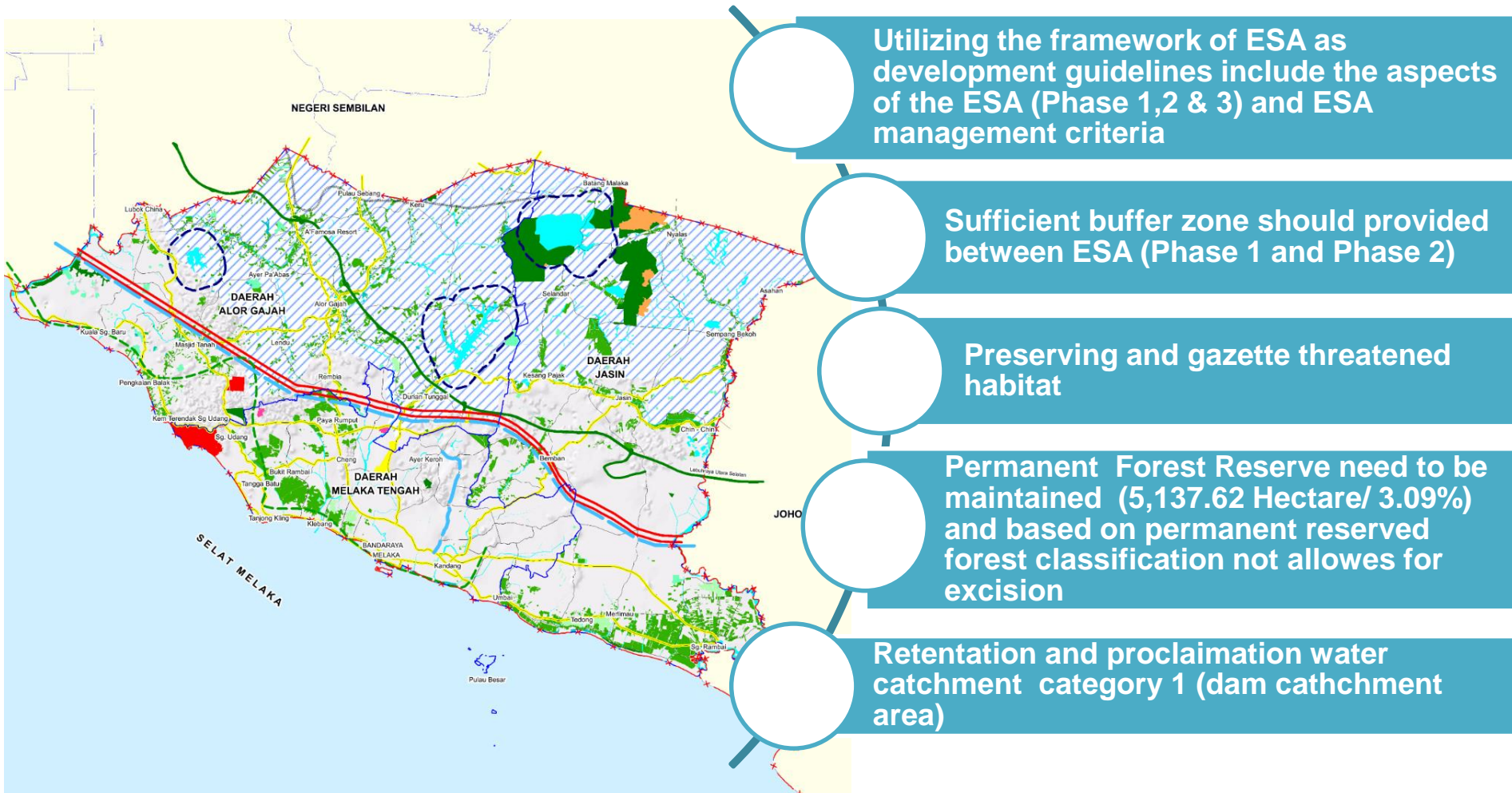
Encourage the involvement of private parties in the implementation of green development through the provision of incentives

Industrial symbiosis cover shared services, utility and product source

Implementing Green City Action Plan (GCAP) initiatives to manage, plan, control and environment sustainability

## PROPOSED HIGH IMPACT POLICIES

### DEVELOPMENT MANAGEMENT IN ENVIRONMENTAL SENSITIVE AREA (ESA) BASED ON ESA PHASE CRITERIA AND INTEGRATED ESA.



## PROPOSED HIGH IMPACT POLICIES

### TOWNSHIP DEVELOPMENT CONCEPT IS PATTERNED BASED ON COMPACT CITY AND TRANSIT ORIENTED CITY DEVELOPMENT (TOD)

- Encouraging an affordable high density housing in Transit Oriented Development area focusing on Mixed development

### ENSURING COMMUNICATION SYSTEM AND DEVELOPMENT HEADING TOWARDS GREEN TRANSPORT ACTION

- Rail transit system Master Plan
- Bicycle usage
- Alternative fuel
- Cutting down on reliance in private vehicles

### ENCOURING PUBLIC TRANSPORT MODE USAGE WHICH IS LOW CARBON AND GREEN TECHNOLOGY .

- Increase of facilities
- Public transport usage like BRT, LRT & MRT system



### Transit-oriented development area

- Melaka Gateway
- Melaka Central
- Ayer Keroh High Speed Rail station
- Alor Gajah Central
- Pulau Sebang Integrated Terminal
- Masjid Tanah Central Transportation Hub
- Jasin Central Transportation Hub
- Merlimau Transportation Hub

## PROPOSED HIGH IMPACT POLICIES

### DEVELOPMENT MANAGEMENT IN SENSITIVE AREA OF NATURE BASED ON KSAS LEVEL FEATURES AND INTEGRATED KSAS

#### Total Water Catchment Category 1

Dam	Watery Area	Dam Catchment Area	Total Area (Hectare)
Jus Dam	1,146.915	1,134.376	2,281.291
Durian Tunggal Dam	819.841	1,727.130	2,546.971
Jernih Dam	236.967	466.491	703.458
Total Water Catchment Category 1			5,531.720 (3.33%)



## PROPOSE OF HIGH IMPACT PROJECT

### MELAKA PROPOSAL GATEWAY (URBAN ICONIC)

- **Developing filled area** as part of tourism focus of tourism (**Melaka Gateway**) area will increasing value added to **tourism development** in new development areas.



- Provision of 10% open space as **new tourism icon** and a Malacca City Landmark such as “sky park”



## PROPOSE OF HIGH IMPACT PROJECT



### KL-SINGAPORE HIGH-SPEED RAIL



### HIGH SPEED RAIL (HSR)'s ALIGNMENT

- Ayer Keroh as one and only selected station for Melaka.
- Route 69.15 km - route from Kuala Linggi to Sungai Rambai. HSR can reduce the travel time from KL - Singapore

### Upgrade Malacca International Airport

- 365m track elongation, which will completing 2500m overall proposal.
- For additional of commercial aviation destination & increasing air transport infrastructure system.



### Proposal of 7 harbour

1. Maritime Port, Kuala Linggi
2. Sea & Tourism Port, Banda Hilir
3. Major Trade Port, Tanjung Beruas
4. Mineral Port, Sg. Rambai
5. Training Port, Terendak Camp
6. Oil & Gas Harbor, Sg. Udang
7. Fish Port, Sg. Duyong





## PROPOSE HIGH IMPACT PROJECTS

### **MELAKA GREAT OCEAN ROUTE (Bicycle Highway)**

- Dwi function - access interstate and scenic route coast tourism with bicycle special routing.
- Alignment during coast from Sg. Rambai to Kuala Linggi



### **SHOWCASE' CULTURAL VILLAGE PROPOSAL**

- Identify the village that suitable for the activity such as 'Hang Tuah's Village' or rice field (Bukit Rambai) area.

### **PROPOSAL FOR GAZETTE VILLAGE HERITAGE (UNESCO SITE)**

- Identifying village that is potential to be listed in UNESCO site of world heritage.
- Kg. Morten, Kg. Portugal, Kg. Chetti, Kg. Baba & Nyonya, Kg. Java, Kg. Banda Kaba, Kg. Sri Tanjung and others .



### **MELAKA MARINE PARK PROPOSAL (PULAU BESAR)**

- Developing Pulau Besar as Taman Laut with 'Fantasy' concept to Melaka State

### **SUTERA ROUTE PROPOSAL (STRAITS OF MELAKA RIVER CRUISE )**

- Cruise river journey that more far cutting across Straits of Malacca to recall Straits of Malacca memory as 'Sutera route' once.
- Encouraging tourism development activity that is suitable for seashore for example River Cruise's activity.



## PROPOSED OF HIGH IMPACT PROJECT



### Gazetting Water Catchment Area as Level 1 and Dam Buffer

- Looking after / reserve rain water catchment area.
- Dam involved : (Jerneh Dam, Jus Dam and Durian Tunggal Dam)
- Carrying out observation and control towards development in water catchment.

### PENGASINGAN SISA DI PUNCA



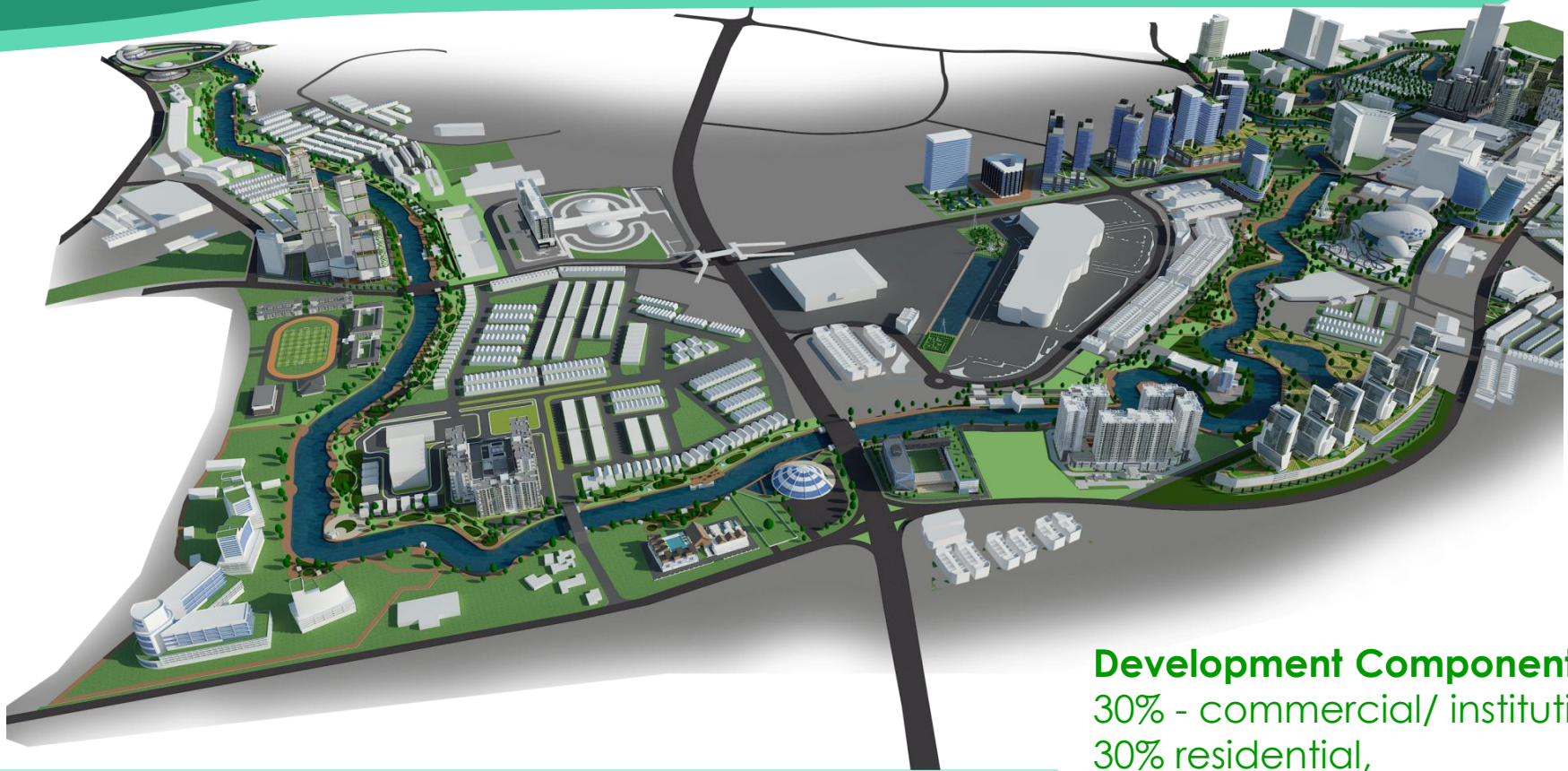
### Waste Eco Park

- Increasing solid waste management system that is more organised and more systematic.
- Waste Eco Park's proposal in the site of the waste disposal at Sungai Udang.





## MAIN PROPOSAL AND HIGH IMPACT



### **HANG TUAH's COMMERCIAL CENTRE (HTMCC)**

Redevelopment area of **Jalan Hang Tuah**, **Jalan Tun Ali** and **Jalan Tun Mamat** and along with **Melaka River development** Parcel 2. HTMCC encompasses as wide area 702 acres.

### **Development Component**

30% - commercial/ institution,  
30% residential,  
25% - infrastructure / utility / public amenities  
15% - open space (square, pocket parks, pavement, recreational park and other open areas).

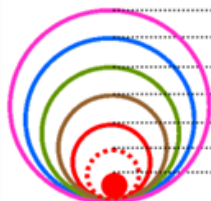




## SPATIAL DEVELOPMENT STRATEGIC PLAN MELAKA 2035

PETUNJUK :

### HIERARKI PETEMPATAN



- Bandar Negeri (Pusat Wilayah Negeri)
- Bandar Utama (Pusat Separa Wilayah)
- Bandar Utama (Pusat Pertumbuhan Daerah)
- Bandar Tempatan (Pusat Petempatan Utama)
- Pekan (Pusat Katalis)
- Pekan (Zon Promosi Pembangunan)
- Pekan (Pusat Petempatan Kecil)

### DEVELOPMENT AREA



- Main Development Area
- Main Development Corridor

### Control Development Area



- WATER RESERVOIR STAGE 1
- WATER RESERVOIR STAGE 2



International Airport



Coastal Development Corridor



Coastal Conservation Corridor



World Heritage Site UNESCO



Agriculture

### CONSERVATION AREA



Forest





## KEY CHALLENGES

- I. **FINANCIAL OBSTACLE** - To get the budget for implementing the project outlined in the SSP Melaka 2035 at the Federal level and State Level
- II. **COLLABORATION** - Co-operative programs with Local Authorities and Implementing Agencies for the purpose of monitoring, understanding, solving problems related to implementation issues, addressing proposed changes etc.
- III. **AGENCIES INVOLVEMENT** - To ensure that each agency is able and aware to implement the roles and responsibilities outlined in SSP Melaka 2035
- IV. **MAINTAIN THE MOMENTUM** - the process to implement this plan takes too long, then to avoid those involved begin to lose their enthusiasm, An annual systematic assessment of the plan is necessary for course corrections and updating the data via State Physical Planning reports by PlanMalaysia@Melaka

## **BENEFITS AND USEFULNESS OF GPSC AND RAPID ASSESMENT FOR MELAKA PLANNING**

- I. IDENTIFYING THE GAP** – Improving the SSPM2035 by using the findings of rapid assessment exercise
- II. ECONOMIC PLANNING PROACTIVE** – improvement of policies and implementation initiatives regarding accountability and transparency, creditworthiness, revenue and financial autonomy, expenditure management and adequate arrangement of debt and other obligations
- III. DATA CENTRIC** – Improving state data management towards Smarter Governance through State Open Data Policies
- IV. GLOBAL NETWORKING** – Sharing with other cities to overcome issues like sea level rise, providing renewable energy, traffic jams and at the same time experience the technology transfer and capacity building.



**MELAKA STATE STRUCTURE  
PLAN 2035**