

# 04

## DEVELOPMENT PROPOSAL REPORT FOR LEMBAH SAYONG, KUALA KANGSAR: DE' SAYONG, A MULTIGENERATIONAL GREEN NEIGHBOURHOOD

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### ABSTRACT

Every development is required to obtain planning permission (Town and Country Planning Act 1976 (Act 172) section 19(1)). One of the requirements is the submission of Development Proposal Report (DPR). Among issues highlighted in Kuala Kangsar Local Plan for 2020 for DPR are the high rate of unemployment rate and ageing population; a poor reflection on Royal image of the town and tourism; many unplanned areas; and the lack of economic activities to boost up the development area. Site visits, discussion with relevant local authorities, interviews with the local community and on-site data collection relevant to the sites conducted and analysed for development recommendation. As output, a complete document consisting of detail proposal, layout plan and comprehensive report, i.e. Development Proposal Report (DPR), submitted.

**Keyword:** Act 172, Development, Planning Permission, Development Plan, Multi-generational Living

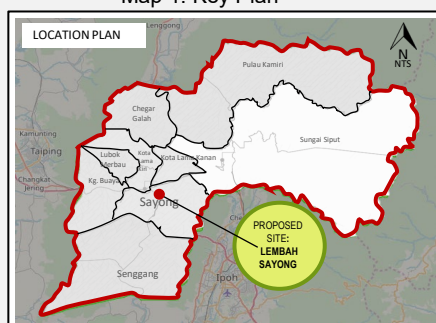
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### INTRODUCTION

The study area for the Development Proposal is at Lembah Sayong. Lembah Sayong is located within Mukim Lembah Sayong, near to the town of Kuala Kangsar or also known as the Royal Town of Perak. Lembah Sayong site is approximately 235km from Kuala Lumpur and is well known for the craft of Labu Sayong. Every year, the Perak's local authority will hold various events to promote the craft of Labu Sayong to the world. The total area of the site is 287.70 acres including Sg. Perak. Map 1 shows the Key Plan of the site, while Map 2 shows the Location Plan and Map 3 shows the Site Plan of the study area.



Map 1: Key Plan



Map 2: Location Plan



Map 3: Site Plan

### METHOD / PROCEDURE

Figure 1 shows the process involved in the preparation of Development Proposal Report

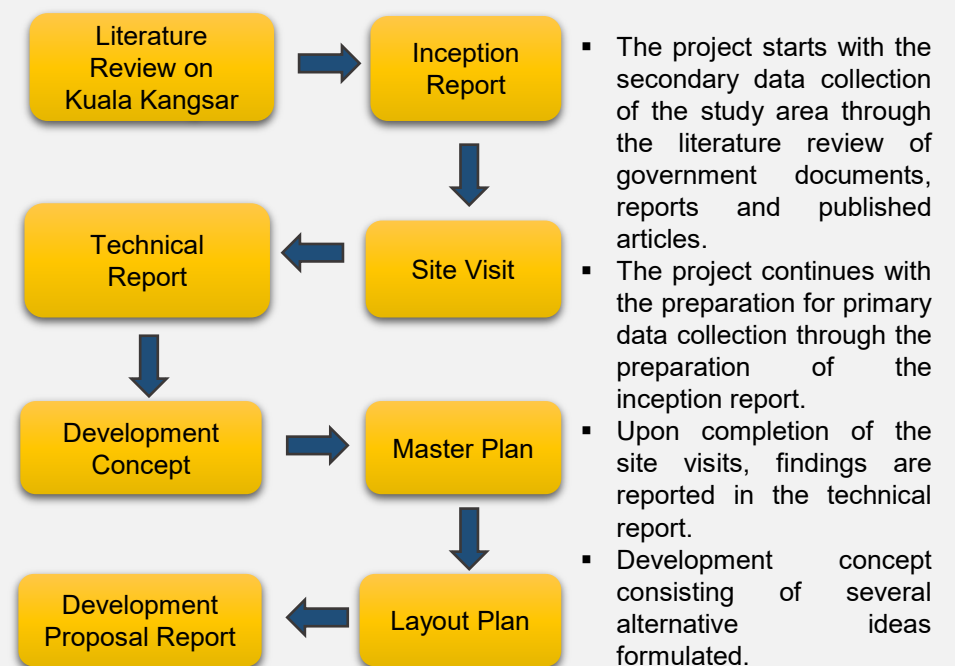


Figure 1 : process involved in the preparation of Development Proposal Report

- Layout plan based on the best concept befitting the criteria of development mission and vision is prepared.
- Development Proposal Report containing detail report and plans together with the master plan is submitted as the final output for the project.

## SITE ANALYSIS

### Population Distribution by Age Group in Sayong

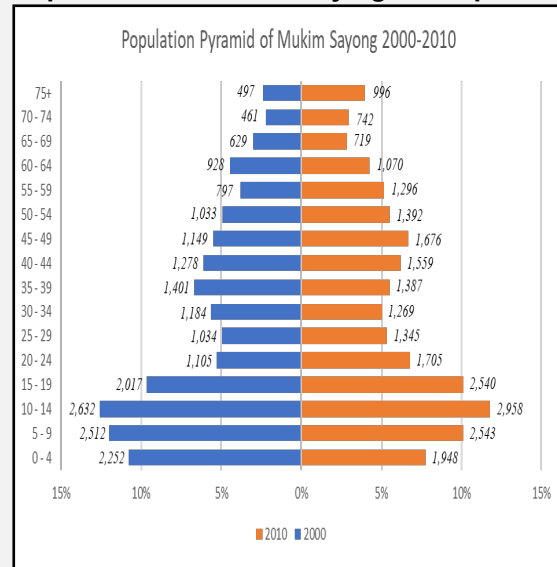


Figure 2: Population Distribution by Age Group in Sayong (2000 & 2010)

- Mukim Sayong has a high number of active population (Population in the labour force aged 15-64 years old)
- The decreasing number of the population after age group 10-14 years old.
- Interview found out that there is youth outmigration of population from mukim and district.
- Refer to Table 1, Mukim Sayong has recorded the highest average annual growth rate (1.84%)

Mukim	Population 2000	Population 2010	Average Annual Growth Rate (%) 2000-2010
Sungai Siput	43,385	48,954	1.21
Kota Lama Kiri	23,864	24,081	0.09
Sayong	20,909	25,145	1.84
Pulau Kamiri	12,582	13,292	0.55
Senggang	11,402	10,967	-0.39
Kampung Buaya	10,164	10,890	0.69
Chegar Galah	8,959	8,832	-0.14
Kota Lama Kanan	8,143	8,782	0.76
Lubok Merbau	5,010	4,649	-0.75
<b>TOTAL</b>	<b>144,418</b>	<b>155,592</b>	<b>0.75</b>

### Household Size & Household Income

- Table 2 indicates the median household income of Kuala Kangsar is RM 3778, which is lower than Perak's median household income of RM 4006 per month
- The average number of households in the study area is 3.83. It is among the lowest in Perak.

Mukim	Number of Households		Household Size	
	2000	2010	2000	2010
Sungai Siput	9,616	12,111	4.51	4.04
Kota Lama Kiri	5,727	6,460	4.17	3.73
Sayong	4,944	6,568	4.23	3.83
Senggang	2,738	3,042	4.16	3.61
Pulau Kamiri	2,642	2,927	4.76	4.54
Kampung Buaya	2,353	2,780	4.32	3.92
Chegar Galah	2,186	2,392	4.10	3.69
Kota Lama kanan	1,948	2,250	4.18	3.90
Lubok Merbau	1,161	1,183	4.32	3.93
<b>TOTAL</b>	<b>22,440</b>	<b>39,713</b>	<b>4.31</b>	<b>3.91</b>

### Existing Land Use Distribution in Lembah Sayong

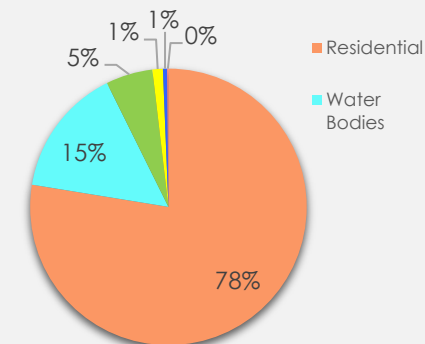
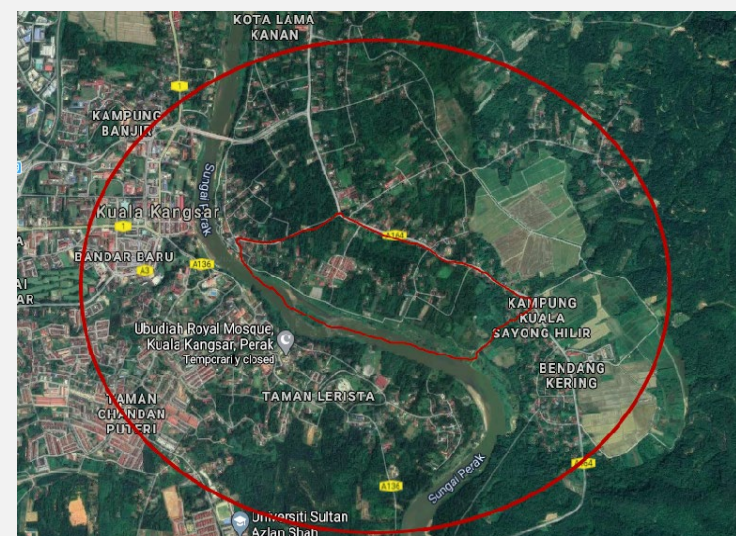


Figure 3: Existing Land Use Distribution in Lembah Sayong

### Adjacent Land Use of the Study Area

Lembah Sayong area is located near the town centre of Kuala Kangsar with many commercials, and public facilities surrounded it. Most of the area in the adjacent and within the radius of 1.5km surrounding the site, are built-up area (Map 4) with many types of housing as shown in Figure 4.



Map 4 : Study Area

### Percentage of Existing Housing Stock by Type In Kuala Kangsar & Adjacent District Q3 2019

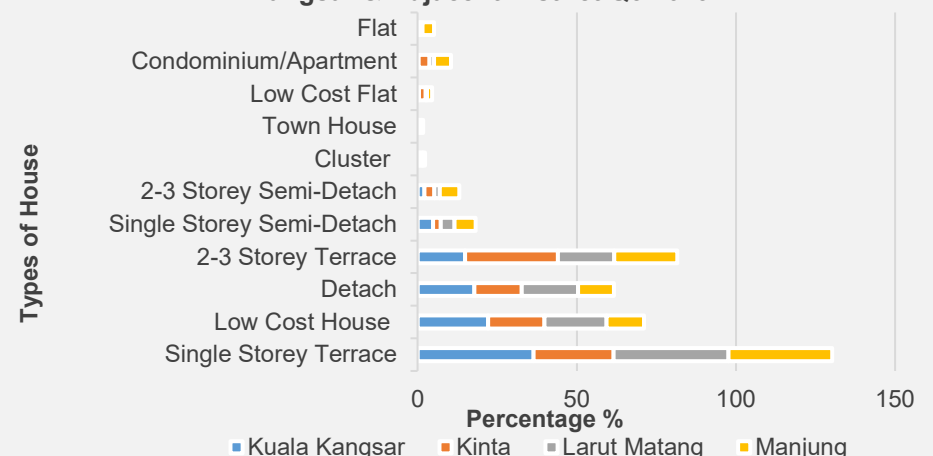


Figure 4: Existing Housing Stock by Type in Kuala Kangsar and Adjacent District Q3 2019

## CONCEPTUAL PROCESS, PROCEDURE AND SCHEMATIC

Vision and mission of the proposed development were formulated based on the main findings of the study. It is from the mission and vision statement that the development concept, design principles, and schematic plans for the study area of Lembah Sayong were developed, and the best development concept is presented below.

### VISION / MISSION

#### VISION

“Creating a harmonious neighbourhood by preserving the local identity while promoting a healthy lifestyle and green environment.”

#### MISSION

- 1) To provide excellent healthcare services for community wellness
- 2) To enhance social engagement among the community by inculcating all the green spaces with breath-taking natural setting
- 3) To offer the best value property with top-notch facilities for the homeowner

### DEVELOPMENT CONCEPT

The **multi-Generational living concept** (Figure 5) is the selected development concept for Lembah Sayong. The concept addressed the issues of the ageing population and at the same time harmonise the economy, social and the green environment for the population. This concept focuses on Affordable living Healthcare and Urban Green Space related to the Islamic concept of Man to God, Man to Environment and Man to Man can be attained.

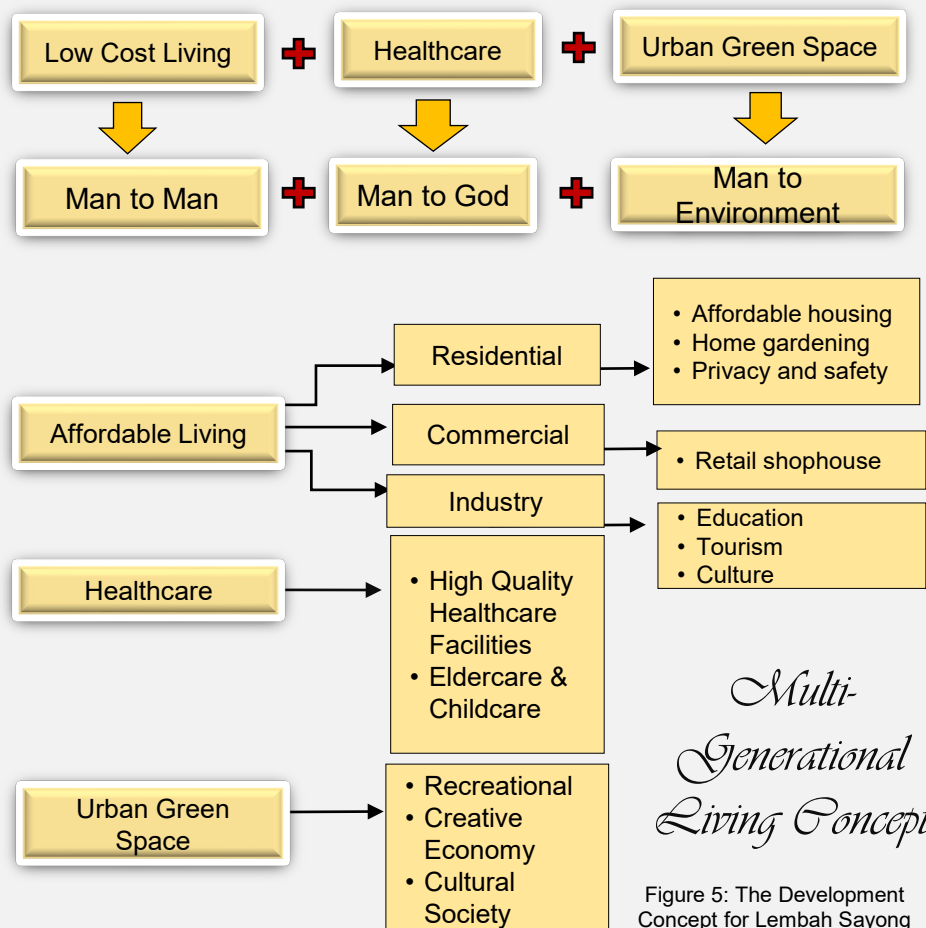


Figure 5: The Development Concept for Lembah Sayong

## DESIGN PRINCIPLES / SCHEMATIC PLAN

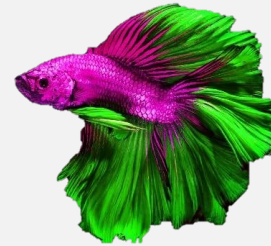


Figure 6 (Source: Iluminasi Website, 2019)

For the design of the master plan, beta fish (Ikan Laga or Fighting Fish) as shown in Figure 6 was chosen to relate to the nature of the study area ( i.e. close to a water body). The idea of beta fish design was also selected to present the idea of the whole proposed development components.

The conceptual plan of the site ( Map 5 and Map 6) is divided into three parcels which represent the beta fish with its three body parts. The head that ideally represents the core of the development, the body that translated as the supporting component of the development in the study area and the tail., the most attractive part of the whole development, representing luxurious residential development for the area.

#### Body

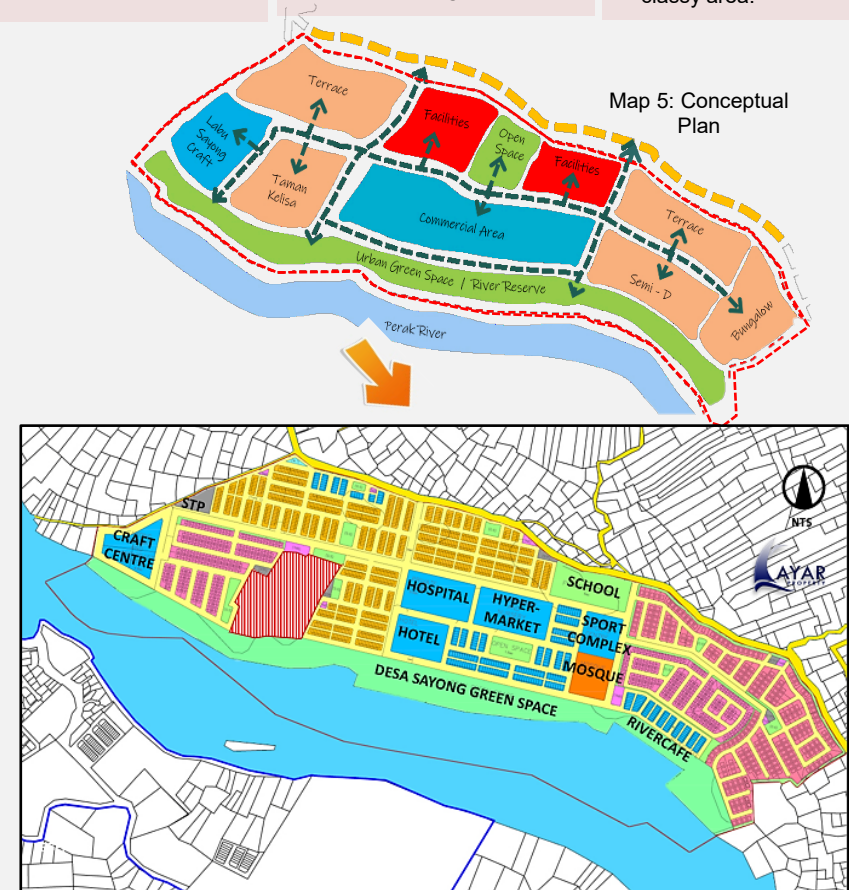
- Food processing area
- Giving nutrient and energy
- Core development
- Development that will support the economy of the area

#### Head

- The head portray its identity
- The swallowing mechanism
- To preserve the identity of Labu Sayong.
- By providing Labu Sayong the Industrial Centre.

#### Tail

- The most attractive part of its body
- A luxurious development of residential land use such as bungalow and semi detach houses
- as high end, elegant and classy area.



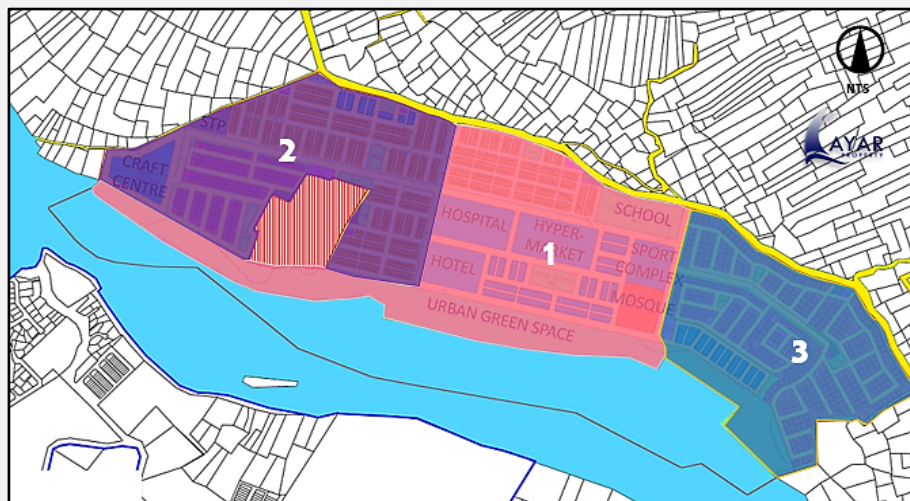
Map 6 : Layout Plan

## LAYOUT COMPONENT

Table 3 :Proposed Land use Percentage

Land Use	Acreage (ac)	Percentage (%)
Sellable Area	108	37.7
Public Facilities	8	2.7
Green Areas	39.5	13.8
River	46.7	16.2
Infrastructures	3.4	1.2
Road	69.4	24
Others	12.7	4.4
<b>Total</b>	<b>287.7</b>	<b>100</b>

## DEVELOPMENT PHASE



Map 7:Proposed Development Phase

### PHASE 1

#### Core Development



- Commercial
- Green Space
- School

### PHASE 2

#### Residential Development

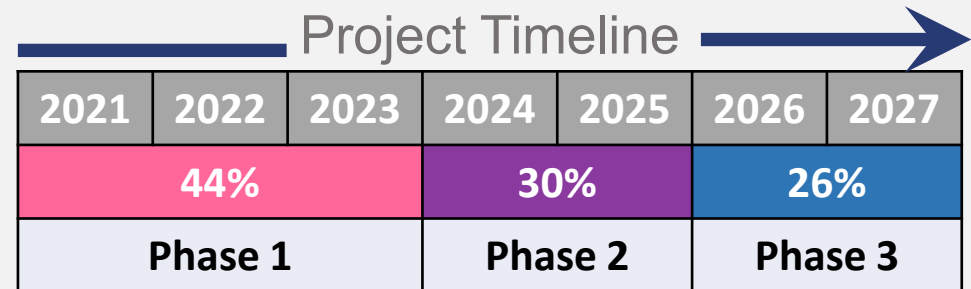


- Residential
  - Semi- Detached Houses
  - Terrace Houses



- Residential
  - Semi- Detached Houses
  - Bungalow Houses
- Commercial Area
- Green Space

Table 4 :Project Timeline



Estimated time taken for the development : 7 years

## CONCLUSION

Overall, Lembah Sayong 287.7 acres of proposed mixed-use development will consist of 795 units of terrace houses, 390 units of semi-detached houses, 225 units of bungalow houses, 199 units of shop lots, 70 units of river cafe shop lots, 1 unit of private hospital, 1 unit of hypermarket, 1 unit of private sports centre, 1 block of hotel, 4 units of sayong ceramic and handicraft centre, 1 unit of mosque, 1 unit of primary school, 6 units of sewage treatment plants, 8 units of electrical substations. This proposed development was in line with the needs of the study area, and it also provides the opportunity for the population to uplift their living standard by the provision of social facilities, economic activities while preserving the natural environment. This proposed development is parallel with the vision and mission of the Multi-generational Living Concept development to improve and provide the best living condition for the population in the study area.

## ACKNOWLEDGEMENT

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