

EXECUTIVE SUMMARY



MANAGEMENT OF
GROWTH AND COORDINATION FRAMEWORK

GEORGETOWN CONURBATION

Abstract

The George Town Conurbation identified in the National Physical Plan sparked a new phenomenon for the affected states, which are Penang, Kedah and Perak. Spill-over development, especially from Penang will contribute to the rapid economic development, particularly in the industrial sector, manufacturing, trade, commerce and services. George Town Conurbation covers an area of 444.476 hectares (4444 km²), involving 10 local authorities. George Town area located in the northern part of Peninsular Malaysia has established cooperation with neighbouring countries and territories bordering it. Its strategic location will strengthen and reinforce the role of George Town Conurbation as one of the major contributors to the economic development of the country. George Town Conurbation that is strategically located in the IMT-GT will promote economic relations with Sumatera and southern Thailand. Various opportunities for strategic coordination and stakeholders can be identified through the preparation of the Management of Growth and Coordination Framework of George Town Conurbation. This framework will identified the main focus of development which will be used as an input to the preparation of Regional Plan for George Town Conurbation and to formulate the coordination opportunities, scope of the Regional Plan and the programme, management and implementation. This frame work will also focus on the development of land use, transportation systems and infrastructure and utilities. Opportunities for co-ordination will be the basis for the determination of the aspects that need to be reviewed later in the preparation of Regional Plan and the need for the establishment of the Regional Planning Committee as in the provision under Section 6A of the Act 172.

STUDY AREA

The three states within the George Town Conurbation area covers 444.476 hectares (4444 km²) are Penang, Kedah which involved Kulim district, Kuala Muda district and part of Yan district and northern part of State of Perak which are Kerian district, Larut Matang district and part of Selama district. George Town Conurbation will be developed as a focal area of development to support economic growth and balanced urbanization in the Northern Territory .



GEORGE TOWN CONURBATION IN THE CONTEXT OF STATE STRATEGIC PLANNING CORRIDOR

PERAK DEVELOPMENT CORRIDOR

Perak Development Corridor will promote the optimum use of land as well as to improve its image and design towards more attractive city.

PENANG DEVELOPMENT CORRIDOR

Two main corridors are proposed that is Primary and Secondary Development Corridor.

KEDAH DEVELOPMENT CORRIDOR

The establishment of Kedah development corridors are through three main focus areas;

- Main Development Areas of Alor Setar
- Main Development Area of Sungai Petani
- Main Development Area of Kulim

The purpose of this corridor is to optimize the development of urban land use in the development corridor.

COORDINATION OPPORTUNITIES

This framework has identified opportunities for strategic coordination and stakeholders at the regional level. Opportunities for co-ordination will be the basis for the determination of the aspects that need to be analysed in the preparation of Regional Plan.

MACRO ECONOMIC AND POPULATION

- i. Economic growth, GDP and the opportunity to be adjusted according to the main sectors of specialization in George Town Conurbation
- ii. To reduce the number of unemployed in the future, the projected manpower needs of the optimum for George Town Conurbation needed.
- iii. Coordination of development and employment opportunities to reduce migration of rural dwellers to George Town.
- iv. Influxes of foreign workers to meet the needs of both positive and negative lead at the George Town Conurbation and require coordination at the regional level.

TRANSPORTATION SYSTEM

Transport system in George Town Conurbation require more systematic management system. This sector helps to improve the economy of the nation. The required aspect should be based on the mode of transport;

- i. Comprehensive and balanced road network
- ii. Air transport
- iii. Public Transport
- iv. Rail service
- v. Water Transport

OPTIMUM LANDUSE DEVELOPMENT

- i. Coordination of land use in George Town Conurbation focuses on the development of competitive residential center in the three states.
- ii. The hierarchy and function of the growth settlements have to be coordinated to ensure balanced development.
- iii. Coordination of land use planning and population projections is necessary to a more effective development in the future.
- iv. The need to coordinate the establishment of urban limits / boundary

DEVELOPMENT OF INFRASTRUCTURE AND UTILITIES

Drainage System

Implement management and maintenance of river that becomes the boundary and common use as well as rivers across the border in an integrated manner for each state department or agency involved.

Solid Waste and Toxic Waste

Solid waste generated in Kedah and Perak is lower than Penang that will create opportunities for sharing the sanitary landfill.

Water Supply

The role and cooperation in the aspects of management and maintenance of water catchments and basin areas and water supply infrastructure should be implemented.

MAIN FOCUS OF THE ECONOMIC ASPECTS OF GEORGE TOWN CONURBATION



GEORGE TOWN CONURBATION IN THE IMT-GT

- i. Economic development strategies and linkages with the countries in the IMT-GT.
- ii. Cyber City Development and high technology industry.
- iii. Industrial network development strategies for Penang, southern Kedah and northern Perak.
- iv. Regional housing strategies is to ensure quality of life and to support regional economic development.
- v. Tourism and recreational strategies for a variety of attractions.
- vi. Community development strategies is to ensure the overall quality of life is equal within the Conurbation and eradicate poverty and reduce disparities between urban areas.

FOCUS ON TRANSPORTATION DEVELOPMENT SYSTEM

- i. Establish roads network, railways, ports and airports that are efficient and integrated at regional and local.
- ii. Establish an efficient and integrated public transport network for commercial area with the growth population centre area through the development of Transit Oriented Development and integrated transport terminal.
- iii. Goods transportation network/ integrated cargo from southern Thailand and northern Sumatera through the port and airport in Penang.

FOCUS ON INFRASTRUCTURE AND UTILITIES DEVELOPMENT

- i. Develop an integrated solid waste management system
- ii. River basin management, flood control systems and integrated pollution control system
- iii. Sharing of water resources development, infrastructure and water treatment
- iv. Provision of parks, green belt, a buffer zone and the natural reservoir as a tourism asset

When the study has identified the development's clusters and coordination opportunities, the next step is to prepare the Regional Plan based on the regional development focus and the establishment of the Regional Planning Committee;

THE NEEDS FOR REGIONAL PLAN

Regional Plan is required to formulate and coordinate the policies and strategies of the development plan into the spatial regional strategies to sustainable socio-economic development and a harmony investment environment with the efficient infrastructure and utility development. Regional Plan is the main reference to achieve the vision of George Town Conurbation development as an area of integrated, viable and balanced.

REGIONAL PLANNING COMMITTEE (RPC) OF GEORGETOWN CONURBATION

Regional Planning Committee (RPC) of Georgetown Conurbation is established under the provisions of Section 6A of Town and Country Planning Act, 1976 (Act 172). RPC's role is to plan, coordinate and conduct research on regional planning. RPC's functions under section 6A (5), the 172 is as follows;

- To establish policies and formulate a comprehensive regional plan for coordination of growth
- To plan and coordinate the provision of infrastructure and facilities for the region
- To advise and assist the SPC and Local authorities about regional development
- To establish a uniform process and procedures
- To conduct research that is required for that region

PROPOSED BOUNDARY FOR GEORGE TOWN CONURBATION

George Town Conurbation boundary is determined by the policies, proposal in the Penang, Kedah and Perak Structure Plan. The proposed boundary is based on the district or *mukim* boundaries within the area that has the development pressure around Sungai Petani, Kulim and Taiping. In addition, the proposed boundary limits of George Town Conurbation are supported by the economic criteria, distance and mega-projects.

