

EXECUTIVE SUMMARY

PULAU PANGKOR, PERAK *SPECIAL AREA PLAN*

The Hidden Gem of The Coast



SAP

SPECIAL AREA PLAN

PULAU PANGKOR, PERAK

EXECUTIVE SUMMARY PULAU PANGKOR, PERAK SAP



Copyright Reserved:

This document provided by Manjung Municipal Council (MMC). All rights reserved, no part of this publication may be republished or stored in a retrievable in any form by any means, whether electronic, mechanical, photocopying, recording or in any other manner without obtaining permission from Manjung Municipal Council (MMC) and PLANMalaysia Perak.

©2023

All illustration and schematic plan only for sketching and indicative purpose. It is subject to the changes during the final design process.

Prepared By:



Majlis Perbandaran Manjung (MPM)

Jalan Pinang Raja,
32040 Seri Manjung,
Perak Darul Ridzuan.

With Cooperation:

PLANMalaysia

PLANMalaysia

(Pejabat Projek Zon Tengah)
Unit Rancangan Pembangunan

PLANMalaysia Perak

Jabatan Perancangan Bandar Dan Desa
Perak Darul Ridzuan (PLANMalaysia Perak)

Tingkat 3 & 7, Bgn. Seri Perak,
Jalan Panglima Bukit Gantang Wahab,
30646 Ipoh, Perak Darul Ridzuan.

“ Acknowledgement ”

Expressions of the highest appreciation and gratitude to the Federal Government, Perak State Government, PLANMalaysia (Central Zone Project Office), PLANMalaysia Perak, Manjung Municipal Council, departments and agencies at the district and state levels, private agencies, NGOs, associations, residents, and all those directly or indirectly involved in the success of the Pulau Pangkor SAP Draft.

TABLE OF CONTENT

A : INTRODUCTION

01	Legal Context	1
02	Study Area Profile	2
03	Development Spectrum Framework	4
04	Strategic Aim	5

B : DEVELOPMENT DIRECTION

01	Development Concept	6
02	Development Zone	7

DEVELOPMENT CONTROL

01	Land Use Zoning 2030	8
02	Development Intensity 2030	9

D : DEVELOPMENT ACTION PLAN

01	Core I: Inclusive And Vibrant Island Economy	11
02	Core II: Quality of Life and Community Well-Being	24
03	Core III: Preservation of Natural Resources	34
04	Flagship Project	43
05	Management Action Proposal	47
06	Estimated Cost of Proposed Development Action	52

E : GUIDELINES

01	Special Guidelines	53
----	--------------------	----

A: INTRODUCTION

01: LEGAL CONTEXT

WHAT IS SAP?



01

Detailed proposal compared to the local plan that is more to an action area plan. The SAP which stand for Special Area Plan will contain specific action proposals for an area identified by the State Authority/Local Authority.

02

According to Section 16(1), 16B(2) and 16B(3) of the Town and Country Planning Act 1976 (Act 172).

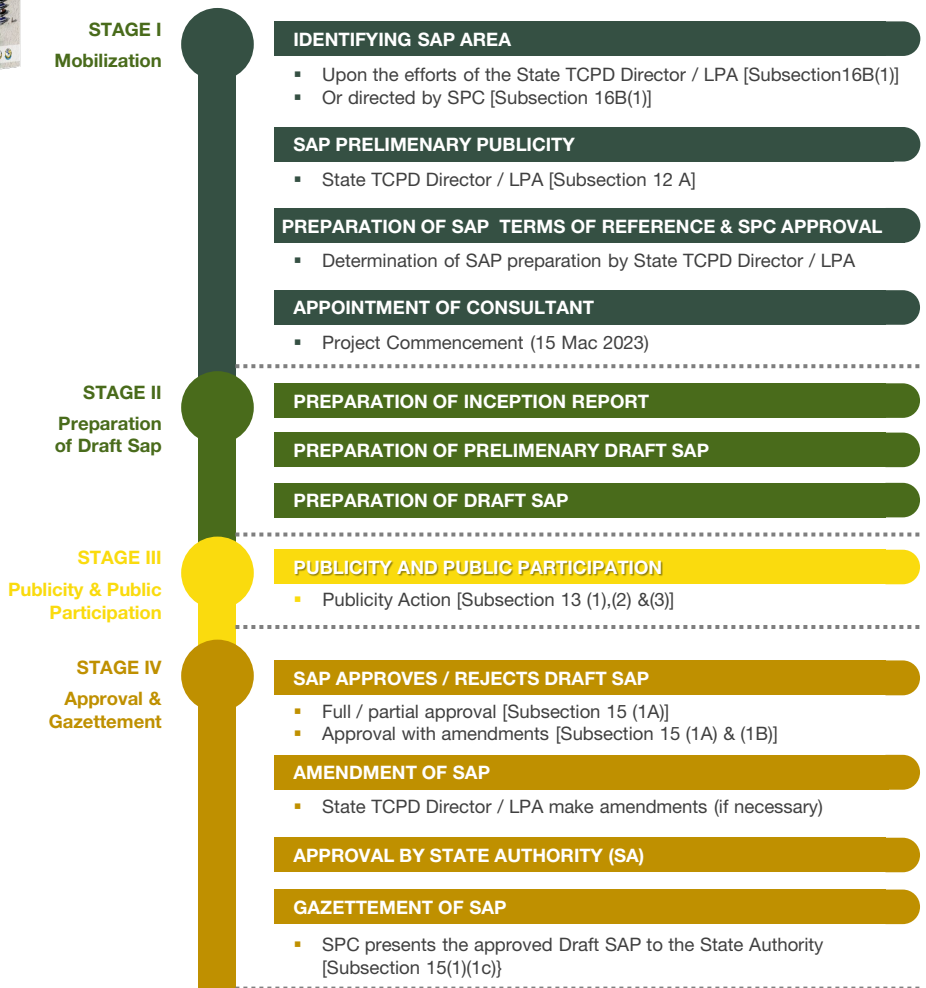
03

Detail out the policies, principles and development strategies of the existing development plans namely Perak State Structure Plan 2040, Manjung District Local Plan 2030 and Southeast Coast Special Area Plan for Pangkor Island 2025.

04

Allowing the Local Planning Authority namely the Manjung Municipal Council (MMC), to expedite planning actions on the identified area (Pulau Pangkor) for the purpose of development, redevelopment, realignment, preservation, and restoration, or for the management of the local area.

The diagram below illustrates the stages of the preparation of the RKK (Development Plan) based on the requirements of Act 172, which is applied for the Special Area Plan Study of Pulau Pangkor, Perak. There are four (4) stages of RKK preparation starting from Stage I: Mobilization to Stage IV: Approval and Gazette. Details for each stage are also outlined in the diagram below.



Preparation Stage of SAP Based On Act 172 Requirement

Source: Special Area Plan Guidelines 2012 Edition

02: STUDY AREA PROFILE

The study area for Pulau Pangkor, Perak SAP is located in Manjung District, Perak. This SAP area is within Mukim Lumut and State Legislative Assembly (DUN) N.52 Pulau Pangkor which covers an area of 12,262.62 hectares which also includes part of Lumut area.

This SAP area also falls under the Lumut Parliament (P074) with an area of 34,476.33 hectares. Based on the Manjung District Local Plan 2030, this SAP study area located in Planning Block 7 (PB 7) : Pulau Pangkor. The area of the Pulau Pangkor, Perak SAP is 2,624.45 hectares.

DEMOGRAPHIC

52.9%

**TOTAL
POPULATION OF
SAP AREA
9.581
THOUSAND**
47.1%

Citizen : 94.9%
Non-Citizen: 5.1%

**AREA :
26.25 km²**

**POPULATION DENSITY :
365 Person / km²**

**RESIDENCE AREA :
3.837 Thousand**

BREAKDOWN BY AGE

21%

0-14 Years

66.9%

15-64 Years

12.1%

65+ Years

BREAKDOWN BY ETHNICITY

45.8%
BUMIPUTERA
44.6%
CHINESE
9.3%
INDIANS
0.3%
OTHERS


MAIN ECONOMIC ACTIVITIES


TOURISM

FISHERY

**TOURISM & FISHERIES SUPPORT
(Wholesale & Retail, Trading &
Boat Building)**


Demographic and Socioeconomic Statistics of Pulau Pangkor, 2020
 Source: Department of Statistics Malaysia (State of Perak) & Strategic
 Implementation Plan For Pulau Pangkor as Duty Free Island (NCIA)



LEGEND

- Road Network
- Conservation Zone Boundary (1 Nautical Miles)
- Study Area Boundary

Bathymetry

Ocean Depths

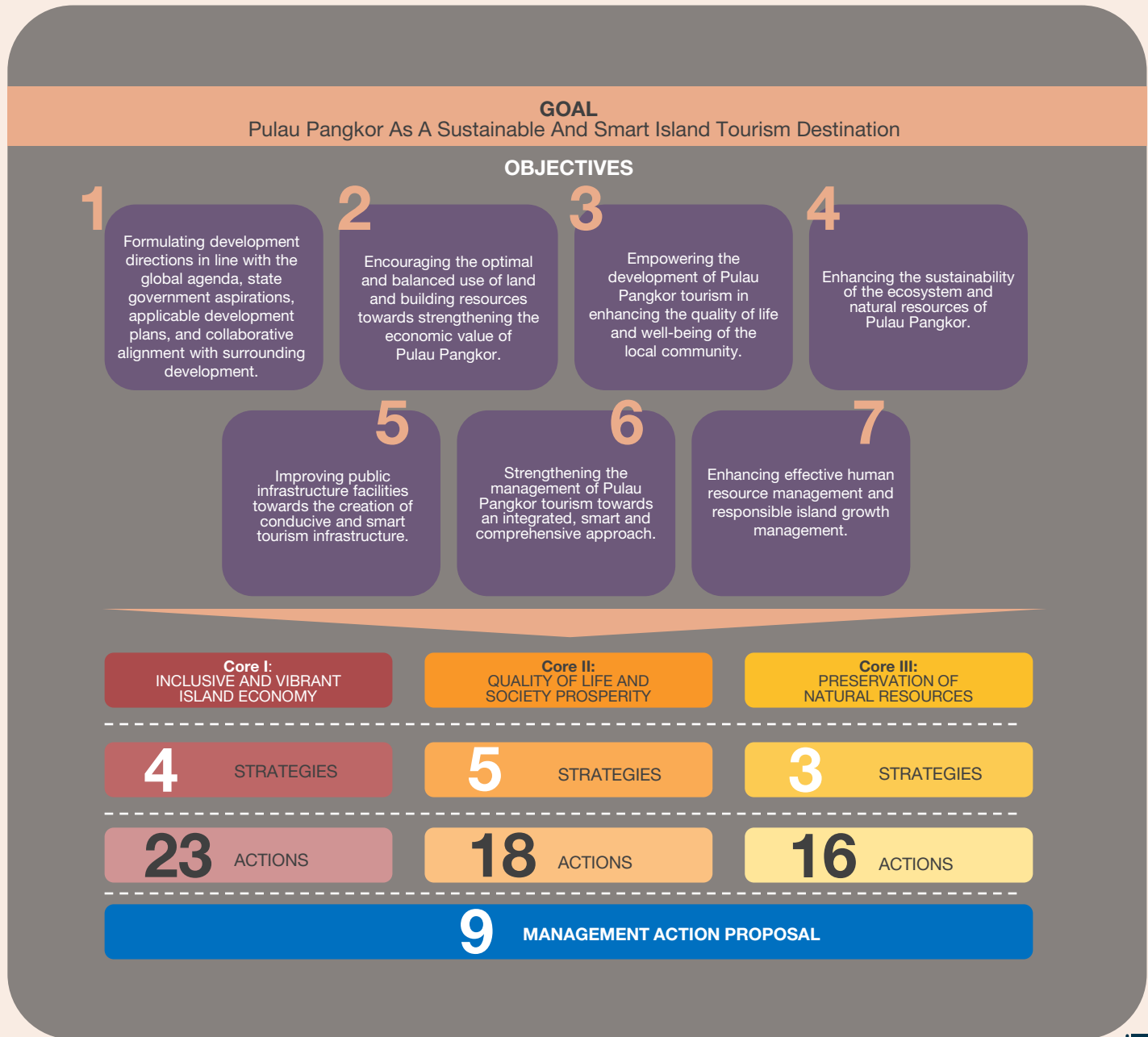
- 50 meter
- 20 meter
- 10 meter
- 5 meter
- 3 meter
- 1 meter
- 0 meter



Source: Pulau Pangkor, Perak Special Area Plan Study, 2023

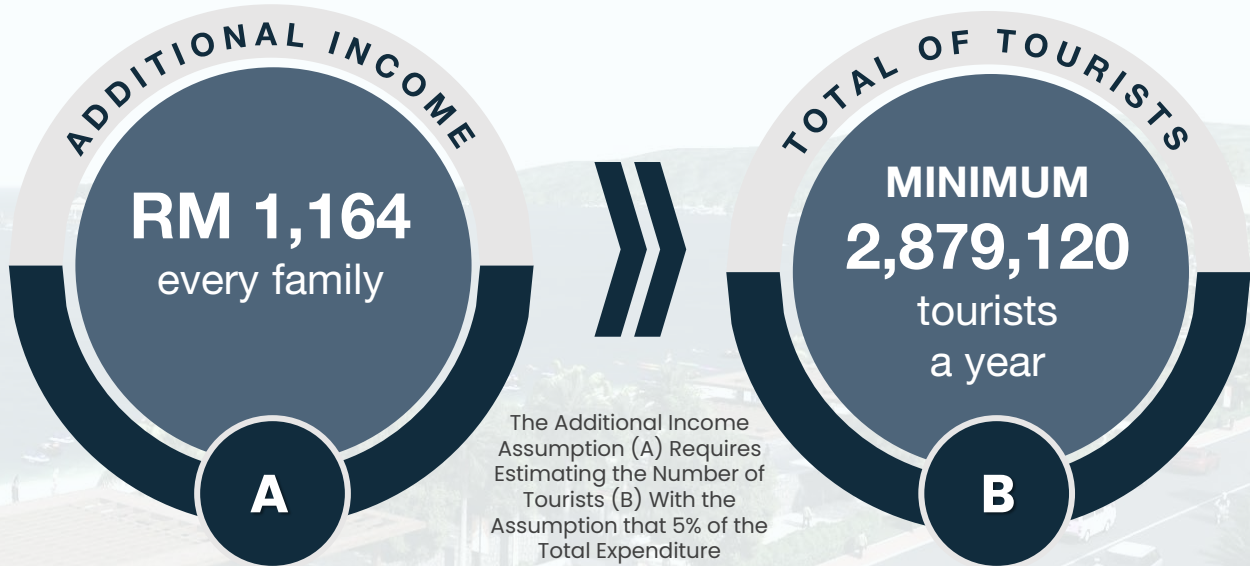
03: DEVELOPMENT SPECTRUM FRAMEWORK

The following is the overall framework of the development spectrum for Pulau Pangkor.



04: STRATEGIC AIM

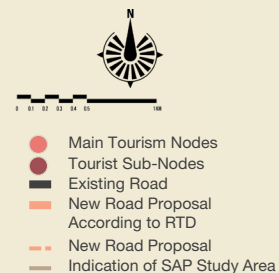
In reference to the carrying capacity analysis that has been conducted, the optimum tourist target has been established. The number obtained must not exceed the tourism carrying capacity of Pulau Pangkor, especially in terms of products, infrastructure, and the environment. In addition, the set targets must also provide a positive impact on the local population, particularly in terms of the economy and income.



B: DEVELOPMENT DIRECTION

01: DEVELOPMENT CONCEPT

The concept of development for the Special Area Plan of Pulau Pangkor, Perak emphasizes local prospects in terms of addressing local issues and challenges, as well as highlighting the potential and prospects that need to be highlighted as assets for the development of the locality.



TOURISM SUPPORTING ZONE

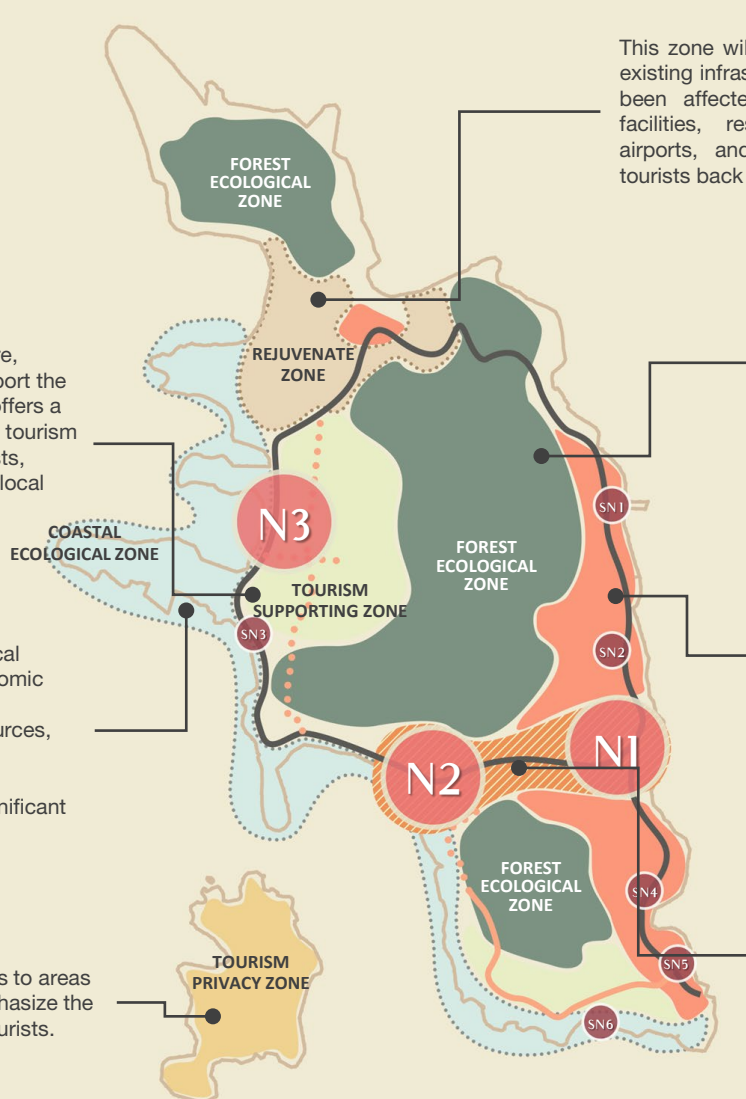
This zone provides infrastructure, services, and facilities that support the tourism industry in the area. It offers a network of facilities, a variety of tourism activities, and support for tourists, tourism entrepreneurs, and the local community.

COASTAL ECOLOGICAL ZONE

Tourism that emphasizes environmental sustainability, local culture, and positive socioeconomic impacts. It aims to promote responsible use of natural resources, preserve biological and cultural diversity, and benefit the local community without causing significant environmental impact.

TOURISM PRIVACY ZONE

The Privacy Tourism Zone refers to areas or tourist destinations that emphasize the privacy and confidentiality of tourists.



REJUVENATE ZONE

This zone will involve efforts to restore and revitalize existing infrastructure and tourist attractions that have been affected. This may include accommodation facilities, restaurants, tourist attractions, roads, airports, and other necessary facilities to attract tourists back to Pulau Pangkor.

FOREST ECOLOGICAL ZONE

This zone aims to identify and protect important forest areas in terms of biological diversity, environmental sustainability, and ecosystem functions. It includes forest areas used for recreational and tourism purposes.

RESIDENTIAL ZONE

The residential zone involves the separation of housing areas from other areas such as commercial, industrial, or green spaces. This allows residents to enjoy a quieter and safer environment and facilitates the organized management and development of residential areas.

SMART SUSTAINABLE ZONE

The area between Pekan Pangkor and Pasir Bogak that leverages technology and innovation to achieve sustainability and resource efficiency while enhancing the quality of life for the surrounding community.

02: DEVELOPMENT ZONE

The development zone of Pulau Pangkor is established according to clear physical boundaries and site-specific functional allocation. The primary focus is to plan the island's development by enhancing the existing prospects and potential of Pulau Pangkor.



Conservation Zone

The conservation zone encompasses the Permanent Forest Reserve (PFR) and Pantai Teluk Ketapang areas, which are nesting sites for turtles. Only low-impact development that does not harm the environment is permitted.

Secondary Conservation Zone

The secondary conservation zone is a land use area designated as forest land and for the conservation purpose, distinct from the primary conservation zone.

Sustainable Development Zone

The sustainable development zone is an area that has been identified as suitable for building structures to support a vibrant economic development.

Coastal Ecological Zone

The coastal, marine, and river areas within the land use zoning with proposed development taking into consideration environmental factors.

Smart Sustainable Zone

The Smart Sustainable Zone is an area between Pekan Pangkor and Pasir Bogak designated for development with the application of green, alternative, and smart energy.

Tourism Privacy Zone

Pulau Pangkor Laut serves as an exclusive and premium tourism area

C: DEVELOPMENT CONTROL
01: LAND USE ZONING 2030

LEGEND

- Residential
- Commercial
- Industry
- Institution and Public Facility
- Open Space and Recreation
- Infrastructure and Utility
- Transportation
- Forest
- Water Bodies
- Beach
- Vacant Land
- SAP Area Boundary

Bathymetry

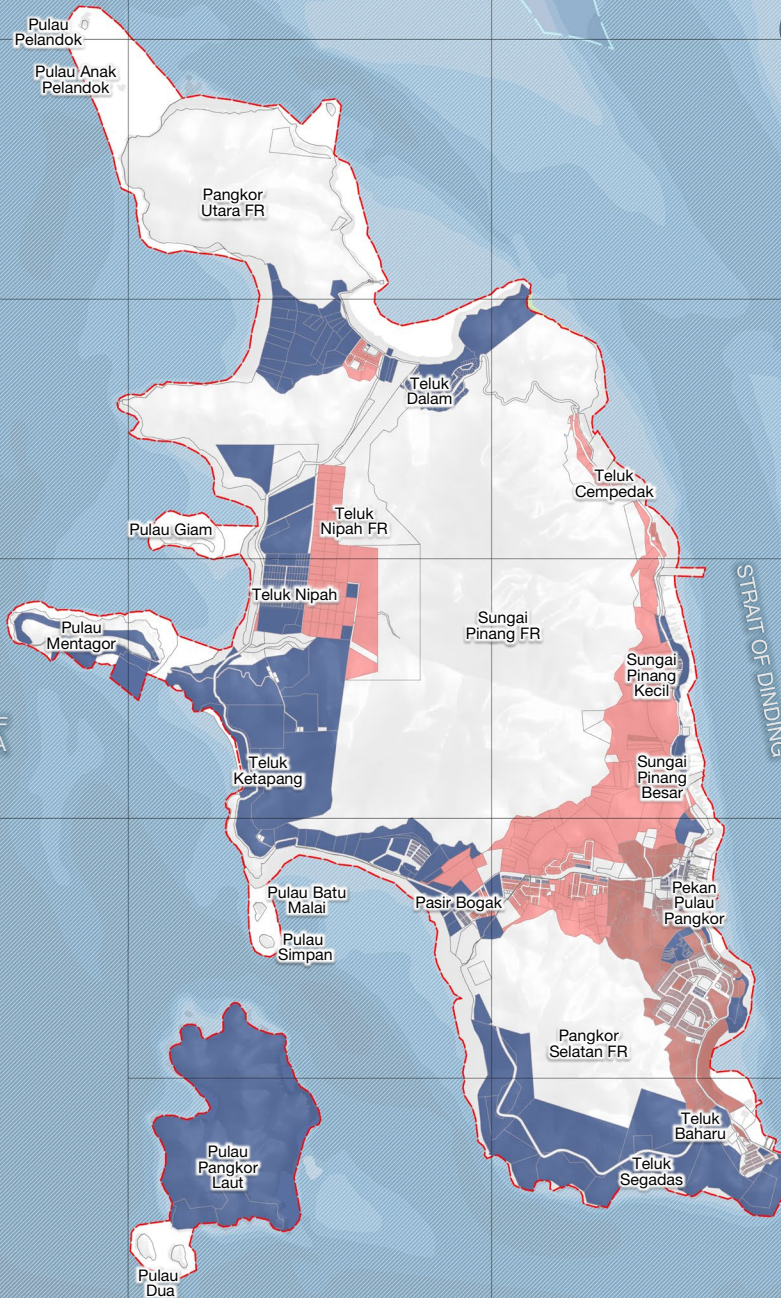
Ocean Depth

- 50 meter
- 20 meter
- 10 meter
- 5 meter
- 3 meter
- 1 meter
- 0 meter



Source: Pulau Pangkor, Perak Special Area Plan Study, 2023

O2: DEVELOPMENT INTENSITY



LEGEND

Development Intensity

- Medium Density (30-60 units/acre)
- Medium Density (8-24 units/acre)
- Medium High Density (25-40 units/acre)
- 1:2 Plot Ratio (Maximum 3 Storey)

Others

- SAP Area Boundary
- Conservation Zone
1 Nautical Miles

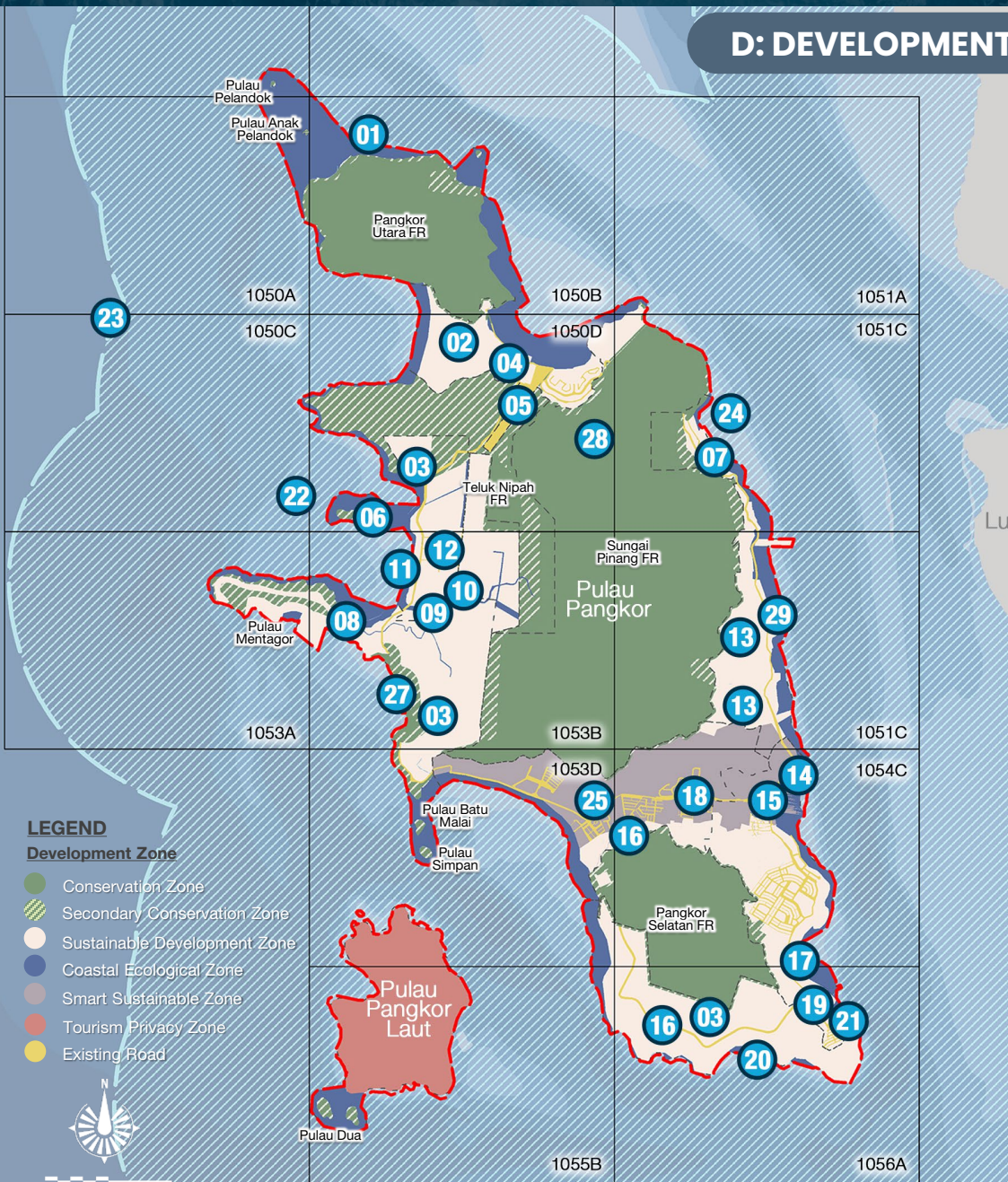
Bathymetry

Ocean Depth

- 50 meter
- 20 meter
- 10 meter
- 5 meter
- 3 meter
- 1 meter
- 0 meter

Source: Pulau Pangkor, Perak Special Area Plan Study, 2023

D: DEVELOPMENT ACTION PLAN



LEGEND

- 01 Rejuvenate Pulau Tukun Terindak
- 02 Tourism Resort Redevelopment in Teluk Dalam
- 03 Provision of New Telecommunication Structure
- 04 Cultural Village Development in Teluk Dalam
- 05 Upgrading Pulau Pangkor Airport
- 06 Special Area For Snorkeling Activities in Pulau Giam
- 07 Efficient Waste Management At Teluk Cempedak
- 08 Pulau Mentagor Iconic Bridge
- 09 Pangkor Promenade
- 10 Pasir Bogak-Teluk Ketapang-Teluk Nipah New Road
- 11 Revitalisation Teluk Nipah
- 12 Arrangement of Teluk Nipah Street
- 13 Provision of Biocube
- 14 Pulau Pangkor Passenger & Cargo Jetty Terminal
- 15 Pangkor Duty Free Corridor
- 16 Teluk Baharu-Teluk Segadas-Pasir Bogak New Road
- 17 Teluk Gedung Heritage Square
- 18 Festival Road
- 19 Expansion of Islamic Cemetery Land
- 20 Coral Reef Conservation And Restoration Area
- 21 Teluk Baharu Public Square
- 22 Provision of Breakwater Deterrent
- 23 Artificial Reef Deployment
- 24 Marine Water Quality Monitoring Station
- 25 Arena pangkor, Pasir Bogak Enhancement
- 26 Kota Belanda Enhancement
- 27 Turtle Conservation Zones
- 28 Viewing Deck Bukit Pangkor
- 29 Rejuvenate Sungai Pinang Kechil Town

Lain-lain

- SAP Area Boundary
- Conservation Zone 1 Nautical Miles

Bathymetry

Ocean Depth

- 50 meter
- 20 meter
- 10 meter
- 5 meter
- 3 meter
- 1 meter
- 0 meter

Source: Pulau Pangkor, Perak Special Area Plan Study, 2023

01: STRATEGIC CORE I: INCLUSIVE AND VIBRANT ISLAND ECONOMY

Strategic Core I aims to strengthen Pulau Pangkor's economic sector toward inclusivity and vibrancy through four (4) main strategies and 23 development action proposals, with ten (10) of them being Flagship Projects. The proposed development actions within this Strategic Core I will transform the physical and spatial development landscape of Pulau Pangkor, empowering the tourism sector towards advanced, smart and conducive tourism.

STRATEGY I - (TI-SI)

HOLISTIC PHYSICAL DEVELOPMENT

- 01 PROPOSAL FOR TELUK NIPAH REVITALIZATION
- 02 PROPOSAL FOR TELUK NIPAH STREET LAYOUT IN THE LODGING AREA
- 03 PROPOSAL FOR PULAU PANGKOR PASSENGER & CARGO JETTY TERMINAL
- 04 PROPOSAL FOR PANGKOR DUTY FREE CORRIDOR
- 05 PROPOSAL FOR TELUK GEDUNG HERITAGE SQUARE
- 06 PROPOSAL FOR KOTA BELANDA ENHANCEMENT
- 07 PROPOSAL FOR TOURISM RESORT REDEVELOPMENT IN TELUK DALAM
- 08 PROPOSAL FOR PANGKOR MEDICAL AND WELLNESS RESORT
- 09 PROPOSAL TO REJUVENATE PULAU TUKUN TERINDAK
- 10 PROPOSAL FOR THE IMPROVEMENT OF PUBLIC FACILITIES AND ENHANCEMENTS IN EXISTING TOURISM PRODUCTS

CORE I INCLUSIVE AND VIBRANT ISLAND ECONOMY

04 STRATEGIES
23 ACTIONS

STRATEGY II - (TI-SII)

SUSTAINABLE, SMART AND CONDUCTIVE TOURISM

- 01 PROPOSAL FOR UPGRADING PULAU PANGKOR AIRPORT
- 02 PROPOSAL TO ENHANCE SKILL TRAINING ACTIVITIES FOR NATURE & HISTORICAL TOUR GUIDES
- 03 PROPOSAL TO ENCOURAGE SALES OF DUTY-FREE GOODS BASED ON MARINE, SPORTS, AND GREEN TECHNOLOGY
- 04 PROPOSAL FOR BUKIT PANGKOR VIEWING DECK
- 05 PROPOSAL TO CREATE A DIGITAL PLATFORM FOR SMART AND INTEGRATED TOURISM MANAGEMENT

STRATEGY III - (TI-SIII)

EFFECTIVE TOURISM PROMOTION

- 01 PROPOSAL FOR COMMUNITY, TOURIST AND TOURISM INDUSTRY AWARENESS PROGRAMS
- 02 PROPOSAL FOR TOURISM PACKAGE OFFERINGS
- 03 PROPOSAL FOR ESTABLISH A TOURISM CALENDAR
- 04 PROPOSAL TO ENHANCE THE FUNCTION OF THE PANGKOR PASSPORT

STRATEGY III - (TI-SIV)

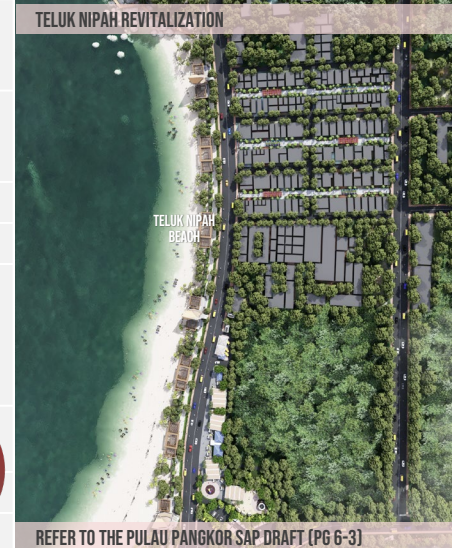
LOCAL ECONOMIC IMPROVEMENT

- 01 PROPOSAL FOR CULTURAL VILLAGE DEVELOPMENT IN TELUK DALAM
- 02 PROPOSAL TO REJUVENATE SUNGAI PINANG KECIL TOWN
- 03 PROPOSAL TO CREATE NEW YOUNG ENTREPRENEURS AMONG THE LOCAL COMMUNITY
- 04 PROPOSAL TO EMPOWER THE MAIN ECONOMIC ACTIVITIES OF PULAU PANGKOR'S RESIDENTS

F1-P1

PROPOSAL FOR TELUK NIPAH REVITALIZATION

CURRENT ISSUES	<ul style="list-style-type: none"> Coastal area and structure behind the shops are eroded and poses danger. There is no continuity between Teluk Nipah Beach and Pasir Giam Beach. Lack of facilities for pedestrians. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> Attractive coastal views at Teluk Nipah Beach and Pasir Giam Beach. Availability of a spacious beach area. The coastal corridor provides a conducive environment for walking. 	
LOCATION	Teluk Nipah Beachfront	
IMPLEMENTING AGENCIES	LEADING	Manjung Municipal Council (MMC)
	SUPPORTING	<ul style="list-style-type: none"> State Economic Planning Unit (UPEN) Perak Land And Mines Office (PTG) Manjung District And Land Office (PDT) PLANMalaysia Perak Malaysia Public Works Department
ESTIMATED COST	RM 41,270,000.00	
DURATION	7 Years	
PRIORITY STAGE	High Impact Project (HIP)	



F1-P2

PROPOSAL FOR TELUK NIPAH STREET LAYOUT IN THE LODGING AREA

CURRENT ISSUES	<ul style="list-style-type: none"> Lack of pedestrian and micromobility facilities in the Teluk Nipah accommodation area. Narrow roads in the Teluk Nipah accommodation facility area. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> Tourist accommodation focal area. Various tourist activities within a walking distance radius from the accommodation facilities. 	
LOCATION	Teluk Nipah Lodging Area	
IMPLEMENTING AGENCIES	LEADING	Landowner / Accommodation Facility Operator
	SUPPORTING	<ul style="list-style-type: none"> Manjung Municipal Council (MMC) ThinkCity State Economic Planning Unit (UPEN)
ESTIMATED COST	RM 3,000,000.00	
DURATION	3 Years	
PRIORITY STAGE	Quickwin Project (QP)	



F2-P1

PROPOSAL FOR PULAU PANGKOR PASSENGER & CARGO JETTY TERMINAL

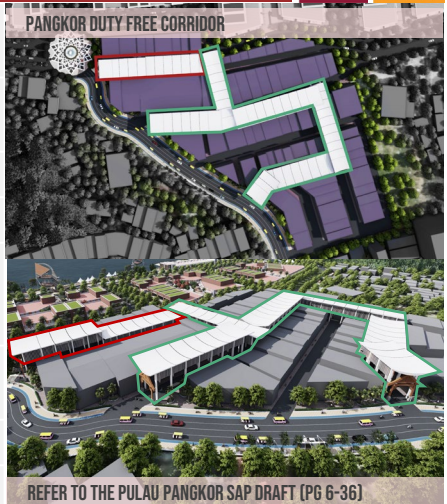
CURRENT ISSUES	<ul style="list-style-type: none"> Traffic congestion at the Pulau Pangkor jetty area. Unattractive image of Pulau Pangkor at the jetty area. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> Pulau Pangkor as a Duty-Free Island 	
LOCATION	Pulau Pangkor Jetty	
IMPLEMENTING AGENCIES	LEADING	<ul style="list-style-type: none"> Perak SUK Office / Private Developer
	SUPPORTING	<ul style="list-style-type: none"> Manjung Municipal Council (MMC) Northern Region Marine Department Department of Environment (DOE) Perak Fisheries Development Authority of Malaysia, Perak (LKIM) State Economic Planning Unit (UPEN) Northern Corridor Implementation Authority (NCIA) Perak State Secretary of the Corporation (SSI) Perak Land And Mines Office (PTG) Manjung District And Land Office (PDT) PLANMalaysia Perak Royal Malaysia Customs Department Malaysia Public Works Department
ESTIMATED COST	RM 799,591,000.00	
DURATION	12 Years	
PRIORITY STAGE	High Impact Project (HIP)	



F2-P2

PROPOSAL FOR PANGKOR DUTY FREE CORRIDOR

CURRENT ISSUES	<ul style="list-style-type: none"> The commercial area in Pangkor Town lacks supporting infrastructure facilities. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> Duty-free shop focal area. Close proximity to the Pulau Pangkor jetty. 	
LOCATION	Teluk Nipah Accommodation Area	
IMPLEMENTING AGENCIES	LEADING	Manjung Municipal Council (MMC)
	SUPPORTING	<ul style="list-style-type: none"> State Economic Planning Unit (UPEN) PLANMalaysia Perak Malaysia Public Works Department
ESTIMATED COST	RM 5,000,000.00	
DURATION	6 Years	
PRIORITY STAGE	High Impact Project (HIP)	



F3 - P1

PROPOSAL FOR TELUK GEDUNG HERITAGE SQUARE



CURRENT ISSUES	<ul style="list-style-type: none"> “Batu Bersurat” area lacking facilities and not tourist-friendly. “Batu Bersurat” area filled with litter and fishing equipment.
EXISTING POTENTIAL	<ul style="list-style-type: none"> Teluk Gedung has the potential to become a focal point for heritage and cultural tourism product area.
LOCATION	Teluk Gedung
IMPLEMENTING AGENCIES	LEADING <ul style="list-style-type: none"> Manjung District And Land Office (PDT) Manjung Municipal Council (MMC)
	SUPPORTING <ul style="list-style-type: none"> State Economic Planning Unit (UPEN) Perak Land And Mines Office (PTG) PLANMalaysia Perak Malaysia Public Works Department Department of National Heritage
ESTIMATED COST	RM 12,576,000.00
DURATION	3 Years
PRIORITY STAGE	High Impact Project (HIP)

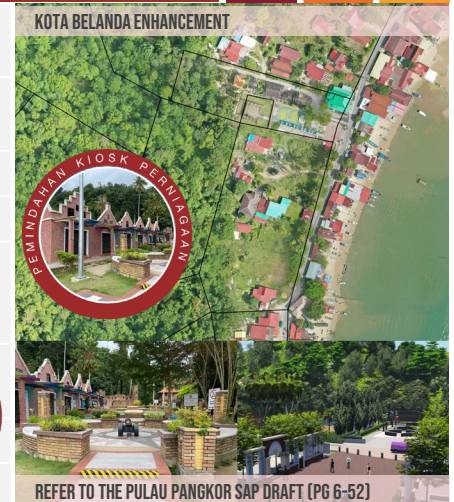


F3 - P2

PROPOSAL FOR KOTA BELANDA ENHANCEMENT



CURRENT ISSUES	<ul style="list-style-type: none"> The image and vista of the Dutch Fort are obstructed from the entrance road.
EXISTING POTENTIAL	<ul style="list-style-type: none"> Tourism products supporting the Teluk Gedung heritage square.
LOCATION	Kota Belanda
IMPLEMENTING AGENCIES	LEADING <ul style="list-style-type: none"> Manjung Municipal Council (MMC)
	SUPPORTING <ul style="list-style-type: none"> Manjung District And Land Office (PDT) State Economic Planning Unit (UPEN) Malaysia Public Works Department
ESTIMATED COST	RM 3,296,000.00
DURATION	2 Years
PRIORITY STAGE	Quickwin Project (QP)

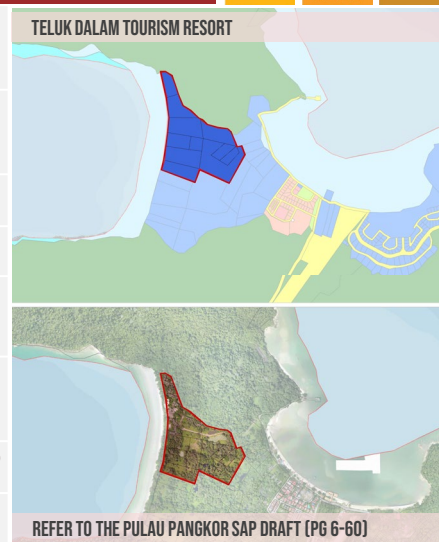


F4 - P2

PROPOSAL FOR TOURISM RESORT REDEVELOPMENT IN TELUK DALAM



CURRENT ISSUES	<ul style="list-style-type: none"> Abandoned Teluk Dalam Tourism Resort area. Lack of 3-5 star tourism accommodation facilities. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> Area near the attractive beach and Pulau Pangkor Airport. 	
LOCATION	Teluk Dalam	
IMPLEMENTING AGENCIES	LEADING	<ul style="list-style-type: none"> Developer/Landowner
	SUPPORTING	<ul style="list-style-type: none"> Manjung Municipal Council (MMC) State Economic Planning Unit (UPEN)
ESTIMATED COST	Not Related	
DURATION	Continuous	
PRIORITY STAGE	High Impact Project (HIP)	

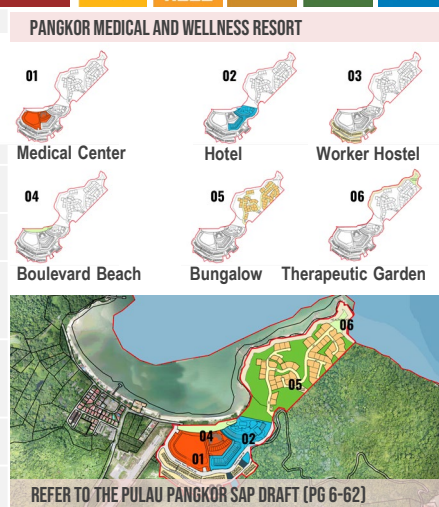


F4 - P3

PROPOSAL FOR PANGKOR MEDICAL AND WELLNESS RESORT



CURRENT ISSUES	<ul style="list-style-type: none"> Abandoned Teluk Dalam Tourism Resort area. Lack of 3-5 star tourism accommodation facilities. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> Area near the attractive beach and Pulau Pangkor Airport. 	
LOCATION	Teluk Dalam	
IMPLEMENTING AGENCIES	LEADING	<ul style="list-style-type: none"> PerakCorp
	SUPPORTING	<ul style="list-style-type: none"> State Economic Planning Unit (UPEN) Manjung Municipal Council (MMC)
ESTIMATED COST	RM 775,706,902.56	
DURATION	Continuous	
PRIORITY STAGE	High Impact Project (HIP)	



TI-SI: PROJECT 1

PROPOSAL TO REJUVENATE PULAU TUKUN TERINDAK		8 DECENT HOUSING AND ECONOMIC GROWTH	14 LIFE BELOW WATER
CURRENT ISSUES	<ul style="list-style-type: none"> Historical heritage buildings overgrown with bushes. 	PULAU TUKUN TERINDAK 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> Historical heritage buildings. Clear and beautiful beachfront. 		
LOCATION	Pulau Tukun Terindak		
IMPLEMENTING AGENCIES	LEADING	Manjung Municipal Council (MMC)	
	SUPPORTING	<ul style="list-style-type: none"> State Economic Planning Unit (UPEN) Perak Land And Mines Office (PTG) Manjung District And Land Office (PDT) Department of National Heritage Malaysia Marine Department (Perak) 	
ESTIMATED COST	RM 2,500,000.00		
DURATION	1 Year		
PRIORITY STAGE	Quickwin Project (QP)		
		<p>REFER TO THE PULAU PANGKOR SAP DRAFT (PG 6-70)</p>	

TI-SI: PROJECT 2

PROPOSAL FOR THE IMPROVEMENT OF PUBLIC FACILITIES AND ENHANCEMENTS IN EXISTING TOURISM PRODUCTS		7 AFFORDABLE AND CLEAN ENERGY	11 RESPONSIBLE CONSUMPTION AND CONSUMER PROTECTION	12 RESPONSIBLE CONSUMPTION AND PRODUCTION	13 CLIMATE ACTION	14 LIFE BELOW WATER
CURRENT ISSUES	<ul style="list-style-type: none"> Lack of support facilities such as restrooms, stalls, seating, and shelter. 	01		<p>Teluk Ketapang Beach</p>		
EXISTING POTENTIAL	<ul style="list-style-type: none"> A tourist attraction for bathing apart from the beach. 	02		<p>Nipah Waterfall</p>		
LOCATION	Teluk Ketapang Beach, Nipah Waterfall, Hoo Huat Boat Builder & Kedai Hasil Laut Pak Su	03		<p>Hoo Huat Boat Builder</p>		
IMPLEMENTING AGENCIES	LEADING	Manjung Municipal Council (MMC)		04		
	SUPPORTING	<ul style="list-style-type: none"> State Economic Planning Unit (UPEN) Ministry of Tourism, Arts & Culture (MOTAC) Tourism Perak Department of Fisheries Malaysia 		<p>Kedai Hasil Laut Pak Su</p>		
ESTIMATED COST	RM 1,775,000.00					
DURATION	2 Years					
PRIORITY STAGE	Quickwin Project (QP)					

F4 - P4

PROPOSAL FOR UPGRADING PULAU PANGKOR AIRPORT FACILITIES



CURRENT ISSUES	<ul style="list-style-type: none"> Limited airport operations. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> Availability of the existing airport. 	
LOCATION	Pulau Pangkor Airport, Teluk Dalam	
IMPLEMENTING AGENCIES	LEADING	<ul style="list-style-type: none"> Malaysia Airport Holdings Berhad (MAHB)
	SUPPORTING	<ul style="list-style-type: none"> Perbadanan Kemajuan Negeri Perak (PKNP) Civil Aviation Authority of Malaysia (CAAM) State Economic Planning Unit (UPEN) Manjung Municipal Council (MMC)
ESTIMATED COST	RM 100,000.00	
DURATION	5 Years	
PRIORITY STAGE	High Impact Project (HIP)	



UPGRADING PULAU PANGKOR AIRPORT

- A. Upgrading of Support Facilities.**
B. Diversifying the Functions of the Airport Runway

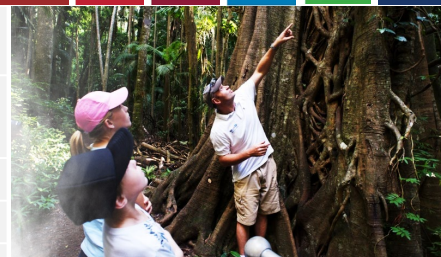


TI-SII: PROJECT I

PROPOSAL TO ENHANCE SKILL TRAINING ACTIVITIES FOR NATURE & HISTORICAL TOUR GUIDES



CURRENT ISSUES	<ul style="list-style-type: none"> Untrained guest hosts / community. Lack of storytelling for existing tourism products. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> To ensure the continuity of trained individuals in "nature & historical tourism." To increase tourist arrivals through effective delivery. To add additional income sources to the residents. 	
LOCATION	The Entire Study Area of Pulau Pangkor, Perak SAP	
IMPLEMENTING AGENCIES	LEADING	Ministry of Tourism, Arts & Culture (MOTAC)
	SUPPORTING	<ul style="list-style-type: none"> Tourism Perak Perak Forestry Department Department of Wildlife And National Parks Manjung Municipal Council (MMC) Pusat Aspirasi Anak Perak (PASAK) Persatuan Sejarah Malaysia Cawangan Perak
ESTIMATED COST	RM 1,560,000.00	
DURATION	Continuous	
PRIORITY STAGE	Quickwin Project (QP)	

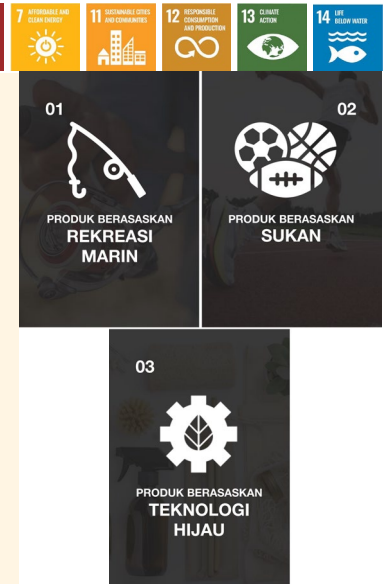


TI-SII: PROJECT 2

PROPOSAL TO ENCOURAGE SALES OF DUTY-FREE GOODS BASED ON MARINE, SPORTS, AND GREEN TECHNOLOGY

CURRENT ISSUES	<ul style="list-style-type: none"> Lack of variety in the duty-free products offered by traders.
EXISTING POTENTIAL	<ul style="list-style-type: none"> New proposals for Pulau Pangkor in terms of tourism products, programs, and policies based on marine, sports, and green technology.
LOCATION	The Entire Study Area of Pulau Pangkor, Perak SAP
IMPLEMENTING AGENCIES	LEADING Manjung Municipal Council (MMC)
	SUPPORTING <ul style="list-style-type: none"> State Economic Planning Unit (UPEN) Royal Malaysian Customs Department
ESTIMATED COST	Not Related
DURATION	Continuous
PRIORITY STAGE	Quickwin Project (QP)

DUTY-FREE GOODS



REFER TO THE PULAU PANGKOR SAP DRAFT (PG 6-79)

TI-SII: PROJECT 3

PROPOSAL FOR BUKIT PANGKOR VIEWING DECK

CURRENT ISSUES	<ul style="list-style-type: none"> There are no formal tracks and supporting facilities. Low tourist arrival rates.
EXISTING POTENTIAL	<ul style="list-style-type: none"> There are unique flora and fauna species that can only be found on Pulau Pangkor. Panoramic views of the entire Pulau Pangkor from the hilltop.
LOCATION	Sungai Pinang Forest Reserve
IMPLEMENTING AGENCIES	LEADING Perak Forestry Department
	SUPPORTING Manjung Municipal Council (MMC)
ESTIMATED COST	RM 5,000,000.00
DURATION	2 Years
PRIORITY STAGE	High Impact Project (HIP)



TI-SII: PROJECT 4

PROPOSAL TO CREATE A DIGITAL PLATFORM FOR SMART AND INTEGRATED TOURISM MANAGEMENT

CURRENT ISSUES	<ul style="list-style-type: none"> Insufficient storytelling for existing tourism products. Lack of marketing and promotion. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> Pulau Pangkor is rich in history and culture. Empowerment of existing tourism products. Promote new tourism products on Pulau Pangkor. Establishing a smart and integrated tourism management system. 	
LOCATION	The Entire Study Area of Pulau Pangkor, Perak SAP	
IMPLEMENTING AGENCIES	LEADING	Manjung Municipal Council (MMC)
	SUPPORTING	State Economic Planning Unit (UPEN)
ESTIMATED COST	RM 1,250,000.00	
DURATION	3 Years	
PRIORITY STAGE	<i>High Impact Project (HIP)</i>	



TI-SIII: PROJECT 1

PROPOSAL FOR COMMUNITY, TOURIST AND TOURISM INDUSTRY AWARENESS PROGRAMS

CURRENT ISSUES	<ul style="list-style-type: none"> Resistance towards change among some of the residents of Pulau Pangkor. Lack of cooperation among the community, tourists, and industry players in advancing the tourism sector on Pulau Pangkor. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> There are a few residents who are making efforts to advance the tourism sector on Pulau Pangkor through their own initiatives. 	
LOCATION	The Entire Study Area of Pulau Pangkor, Perak SAP	
IMPLEMENTING AGENCIES	LEADING	Ministry of Tourism, Arts & Culture (MOTAC)
	SUPPORTING	<ul style="list-style-type: none"> Tourism Perak State Economic Planning Unit (UPEN) Manjung Municipal Council (MMC) Department of Fisheries Malaysia School & University Students NGO & Media
ESTIMATED COST	RM 3,720,000.00	
DURATION	Continuous	
PRIORITY STAGE	<i>Quickwin Project (QP)</i>	



TI-SIII: PROJECT 2

PROPOSAL FOR TOURISM PACKAGE OFFERINGS	
CURRENT ISSUES	<ul style="list-style-type: none"> Low marketing and promotional efforts. Dependence on seasonal tourism arrivals.
EXISTING POTENTIAL	<ul style="list-style-type: none"> Strengthening existing tourism products. Promoting new tourism products on Pulau Pangkor. With effective marketing strategies, Pulau Pangkor can attract international tourists. Pulau Pangkor has attractive beaches and small islands.
LOCATION	The Entire Study Area of Pulau Pangkor, Perak SAP
IMPLEMENTING AGENCIES	LEADING Private Sector (Owners)
	SUPPORTING <ul style="list-style-type: none"> Manjung Municipal Council (MMC) Ministry of Tourism, Arts & Culture (MOTAC)
ESTIMATED COST	Not Related
DURATION	Continuous
PRIORITY STAGE	Quickwin Project (QP)



TOURISM PACKAGE PROPOSAL

- 01 WATER-BASED RECREATIONAL ACTIVITY PACKAGES**
- 02 CULTURE & HERITAGE-BASED PACKAGES**
- 03 NATURE-BASED, ADVENTURE & ECO-TOURISM PACKAGES**
- 04 TOURISM PACKAGES INVOLVING SOME TOURIST DESTINATIONS IN PERAK STATE**
- 05 TOURISM PACKAGES INVOLVING NEARBY STATES, PENANG, AND CAMERON HIGHLANDS**

TI-SIII: PROJECT 3

PROPOSAL FOR ESTABLISH A TOURISM CALENDAR	
CURRENT ISSUES	<ul style="list-style-type: none"> Pulau Pangkor and its surrounding areas are rich in history related to Perak and Malaysia. The government's efforts to make Pangkor an Eco-Friendly and Tax-Free Island have been fruitful. Pulau Pangkor and its vicinity have become an existing fishing destination.
LOCATION	The Entire Study Area of Pulau Pangkor, Perak SAP
IMPLEMENTING AGENCIES	LEADING <ul style="list-style-type: none"> Persatuan Sejarah Malaysia Cawangan Perak Yayasan Kampung Karyawan Malim (YKKM) Yayasan Restu Department of Fisheries Malaysia Private Sector Premise Owner
	SUPPORTING <ul style="list-style-type: none"> Ministry of Tourism, Arts & Culture (MOTAC) State Economic Planning Unit (UPEN) Tourism Perak Manjung Municipal Council (MMC) Malaysia Marine Department Perak Forestry Department Department of Environment (DOE)
ESTIMATED COST	RM 1,400,000.00
DURATION	Continuous
PRIORITY STAGE	Quickwin Project (QP)



TI-III: PROJECT 4

PROPOSAL TO ENHANCE THE FUNCTION OF THE PANGKOR PASSPORT

CURRENT ISSUES	<ul style="list-style-type: none"> Lack of storytelling for existing tourism products. Low marketing and promotion.
EXISTING POTENTIAL	<ul style="list-style-type: none"> Pulau Pangkor is rich in history and culture. Strengthening existing tourism products. Promoting new tourism products on Pulau Pangkor.
LOCATION	The Entire Study Area of Pulau Pangkor, Perak SAP
IMPLEMENTING AGENCIES	LEADING Manjung Municipal Council (MMC)
	SUPPORTING <ul style="list-style-type: none"> Private Sector (Building Owners)
ESTIMATED COST	RM 500,000.00
DURATION	3 Years
PRIORITY STAGE	Quickwin Project (QP)



- 01 PRINTING & ADVERTISING FOR PASSPORT PANGKOR
- 02 DESTINATION AND ACTIVITIES
- 03 PHOTO-TAKING, STAMP REDEMPTION & VOUCHER RETRIEVAL
- 04 QR CODES FOR AUGMENTED REALITY TOURISM

F4 - P1

PROPOSAL FOR CULTURAL VILLAGE DEVELOPMENT IN TELUK DALAM

CURRENT ISSUES	<ul style="list-style-type: none"> No tourism support facilities. Residents lacking knowledge in tourism activities.
EXISTING POTENTIAL	<ul style="list-style-type: none"> Tourism products based on fishing activities in Teluk Dalam Village. Interest of residents in participating in tourism activities based on fishing and village stays. Housing design art in Teluk Dalam Village.
LOCATION	Teluk Dalam
IMPLEMENTING AGENCIES	LEADING <ul style="list-style-type: none"> Ministry of Tourism, Arts & Culture (MOTAC)
	SUPPORTING <ul style="list-style-type: none"> State Economic Planning Unit (UPEN) Manjung Municipal Council (MMC)
ESTIMATED COST	RM 5,600,000.00 (Not Including MOTAC Incentives)
DURATION	1 Year
PRIORITY STAGE	High Impact Project (HIP)



REFER TO THE PULAU PANGKOR SAP DRAFT (PG 6-57)

TI-SIV: PROJECT 1

PROPOSAL TO REJUVENATE SUNGAI PINANG KECHIL TOWN		12 RESPONSIBLE CONSUMER PRODUCTION	15 LIFE ON LAND
CURRENT ISSUES	<ul style="list-style-type: none"> Many businesses have closed because the Sungai Pinang Kechil Jetty has been closed. 	<p>REJUVENATE SUNGAI PINANG KECHIL TOWN</p> <ul style="list-style-type: none"> ● ENTRY STATEMENT ● LED LIGHT, LANDSCAPE TREES & BENCH ● DROP OFF POINT VAN HOP ON HOP OFF <p>REFER TO THE PULAU PANGKOR SAP DRAFT (PG 6-128)</p>	
EXISTING POTENTIAL	<ul style="list-style-type: none"> The attractive environment and architectural buildings. A current tourist hotspot for enjoying mee-based meals. One of the tourist destinations for purchasing seafood products. Perfect pedestrian walkways are provided. There's the "Masjid Seribu Doa" (Mosque of a Thousand Prayers) in Pekan Kechil, which is a tourist attraction. 		
LOCATION	Sungai Pinang Kechil Town		
IMPLEMENTING AGENCIES	LEADING <ul style="list-style-type: none"> Manjung Municipal Council (MMC) Store Owners 		
	SUPPORTING <ul style="list-style-type: none"> Ministry of Tourism, Arts & Culture (MOTAC) State Economic Planning Unit (UPEN) Tourism Perak 		
ESTIMATED COST	RM 5,800,000.00		
DURATION	1 Year		
PRIORITY STAGE	High Impact Project (HIP)		

TI-SIV: PROJECT 2

PROPOSAL TO CREATE NEW YOUNG ENTREPRENEURS AMONG THE LOCAL COMMUNITY		8 DECENT WORK AND ECONOMIC GROWTH	9 INDUSTRY, INNOVATION AND INFRASTRUCTURE	10 PUBLIC SERVICES AND STRONG INSTITUTIONS	17 PARTNERSHIPS FOR THE GOALS	
CURRENT ISSUES	<ul style="list-style-type: none"> The population is less interested in new tourism products, and there is a lack of local products that emphasize innovation in business. Current businesses on Pulau Pangkor are mostly small-scale. 					
EXISTING POTENTIAL	<ul style="list-style-type: none"> Fostering new entrepreneurs from the local community with high skill levels and competitiveness. 					
LOCATION	The Entire Study Area of Pulau Pangkor, Perak SAP					
IMPLEMENTING AGENCIES	LEADING <ul style="list-style-type: none"> Majlis Amanah Rakyat (MARA) Perak 					
	SUPPORTING <ul style="list-style-type: none"> Institut Koperasi Malaysia SME Corporation Malaysia Sekretariat Usahawan Negeri Perak Manjung Municipal Council (MMC) Persatuan Penjaja & Peniaga Kecil Melayu Pulau Pangkor Youth, Women and Retirees 					
ESTIMATED COST	RM 500,000.00					
DURATION	3 Years					
PRIORITY STAGE	Quickwin Project (QP)					

TI-SIV: PROJECT 3

PROPOSAL TO EMPOWER THE MAIN ECONOMIC ACTIVITIES OF PULAU PANGKOR'S RESIDENTS



CURRENT ISSUES	<ul style="list-style-type: none"> Insufficient emphasis on improvements and innovations in existing businesses. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> Strengthening and empowering the main economic sectors in Pulau Pangkor. The presence of local products that can be highlighted for more innovative tourism purposes. 	
LOCATION	The Entire Study Area of Pulau Pangkor, Perak SAP	
IMPLEMENTING AGENCIES	LEADING	Manjung Municipal Council (MMC)
	SUPPORTING	<ul style="list-style-type: none"> Institut Keusahawanan Negara (INSKEN) Majlis Amanah Rakyat (MARA) SME Corp Entrepreneurs/Traders on Pulau Pangkor
ESTIMATED COST	RM 1,560,000.00	
DURATION	Continuous	
PRIORITY STAGE	Quickwin Project (QP)	

A. Mind and Attitude Development Program B. Skills and Knowledge Program



02: STRATEGIC CORE II : QUALITY OF LIFE AND SOCIETY PROSPERITY

The proposed development actions in Strategic Core II focus on improving the quality of life and the well-being of the community on Pulau Pangkor. This strategic core includes five (5) key development strategies and 18 proposed development actions, with three (3) of them being Flagship Projects. Strategic Core II emphasizes aspects of road infrastructure, transportation, utilities supply, and social amenities. At the same time, the implementation of Smart City elements is also introduced as an effort to transform Pulau Pangkor into a smart and sustainable island.

STRATEGY I - (TII-SI)

ROAD DEVELOPMENT AND ACTIVE MOBILITY

- 01 PROPOSAL FOR NEW ROAD PASIR BOGAK-TELUK KETAPANG-TELUK NIPAN
- 02 PROPOSAL FOR FESTIVAL ROAD
- 03 PROPOSAL FOR THE DEVELOPMENT OF A NEW ROAD TELUK BAHARU-TELUK SEGADAS-PASIR BOGAK
- 04 PROPOSAL FOR THE PULAU MENTAGOR ICONIC BRIDGE
- 05 PROPOSAL FOR THE PULAU PANGKOR EXPLORATION CYCLING TRAIL

STRATEGY II - (TII-SII)

FRIENDLY PUBLIC TRANSPORTATION

- 01 PROPOSAL FOR THE EXPANSION OF VAN SERVICE - HOP ON HOP OFF VAN
- 02 PROPOSAL FOR THE "THE PINK PANGKOR" TRANSPORTATION MODE
- 03 PROPOSAL FOR VEHICLE CONTROL ON PULAU PANGKOR

STRATEGY III - (TII-SIII)

UTILITY SUPPLY GUARANTEE

- 01 PROPOSAL FOR THE PROVISION OF NEW TELECOMMUNICATION STRUCTURES
- 02 PROPOSAL FOR THE PROVISION OF A 5G INTERNET NETWORK
- 03 PROPOSAL FOR SMART WATER AND ELECTRIC INFRASTRUCTURE

STRATEGY III - (TII-SIV)

INNOVATIVE TECHNOLOGY

- 01 PROPOSAL FOR AUGMENTED REALITY TOURISM
- 02 PROPOSAL FOR SMART TRAFFIC MANAGEMENT
- 03 PROPOSAL FOR THE IMPLEMENTATION OF "TRANSPORTATION ON DEMAND"

STRATEGY III - (TII-SV)

COMPREHENSIVE SOCIAL FACILITIES

- 01 PROPOSAL FOR PANGKOR PROMENADE
- 02 PROPOSAL FOR THE EXPANSION OF ISLAMIC CEMETERY LAND
- 03 PROPOSAL FOR THE TELUK BAHARU PUBLIC SQUARE
- 04 PROPOSAL FOR BUILDING A CONVENTION CENTER AT ARENA PANGKOR, PASIR BOGAK

CORE II
QUALITY OF
LIFE AND SOCIETY
PROSPERITY

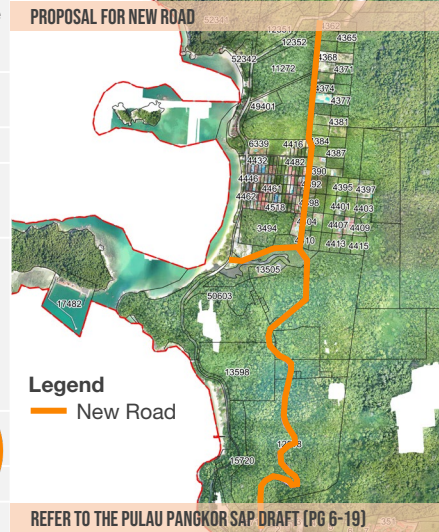
05 STRATEGIES
18 ACTIONS

F1 - P3

PROPOSAL FOR NEW ROAD PASIR BOGAK- TELUK KETAPANG-TELUK NIPAH



CURRENT ISSUES	<ul style="list-style-type: none"> Traffic congestion in Teluk Nipah during peak hours & the risk of accidents due to conflicts between vehicles and pedestrians. Limited accessibility rates to lots in Teluk Nipah and Teluk Ketapang.
EXISTING POTENTIAL	<ul style="list-style-type: none"> Most of the lots in the Teluk Nipah and Teluk Segadas areas are zoned for commercial and residential land use.
LOCATION	Teluk Baharu-Teluk Segadas-Pasir Bogak
IMPLEMENTING AGENCIES	LEADING <ul style="list-style-type: none"> State Economic Planning Unit (UPEN) Malaysia Public Works Department Manjung Municipal Council (MMC)
	SUPPORTING <ul style="list-style-type: none"> Jabatan Perkhidmatan Pembetulan (JPP) Department of Irrigation and Drainage (DID) Perak Land And Mines Office (PTG) Manjung District And Land Office (PDT) Lembaga Air Perak (LAP) Tenaga Nasional Berhad (TNB) Telekom Malaysia (TM) Indah Water Konsortium (IWK)
ESTIMATED COST	RM 108,456,905.95
DURATION	12 Years
PRIORITY STAGE	High Impact Project (HIP)



F2 - P3

PROPOSAL FOR FESTIVAL ROAD



CURRENT ISSUES	<ul style="list-style-type: none"> Lack of infrastructure for active mobility.
EXISTING POTENTIAL	<ul style="list-style-type: none"> Continuity of development between Pekan Pangkor and Pasir Bogak. Committed development focused along the main road.
LOCATION	Main road between Pekan Pangkor and Pasir Bogak
IMPLEMENTING AGENCIES	LEADING <ul style="list-style-type: none"> Malaysia Public Works Department Manjung Municipal Council (MMC) Perak Land And Mines Office (PTG) Manjung District And Land Office (PDT)
	SUPPORTING <ul style="list-style-type: none"> State Economic Planning Unit (UPEN) Jabatan Perkhidmatan Pembetulan (JPP) Lembaga Air Perak (LAP) Tenaga Nasional Berhad (TNB) Telekom Malaysia (TM) Indah Water Konsortium (IWK)
ESTIMATED COST	RM 25,000,000.00
DURATION	5 Years
PRIORITY STAGE	High Impact Project (HIP)



TII-SI: PROJECT 1

PROPOSAL FOR THE DEVELOPMENT OF A NEW ROAD TELUK BAHARU-TELUK SEGADAS-PASIR BOGAK		8 SECURE WORK AND ECONOMIC GROWTH	9 INDUSTRY INNOVATION AND INFRASTRUCTURE	11 SUSTAINABLE CITIES AND COMMUNITIES	15 LIFE ON LAND	
CURRENT ISSUES	<ul style="list-style-type: none"> The road network is not comprehensive on Pulau Pangkor. There is no alternative road from Teluk Baharu to Pasir Bogak. 	<p>PROPOSAL FOR NEW ROAD</p> <p>REFER TO THE PULAU PANGKOR SAP DRAFT (PG 6-140)</p>				
EXISTING POTENTIAL	<ul style="list-style-type: none"> Teluk Segadas area is zoned for commercial land use. 					
LOCATION	Teluk Baharu-Teluk Segadas-Pasir Bogak					
IMPLEMENTING AGENCIES	LEADING					<ul style="list-style-type: none"> State Economic Planning Unit (UPEN) Malaysia Public Works Department Manjung Municipal Council (MMC) Land Developer
	SUPPORTING					<ul style="list-style-type: none"> Jabatan Perkhidmatan Pembetulan (JPP) Perak Land And Mines Office (PTG) Manjung District And Land Office (PDT) Lembaga Air Perak (LAP) Tenaga Nasional Berhad (TNB) Telekom Malaysia (TM) Indah Water Konsortium (IWK)
ESTIMATED COST	RM 89,613,866.70					
DURATION	12 Years					
PRIORITY STAGE	High Impact Project (HIP)					

TII-SI: PROJECT 2

PROPOSAL FOR THE PULAU MENTAGOR ICONIC BRIDGE		3 GOOD HEALTH AND WELL BEING	7 AFFORDABLE AND CLEAN ENERGY	8 SECURE WORK AND ECONOMIC GROWTH	9 INDUSTRY INNOVATION AND INFRASTRUCTURE	11 SUSTAINABLE CITIES AND COMMUNITIES	13 CLIMATE ACTION	
CURRENT ISSUES	<ul style="list-style-type: none"> The island is not designated as a legitimate landing area. Lack of a land connection between Pulau Mentagor and Pulau Pangkor. 	<p>PULAU MENTAGOR ICONIC BRIDGE</p> <p>REFER TO THE PULAU PANGKOR SAP DRAFT (PG 6-143)</p>						
EXISTING POTENTIAL	<ul style="list-style-type: none"> Improving accessibility between the two areas. A coastal corridor with beautiful views. Boosting economic growth in the Pulau Mentagor area. 							
LOCATION	Pulau Mentagor & Teluk Nipah							
IMPLEMENTING AGENCIES	LEADING							Developer
	SUPPORTING							<ul style="list-style-type: none"> Manjung Municipal Council (MMC) Malaysia Public Works Department
ESTIMATED COST	RM 28,000,000.00							
DURATION	3 Years							
PRIORITY STAGE	Quickwin Project (QP)							

TII-SII: PROJECT 2

PROPOSAL FOR THE "THE PINK PANGKOR" TRANSPORTATION MODE		
CURRENT ISSUES	<ul style="list-style-type: none"> • Tourists and residents have no other transportation alternatives on Pulau Pangkor, leading to a reliance on private vehicles. • Limited alternative transportation modes result in high travel costs. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> • The uniqueness of the pink van as an alternative transportation mode identity. • Reducing dependence on private vehicles. • Promoting the use of alternative modes in adopting low-carbon mobility among residents and tourists. 	
LOCATION	Tourist Attraction Areas	
IMPLEMENTING AGENCIES	LEADING	<ul style="list-style-type: none"> • Manjung Municipal Council (MMC)
	SUPPORTING	<ul style="list-style-type: none"> • State Economic Planning Unit (UPEN) • Malaysia Public Works Department • Northern Corridor Implementation Authority (NCIA) • Tourism Malaysia
ESTIMATED COST	RM 1,620,000.00	
DURATION	5 Years	
PRIORITY STAGE	High Impact Project (HIP)	

3 GOOD HEALTH AND WELL-BEING

7 AFFORDABLE AND CLEAN ENERGY

8 DECENT WORK AND ECONOMIC GROWTH

9 INDUSTRY, INNOVATION AND INFRASTRUCTURE

11 SUSTAINABLE CITIES AND COMMUNITIES

13 CLIMATE ACTION

"THE PINK PANGKOR"

PINK AS THE ICONIC COLOR OF TRANSPORTATION ON PULAU PANGKOR

PROVISION OF A BUGGY/MICROMOBILITY CENTER ON PULAU PANGKOR

REFER TO THE PULAU PANGKOR SAP DRAFT (PG 6-160)

TII-SII: PROJECT 3

PROPOSAL FOR VEHICLE CONTROL ON PULAU PANGKOR		
CURRENT ISSUES	<ul style="list-style-type: none"> • Uncontrolled private vehicle entry and exit on Pulau Pangkor. • Vehicle rental activities on Pulau Pangkor are not registered with Land Public Transport Agency (APAD). 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> • Reducing the number of vehicles on Pulau Pangkor in line with the Manjung Municipal Council's low-carbon island concept. 	
LOCATION	Pulau Pangkor Jetty	
IMPLEMENTING AGENCIES	LEADING	Ministry of Transport Malaysia (MOT)
	SUPPORTING	<ul style="list-style-type: none"> • State Economic Planning Unit (UPEN) • Land Public Transport Agency (APAD) • Malaysia Marine Department • Manjung District And Land Office (PDT) • Manjung Municipal Council (MMC) • Pulau Pangkor Chief Office
ESTIMATED COST	RM 980,000.00	
DURATION	7 Years	
PRIORITY STAGE	High Impact Project (HIP)	

11 SUSTAINABLE CITIES AND COMMUNITIES

13 CLIMATE ACTION

A. Vehicle Entry Quota to Pangkor

B. Provision of Special Multi-Level Parking for Residents

SECURITY FACILITIES

CLOSED PARKING & ACCESSIBLE 24 HOURS

LIMITED TO THE USE OF PANGKOR RESIDENTS

LOW MONTHLY/ANNUAL RENTAL RATE

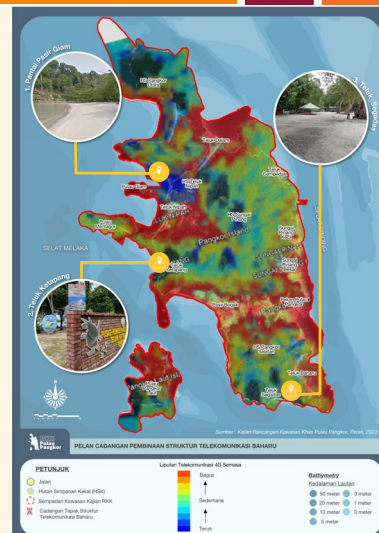
1 month: RM25-RM50
6 months: RM120-RM240
1 year: RM240-420

TII-III: PROJECT 1

PROPOSAL FOR THE PROVISION OF NEW TELECOMMUNICATION STRUCTURES

CURRENT ISSUES	<ul style="list-style-type: none"> The lack of telecommunication coverage in Pasir Giam Beach, Teluk Ketapang, and Teluk Segadas makes it difficult for tourists and businesses to communicate with the outside world. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> There are telecommunication structures built around Pasir Bogak and Teluk Nipah, which are close to Pasir Giam Beach and Teluk Ketapang to provide internet connectivity. 	
LOCATION	Teluk Ketapang, Teluk Segadas And Pasir Giam Beach	
IMPLEMENTING AGENCIES	LEADING	<ul style="list-style-type: none"> Telecommunication Service Providers Telecommunication Infrastructure Provider
	SUPPORTING	<ul style="list-style-type: none"> Manjung Municipal Council (MMC) JENDELA Perak
ESTIMATED COST	RM 120,000.00	
DURATION	1 Year	
PRIORITY STAGE	Quickwin Project (QP)	

TELECOMMUNICATION STRUCTURE



REFER TO THE PULAU PANGKOR SAP DRAFT (PG 6-165)



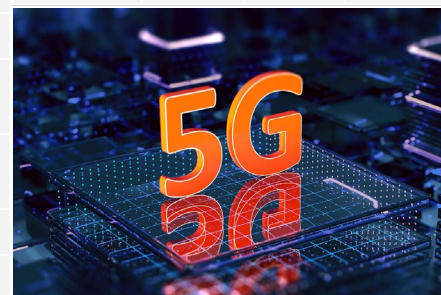
TII-III: PROJECT 2

PROPOSAL FOR THE PROVISION OF A 5G INTERNET NETWORK

CURRENT ISSUES	<ul style="list-style-type: none"> The lack of 5G coverage on Pulau Pangkor. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> The current high-speed fiber optic broadband system provided by Telekom Malaysia covers all residential areas. The 4G network covers most areas on Pulau Pangkor. 	
LOCATION	All Settlement Areas On Pulau Pangkor	
IMPLEMENTING AGENCIES	LEADING	Telekom Malaysia / Telecommunication Service Providers
	SUPPORTING	<ul style="list-style-type: none"> Manjung Municipal Council (MMC) JENDELA Perak
ESTIMATED COST	RM 5,000,000.00	
DURATION	12 Years	
PRIORITY STAGE	Entry Point Project (EPP)	

5G COVERAGE

COVERAGE	Phase I 2024-2026	Phase II 2027-2030	Phase III 2031-2035
4G	80%	70%	50%*
5G	20%	30%	50%**



TII-SIII: PROJECT 3

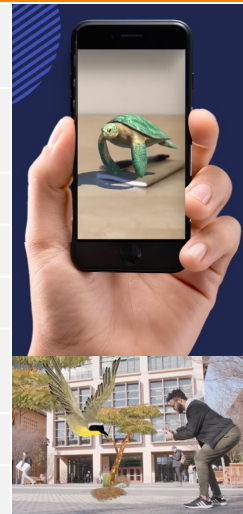
PROPOSAL FOR SMART WATER AND ELECTRIC INFRASTRUCTURE		6 CLEAN WATER AND SANITATION	9 INDUSTRY, INNOVATION AND INFRASTRUCTURE	11 SUSTAINABLE CITIES AND COMMUNITIES	12 RESPONSIBLE CONSUMPTION AND PRODUCTION
CURRENT ISSUES	<ul style="list-style-type: none"> The frequency of water pipe leaks. Damaged streetlights on Pasir Bogak Road. The 5G telecommunication network is still in the testing phase. 				
EXISTING POTENTIAL	<ul style="list-style-type: none"> The current high-speed fiber optic broadband system provided by Telekom Malaysia covers all residential areas. The 4G network covers most areas on Pulau Pangkor. 				
LOCATION	All Settlement Areas On Pulau Pangkor.				
IMPLEMENTING AGENCIES	LEADING	<ul style="list-style-type: none"> Lembaga Air Perak (LAP) Manjung Municipal Council (MMC) Telekom Malaysia/Pembekal Perkhidmatan Telekomunikasi 			
	SUPPORTING	<ul style="list-style-type: none"> Malaysia Public Works Department Tenaga Nasional Berhad (TNB) JENDELA Perak State Economic Planning Unit (UPEN) 			
ESTIMATED COST	RM 2,400,000.00				
DURATION	12 Years				
PRIORITY STAGE	Entry Point Project (EPP)				

SMART INFRASTRUCTURE

REFER TO THE PULAU PANGKOR SAP DRAFT (PG 6-168)

TII-SIV: PROJECT 1

PROPOSAL FOR AUGMENTED REALITY TOURISM		9 INDUSTRY, INNOVATION AND INFRASTRUCTURE	11 SUSTAINABLE CITIES AND COMMUNITIES
CURRENT ISSUES	<ul style="list-style-type: none"> Underexploitation from a historical and cultural narrative perspective on Pulau Pangkor. 		
EXISTING POTENTIAL	<ul style="list-style-type: none"> Historical areas around Pulau Pangkor. Unique and endangered animal areas that could be tourist attractions. 		
LOCATION	Area With Unique Background, History, Legend & Culture.		
IMPLEMENTING AGENCIES	LEADING	Manjung Municipal Council (MMC)	
	SUPPORTING	State Economic Planning Unit (UPEN)	
ESTIMATED COST	RM 550,000.00		
DURATION	5 Years		
PRIORITY STAGE	Quickwin Project (QP)		



TII-SIV: PROJECT 2

PROPOSAL FOR SMART TRAFFIC MANAGEMENT		
CURRENT ISSUES	<ul style="list-style-type: none"> Lack of transportation infrastructure facilities maintenance. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> Improving efficiency, accessibility, and quality of traffic management. Preserving and reducing the environmental impact of development. Meeting national and global agendas for smart cities. Enhancing the quality of road transportation. 	
LOCATION	The Entire Study Area of Pulau Pangkor, Perak SAP	
IMPLEMENTING AGENCIES	LEADING	Manjung Municipal Council (MMC)
	SUPPORTING	<ul style="list-style-type: none"> State Economic Planning Unit (UPEN) Malaysia Public Works Department Malaysia Communications and Multimedia Commission (MCMC)
ESTIMATED COST	RM 4,200,000.00	
DURATION	5 Years	
PRIORITY STAGE	High Impact Project (HIP)	



A. Implementation of the Intelligent Transport Information System
B. Mobility As A Service
C. Smart Transportation Support Facilities
D. Centralized Data Control Center (Command Center)

TII-SIV: PROJECT 3

PROPOSAL FOR THE IMPLEMENTATION OF "TRANSPORTATION ON DEMAND"		
CURRENT ISSUES	<ul style="list-style-type: none"> Manual ticket inspection service that slows down the process. Lack of digital information boards indicating operating hours. Proliferation of illegal/unpermitted taxi services. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> The pink van as an existing alternative transportation mode. Existing applications like Grab make it easy for travelers to contact rental taxis. 	
LOCATION	Not Related	
IMPLEMENTING AGENCIES	LEADING	Private Sector
	SUPPORTING	<ul style="list-style-type: none"> Manjung Municipal Council (MMC) State Economic Planning Unit (UPEN) Malaysia Communications and Multimedia Commission (MCMC)
ESTIMATED COST	RM 300,000.00	
DURATION	2 Years	
PRIORITY STAGE	Quickwin Project (QP)	



F1-P4

PROPOSAL FOR PANGKOR PROMENADE		3 GOOD HEALTH AND WELL BEING	11 SUSTAINABLE CITIES AND COMMUNITIES	15 LIFE ON LAND	
CURRENT ISSUES	<ul style="list-style-type: none"> There are no local park areas in Pulau Pangkor. 				
EXISTING POTENTIAL	<ul style="list-style-type: none"> Teluk Nipah River can be developed as a new tourism product. 				
LOCATION	Teluk Nipah River				
IMPLEMENTING AGENCIES	LEADING				<ul style="list-style-type: none"> State Economic Planning Unit (UPEN) Department of Irrigation and Drainage (DID) Manjung Municipal Council (MMC) National Landscape Department Private Sector
	SUPPORTING				<ul style="list-style-type: none"> Perak Land And Mines Office (PTG) Manjung District And Land Office (PDT) PLANMalaysia Perak
ESTIMATED COST	RM 25,000,000.00				
DURATION	7 Years				
PRIORITY STAGE	High Impact Project (HIP)	REFER TO THE PULAU PANGKOR SAP DRAFT (PG 6-22)			

TII-SV: PROJECT 1

PROPOSAL FOR THE EXPANSION OF ISLAMIC CEMETERY LAND		11 SUSTAINABLE CITIES AND COMMUNITIES	15 LIFE ON LAND	
CURRENT ISSUES	<ul style="list-style-type: none"> The Islamic cemetery area cannot accommodate the future population's needs. The cemetery land in Kampung Teluk Raja Bayang is nearing its maximum capacity. 			
EXISTING POTENTIAL	-			
LOCATION	Adjacent lot to SM Tahfiz Darul Ridzuan			
IMPLEMENTING AGENCIES	LEADING			<ul style="list-style-type: none"> Perak Department of Islamic Religion (JAIPK) Manjung Islamic Religion Office Manjung Municipal Council (MMC)
	SUPPORTING			<ul style="list-style-type: none"> Perak Land And Mines Office (PTG) Manjung District And Land Office (PDT) PLANMalaysia Perak
ESTIMATED COST	RM 200,000.00			
DURATION	3 Years			
PRIORITY STAGE	Quickwin Project (QP)	REFER TO THE PULAU PANGKOR SAP DRAFT (PG 6-186)		

NEW CEMETERY LAND



TII-SV: PROJECT 2

PROPOSAL FOR THE TELUK BAHARU PUBLIC SQUARE



CURRENT ISSUES	<ul style="list-style-type: none"> Lack of support products for existing tourism products. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> Areas facing the sea with attractive vistas. Development of floating restaurants and Arena Square in Teluk Baharu. 	
LOCATION	Teluk Baharu	
IMPLEMENTING AGENCIES	LEADING	Manjung Municipal Council (MMC)
	SUPPORTING	<ul style="list-style-type: none"> State Economic Planning Unit (UPEN) Malaysia Public Works Department Department of Irrigation and Drainage (DID) Manjung District And Land Office (PDT)
ESTIMATED COST	RM 22,000,000.00	
DURATION	3 Years	
PRIORITY STAGE	High Impact Project (HIP)	



TII-SV: PROJECT 3

PROPOSAL FOR BUILDING A CONVENTION CENTER AT ARENA PANGKOR, PASIR BOGAK



CURRENT ISSUES	-	
EXISTING POTENTIAL	<ul style="list-style-type: none"> The function of Arena Pangkor can be versatile for various events and activities as needed. 	
LOCATION	Arena Pangkor, Pasir Bogak	
IMPLEMENTING AGENCIES	LEADING	Manjung Municipal Council (MMC)
	SUPPORTING	<ul style="list-style-type: none"> State Economic Planning Unit (UPEN) Malaysia Public Works Department
ESTIMATED COST	RM 16,000,000.00	
DURATION	3 Years	
PRIORITY STAGE	Quickwin Project (QP)	



04: STRATEGIC CORE III: PRESERVATION OF NATURAL RESOURCES

Strategic Core III relates to the preservation of natural resources, including the environmental and marine resources. To ensure the sustainability of the environment on Pulau Pangkor, various aspects related to the environment need to be emphasized. This includes aspects of conservation, preservation, empowerment, enforcement, and also from a social development perspective to foster a community that cares for and values the natural treasures on Pulau Pangkor. Solutions to environmental issues are also considered in the development of proposals within Strategic Core III, such as issues related to terrestrial and marine biodiversity assets, disasters, pollution and others.

STRATEGY I - (TIII-SI)

PRESERVED AND SECURE MARINE AND TERRESTRIAL BIODIVERSITY ASSETS

- 01 PROPOSAL FOR CORAL REEF CONSERVATION AND RESTORATION AREA
- 02 PROPOSAL FOR ARTIFICIAL REEF DEPLOYMENT
- 03 PROPOSAL FOR THE SEPARATION OF A SPECIAL AREA FOR SNORKELING ACTIVITIES AT PULAU GIAM
- 04 PROPOSAL FOR THE ADDITION OF MARINE WATER QUALITY MONITORING STATIONS AT TELUK CEMPEDAK
- 05 PROPOSAL FOR THE STRENGTHENING OF TURTLE CONSERVATION ZONES
- 06 PROPOSAL FOR TURTLE-FRIENDLY LIGHTING USAGE
- 07 PROPOSAL FOR PLANTING AMBONG-AMBONG TREES

STRATEGY II - (TIII-SII)

ADAPTIVE DISASTER MITIGATION

- 01 PROPOSAL FOR THE PROVISION OF BREAKWATER WAVE DETERRENT IN TELUK NIPAH
- 02 PROPOSAL FOR THE INSTALLATION OF EARLY FLOOD WARNING SYSTEM
- 03 PROPOSAL FOR THE INSTALLATION OF JELLYFISH WARNING SIGNS

STRATEGY III - (TIII-SIII)

SYSTEMATIC WASTE AND POLLUTION CONTROL

- 01 PROPOSAL FOR EFFICIENT WASTE MANAGEMENT AT THE TELUK CEMPEDAK LANDFILL SITE
- 02 PROPOSAL FOR THE PROVISION OF SEWAGE SYSTEM USING BIOCUBE
- 03 PROPOSAL TO RECYCLE INCINERATOR WASTE INTO SUSTAINABLE PRODUCTS
- 04 PROPOSAL FOR EXPANDING BEACH CLEANING AREA
- 05 PROPOSAL FOR ENVIRONMENTAL AWARENESS CAMPAIGN
- 06 PROPOSAL FOR THE INSTALLATION OF NO FEEDING SIGNS FOR WILDLIFE

**CORE III
PRESERVATION
OF NATURAL
RESOURCES**

**03 STRATEGIES
16 ACTIONS**

TIISI-SI: PROJECT 1

PROPOSAL FOR CORAL REEF CONSERVATION AND RESTORATION AREA

CURRENT ISSUES	<ul style="list-style-type: none"> The decline in the biodiversity diversity of coral reefs on Pulau Pangkor. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> Pulau Pangkor as an Edu-Tourism and Research-Tourism Hub. Promoting environmental and marine conservation programs. The diversity of coral reef species on Pulau Pangkor. 	
LOCATION	Teluk Segadas	
IMPLEMENTING AGENCIES	LEADING	Department of Fisheries Malaysia
	SUPPORTING	<ul style="list-style-type: none"> State Economic Planning Unit (UPEN) Manjung District And Land Office (PDT) Manjung Municipal Council (MMC)
ESTIMATED COST	RM 1,000,000.00	
DURATION	3 Years	
PRIORITY STAGE	Quickwin Project (QP)	



TELUK SEGADAS



REFER TO THE PULAU PANGKOR SAP DRAFT (PG 6-197)

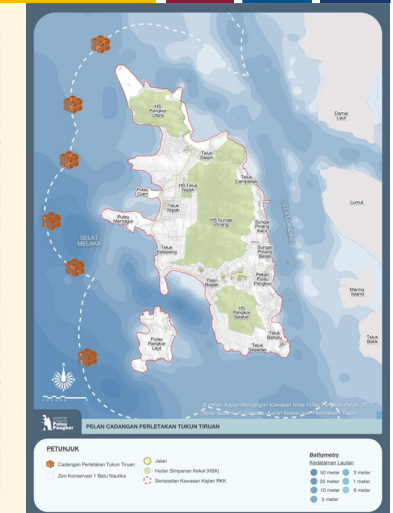


TIISI-SI: PROJECT 2

PROPOSAL FOR ARTIFICIAL REEF DEPLOYMENT

CURRENT ISSUES	<ul style="list-style-type: none"> Encroachment into fisheries conservation zone areas. Decline in the biodiversity diversity of coral reefs on Pulau Pangkor. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> Pulau Pangkor as an Edu-Tourism and Research-Tourism Hub. Promoting environmental and marine conservation programs. 	
LOCATION	The Coastal West Coast of Pulau Pangkor.	
IMPLEMENTING AGENCIES	LEADING	Department of Fisheries Malaysia
	SUPPORTING	<ul style="list-style-type: none"> State Economic Planning Unit (UPEN) Manjung District And Land Office (PDT) Manjung Municipal Council (MMC)
ESTIMATED COST	RM 3,000,000.00	
DURATION	5 Years	
PRIORITY STAGE	High Impact Project (HIP)	

ARTIFICIAL REEF DEPLOYMENT



REFER TO THE PULAU PANGKOR SAP DRAFT (PG 6-199)



TIISI-SI: PROJECT 3

PROPOSAL FOR THE SEPARATION OF A SPECIAL AREA FOR SNORKELING ACTIVITIES AT PULAU GIAM

CURRENT ISSUES	<ul style="list-style-type: none"> The decline of existing coral reefs on Pulau Giam, where an estimated 65% is believed to be affected due to uncontrolled tourism activities. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> A popular location for snorkeling with diverse marine life. The availability of an island location very close to Pulau Pangkor. 	
LOCATION	Pulau Giam	
IMPLEMENTING AGENCIES	LEADING	Manjung Municipal Council (MMC)
	SUPPORTING	<ul style="list-style-type: none"> State Economic Planning Unit (UPEN) PLANMalaysia Perak Manjung District And Land Office (PDT) Malaysia Public Works Department Department of Irrigation and Drainage (DID)
ESTIMATED COST	RM 5,000,000.00	
DURATION	5 Years	
PRIORITY STAGE	High Impact Project (HIP)	

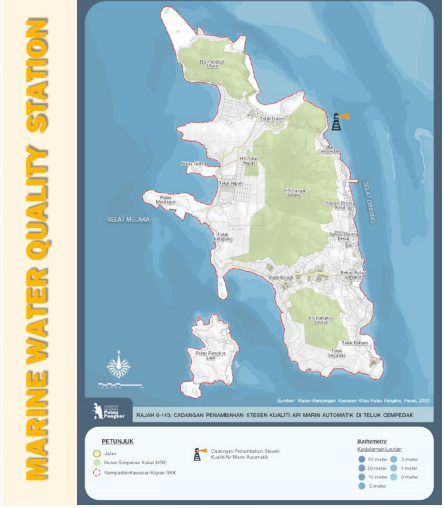


REFER TO THE PULAU PANGKOR SAP DRAFT (PG 6-201)

TIISI-SI: PROJECT 4

PROPOSAL FOR THE ADDITION OF MARINE WATER QUALITY MONITORING STATIONS AT TELUK CEMPEDAK

CURRENT ISSUES	<ul style="list-style-type: none"> Waste disposal centers near bodies of water have the potential to become sources of pollution if not managed properly. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> There are golden sea cucumber species (<i>Stichopus horrens</i>) and anchovy species on Pulau Pangkor. Edu-Tourism and Research-Tourism Hub can be introduced on Pulau Pangkor. 	
LOCATION	Teluk Cempedak	
IMPLEMENTING AGENCIES	LEADING	Department of Environment (DOE)
	SUPPORTING	<ul style="list-style-type: none"> Manjung District And Land Office (PDT) Manjung Municipal Council (MMC)
ESTIMATED COST	RM 20,000,000.00	
DURATION	5 Years	
PRIORITY STAGE	High Impact Project (HIP)	



REFER TO THE PULAU PANGKOR SAP DRAFT (PG 6-204)

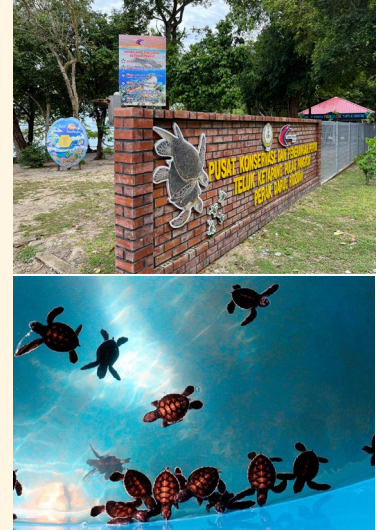
TIII-SI: PROJECT 5

PROPOSAL FOR THE STRENGTHENING OF TURTLE CONSERVATION ZONES



CURRENT ISSUES	<ul style="list-style-type: none"> Low awareness among the local community regarding the reporting methods in the Perak Fisheries (Turtle) Regulations 2021. Disruption from streetlight spill to the turtle environment. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> Active involvement of the local community in turtle conservation activities. Pulau Pangkor as an Edu-Tourism and Research-Tourism Hub. Promoting environmental conservation and preservation programs. 	
LOCATION	Teluk Ketapang Beach	
IMPLEMENTING AGENCIES	LEADING	Department of Fisheries Malaysia
	SUPPORTING	<ul style="list-style-type: none"> Manjung District And Land Office (PDT) Manjung Municipal Council (MMC) Local Communities
ESTIMATED COST	RM 500,000.00	
DURATION	3 Years	
PRIORITY STAGE	Quickwin Project (QP)	

TURTLE CONSERVATION



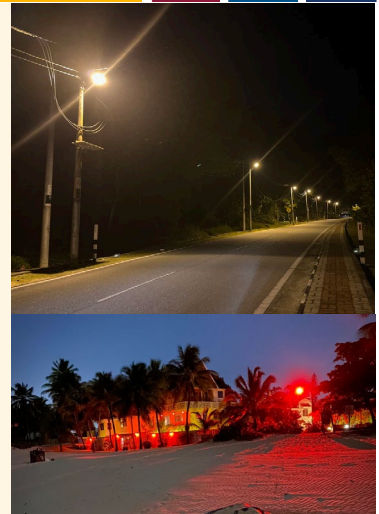
TIII-SI: PROJECT 6

PROPOSAL FOR TURTLE-FRIENDLY LIGHTING USAGE



CURRENT ISSUES	<ul style="list-style-type: none"> Streetlight spill disrupts turtle nesting. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> The condition of Teluk Ketapang beach is fenced. Streetlight spill at night along Teluk Ketapang. 	
LOCATION	Teluk Ketapang Beach	
IMPLEMENTING AGENCIES	LEADING	Malaysia Public Works Department
	SUPPORTING	<ul style="list-style-type: none"> Manjung Municipal Council (MMC) Department of Fisheries Malaysia
ESTIMATED COST	RM 100,000.00	
DURATION	1 Year	
PRIORITY STAGE	Quickwin Project (QP)	

STREETLIGHT



TIII-SI: PROJECT 7

PROPOSAL FOR PLANTING AMBONG-AMBONG TREES



CURRENT ISSUES	<ul style="list-style-type: none"> Ambong-ambong tree roots act as a natural barrier against coastal erosion. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> Breeding grounds for turtles to nest and lay eggs. 	
LOCATION	Teluk Ketapang Beach	
IMPLEMENTING AGENCIES	LEADING	Department of Fisheries Malaysia
	SUPPORTING	<ul style="list-style-type: none"> Manjung Municipal Council (MMC) Local Communities
ESTIMATED COST	RM 150,000.00	
DURATION	3 Years	
PRIORITY STAGE	Quickwin Project (QP)	



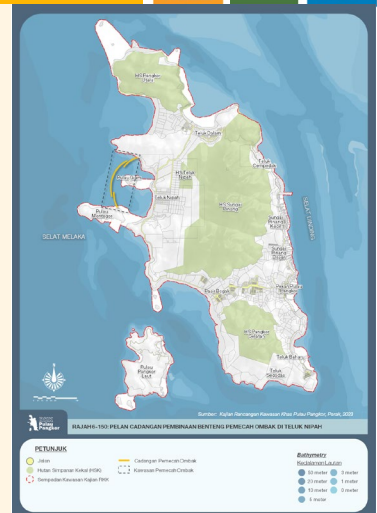
TIII-SII: PROJECT 1

PROPOSAL FOR THE PROVISION OF BREAKWATER WAVE DETERRENT IN TELUK NIPAH



CURRENT ISSUES	<ul style="list-style-type: none"> The issue of coastal erosion at Teluk Nipah. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> Teluk Nipah is a strategic location for tourism and water and marine activities. 	
LOCATION	Pulau Mentagor – Tanjung Pantai Terumbu Areas	
IMPLEMENTING AGENCIES	LEADING	Manjung Municipal Council (MMC)
	SUPPORTING	<ul style="list-style-type: none"> State Economic Planning Unit (UPEN) Department of Environment (DOE) Manjung District And Land Office (PDT) PLANMalaysia Perak Malaysia Public Works Department Department of Irrigation and Drainage (DID)
ESTIMATED COST	RM 100,000,000.00	
DURATION	5 Years	
PRIORITY STAGE	High Impact Project (HIP)	

BREAKWATER



REFER TO THE PULAU PANGKOR SAP DRAFT (PG 6-212)

TIII-SII: PROJECT 2

PROPOSAL FOR THE INSTALLATION OF EARLY FLOOD WARNING SYSTEM



CURRENT ISSUES	<ul style="list-style-type: none"> Heavy rainfall accompanied by high tides occurs 2-4 times a year. Drainage systems in residential areas are not adequately equipped to handle high volumes of water in a short period. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> - 	
LOCATION	The Entire Study Area of Pulau Pangkor, Perak SAP	
IMPLEMENTING AGENCIES	LEADING	Department of Irrigation and Drainage
	SUPPORTING	<ul style="list-style-type: none"> Manjung Municipal Council (MMC) Pulau Pangkor Fire and Rescue Station
ESTIMATED COST	RM 2,000,000.00	
DURATION	12 Years	
PRIORITY STAGE	Entry Point Project (EPP)	

EARLY WARNING SYSTEM



REFER TO THE PULAU PANGKOR SAP DRAFT (PG 6-215)

TIII-SII: PROJECT 3

PROPOSAL FOR THE INSTALLATION OF JELLYFISH WARNING SIGNS



CURRENT ISSUES	<ul style="list-style-type: none"> An increase in jellyfish sting cases. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> As a warning and reminder to visitors. 	
LOCATION	Teluk Nipah Beach and Pasir Bogak Beach.	
IMPLEMENTING AGENCIES	LEADING	Manjung Municipal Council (MMC)
	SUPPORTING	<ul style="list-style-type: none"> Manjung District Health Office Manjung District And Land Office (PDT) Department of Fisheries Malaysia
ESTIMATED COST	RM 150,000.00	
DURATION	3 Years	
PRIORITY STAGE	Quickwin Project (QP)	

WARNING SIGN

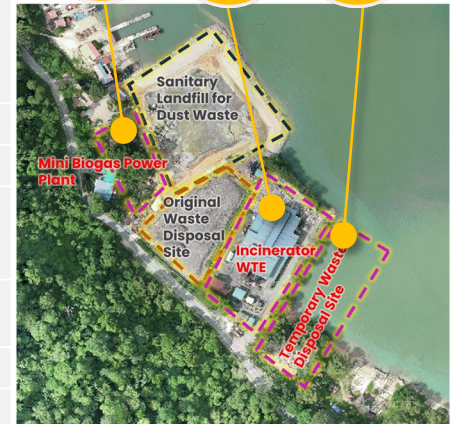


REFER TO THE PULAU PANGKOR SAP DRAFT (PG 6-217)

TIII-SIII: PROJECT 1

PROPOSAL FOR EFFICIENT WASTE MANAGEMENT AT THE TELUK CEMPEDAK LANDFILL SITE

CURRENT ISSUES	<ul style="list-style-type: none"> Lack of space for bulk waste storage at the incinerator's side. Wet organic waste reduces the efficiency of the incinerator. The original landfill site has been closed due to safety concerns. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> The current incinerator capacity (20 tons/day) is sufficient to meet the demand for domestic waste disposal in 2035. The daily load of the sanitary landfill site for disposing of incinerator ash is 2 tons/day until 2038. 	
LOCATION	Teluk Cempedak	
IMPLEMENTING AGENCIES	LEADING	National Solid Waste Management Department (JPSPN)
	SUPPORTING	<ul style="list-style-type: none"> Manjung Municipal Council (MMC) Alam Flora Environmental Solutions (AFES) Tenaga Nasional Berhad (TNB)
ESTIMATED COST	RM 5,000,000.00	
DURATION	7 Years	
PRIORITY STAGE	High Impact Project (HIP)	



TIII-SIII: PROJECT 2

PROPOSAL FOR THE PROVISION OF SEWAGE SYSTEM USING BIOCUBE

CURRENT ISSUES	<ul style="list-style-type: none"> Most homes in Kampung Sungai Pinang still use Individual Septic Tanks (IST) that are not maintained by IWK. Wastewater from toilets is directly discharged into the sea. Residents in the area are less inclined to switch IST due to the high maintenance costs. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> Sustainable alternative solutions to individual septic tanks and centralized wastewater treatment plants. 	
LOCATION	Kampung Masjid, Kampung Sungai Pinang Besar, Kampung Sungai Pinang Kecil	
IMPLEMENTING AGENCIES	LEADING	Private Sector
	SUPPORTING	<ul style="list-style-type: none"> National Water Services Commission (SPAN) Indah Water Konsortium (IWK) Manjung Municipal Council (MMC)
ESTIMATED COST	RM 35,700,000.00	
DURATION	12 Years	
PRIORITY STAGE	Entry Point Project (EPP)	



TIII-SIII: PROJECT 3

PROPOSAL TO RECYCLE INCINERATOR WASTE INTO SUSTAINABLE PRODUCTS



CURRENT ISSUES	<ul style="list-style-type: none"> Inefficient use of the incinerator. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> The incinerator is not being used at its maximum capacity, and the by-products of solid waste are not being recycled. 	
LOCATION	Incinerator at Teluk Cempedak	
IMPLEMENTING AGENCIES	LEADING	Alam Flora Environmental Solution Sdn Bhd (AFES)
	SUPPORTING	Manjung Municipal Council (MMC)
ESTIMATED COST	RM 1,000,000.00	
DURATION	Continuous	
PRIORITY STAGE	Quickwin Project (QP)	

FLY ASH BRICKS



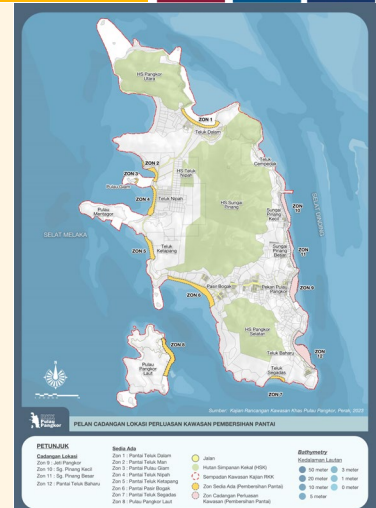
TIII-SIII: PROJECT 4

PROPOSAL FOR EXPANDING BEACH CLEANING AREA



CURRENT ISSUES	<ul style="list-style-type: none"> Beach cleaning and maintenance only involve a portion of the Pulau Pangkor SAP. The beach area at Pangkor Jetty is not included in the cleaning contract, even though it is the main entry point to Pulau Pangkor. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> The coastal areas are the primary tourism assets in the Pulau Pangkor SAP. 	
LOCATION	The beaches around Pangkor Jetty, Sg. Pinang Besar Beach, Sg. Pinang Kecil Beach, and Teluk Baharu Beach.	
IMPLEMENTING AGENCIES	LEADING	Malaysia Marine Department (MMD)
	SUPPORTING	<ul style="list-style-type: none"> State Economic Planning Unit (UPEN) Manjung Municipal Council (MMC)
ESTIMATED COST	RM 24,960,000.00 (RM 40,000.00/Month/Area)	
DURATION	Continuous	
PRIORITY STAGE	Quickwin Project (QP)	

BEACH CLEANUP



REFER TO THE PULAU PANGKOR SAP DRAFT (PG 6-229)

TIII-SIII: PROJECT 5

PROPOSAL FOR ENVIRONMENTAL AWARENESS CAMPAIGN

CURRENT ISSUES	<ul style="list-style-type: none"> There is a lot of marine litter around the beaches and water bodies of Pulau Pangkor. No provision of recycling bins. Lack of initiatives to promote recycling programs. Lack of awareness among residents and businesses about recycling. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> The 'Go Green' program was previously implemented before 2021 to promote solid waste separation and recycling. 	
LOCATION	Incinerator at Teluk Cempedak	
IMPLEMENTING AGENCIES	LEADING	<ul style="list-style-type: none"> Manjung Municipal Council (MMC) Private Sector
	SUPPORTING	<ul style="list-style-type: none"> Department of Environment (DOE) Alam Flora Environmental Solution Sdn Bhd (AFES) Solid Waste Corporation (SWCorp)
ESTIMATED COST	RM 4,300,000.00	
DURATION	Continuous	
PRIORITY STAGE	Quickwin Project (QP) - Beach Cleanup Awareness Campaign Entry Point Project (EPP) - Recycling Awareness Campaign	



TIII-SIII: PROJECT 6

PROPOSAL FOR THE INSTALLATION OF NO FEEDING SIGNS FOR WILDLIFE

CURRENT ISSUES	<ul style="list-style-type: none"> Wild animals rummage through the trash and may pose a threat to visitors. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> Tourism with a variety of activities on land and beach areas attracts the attention of tourists from all over the world. 	
LOCATION	The Entire Study Area of Pulau Pangkor, Perak SAP	
IMPLEMENTING AGENCIES	LEADING	Manjung Municipal Council (MMC)
	SUPPORTING	<ul style="list-style-type: none"> Alam Flora Environmental Solutions (AFES) Manjung District And Land Office (PDT) Malaysia Public Works Department
ESTIMATED COST	RM 200,000.00	
DURATION	3 Years	
PRIORITY STAGE	Quickwin Project (QP)	



REFER TO THE PULAU PANGKOR SAP DRAFT (PG 6-238)

04: FLAGSHIP PROJECT

FLAGSHIP 1

TELUK NIPAH AS A FAMILY TOURISM HUB

01 PROPOSAL FOR TELUK NIPAH REVITALIZATION

Strengthening the image and function of the Teluk Nipah Beach

02 PROPOSAL FOR THE ARRANGEMENT OF TELUK NIPAH STREET IN THE ACCOMMODATION AREA

Establishing dedicated pedestrian pathways in the Teluk Nipah accommodation area

03 PROPOSAL FOR NEW ROAD PASIR BOGAK-TELUK KETAPANG-TELUK NIPAH

Initiatives to accelerate development in Teluk Nipah

04 PROPOSAL FOR PANGKOR PROMENADE

A new local park on Pulau Pangkor for the well-being of the community



FLAGSHIP 2

PANGKOR TOWN AS AN ECONOMIC & SMART CENTER

01 PROPOSAL FOR PULAU PANGKOR PASSENGER & CARGO JETTY TERMINAL

Proposal for the development of the Pulau Pangkor jetty area

02 PROPOSAL FOR PANGKOR DUTY FREE CORRIDOR

Proposal for adding a covered walkway network in Pangkor Town

03 PROPOSAL FOR FESTIVAL ROAD

Proposal for widening the road to 66 feet from Pangkor Town to Pasir Bogak

FLAGSHIP 3

TELUK GEDUNG AS A CULTURAL AND HERITAGE TOURISM HUB

01 PROPOSAL FOR TELUK GEDUNG HERITAGE SQUARE

Involving redevelopment and the construction of new public square

02 PROPOSAL FOR KOTA BELANDA ENHANCEMENT

Involving the relocation of existing business kiosks



FLAGSHIP 4

TELUK DALAM AS A NEW TOURISM NODE

01 PROPOSAL FOR CULTURAL VILLAGE DEVELOPMENT IN TELUK DALAM

Creating tourism products that require the involvement of the local community

02 PROPOSAL FOR TOURISM RESORT REDEVELOPMENT IN TELUK DALAM

Proposal for the redevelopment of a tourism resort in Teluk Dalam

03 PROPOSAL FOR PANGKOR MEDICAL AND WELLNESS RESORT

Proposal for health tourism-based development

04 PROPOSAL FOR UPGRADING PULAU PANGKOR AIRPORT

Improving airport capacity services

05: MANAGEMENT ACTION PROPOSAL

The management action plan proposal consists of development proposals and actions that focus on the existing management structure, administration, enforcement, and control within the Pulau Pangkor area. This management action plan is aimed at improving the existing management and administration structure, enhancing the development application processes, and strengthening enforcement and control on Pulau Pangkor. There are nine (9) development action proposals suggested to create an integrated management and administration of Pulau Pangkor as a Free Trade Island (FTI).

- 01 PROPOSAL FOR STRENGTHENING THE FREE TRADE ISLAND MANAGEMENT UNIT (FTIMU)
- 02 PROPOSAL FOR THE ADDITION OF STAFF TO THE URBAN PLANNING DEPARTMENT (MMC)
- 03 PROPOSAL FOR THE IMPROVEMENT OF PLANNING PERMISSION (PP) APPLICATIONS IN HILLY AND HIGHLAND AREAS
- 04 PROPOSAL FOR IMPROVEMENT OF PLANNING PERMISSION APPLICATIONS (PP)
- 05 PROPOSAL FOR THE GAZETTE OF MARINE PROTECTION AREAS (MPA)
- 06 PROPOSAL FOR MONITORING AND ENFORCEMENT OF MARINE CONSERVATION ZONES
- 07 PROPOSAL FOR THE ESTABLISHMENT OF THE PANGKOR COMMAND CENTRE
- 08 PROPOSAL FOR THE ENFORCEMENT OF CENTRALIZED WATER SPORTS ZONE IN TELUK NIPAH AND PASIR BOGAK
- 09 PROPOSAL FOR IMPLEMENTING AN ENVIRONMENTALLY FRIENDLY DRAINAGE MASTER PLAN (PISMA) STUDY

MANAGEMENT ACTION PROPOSAL

9 ACTIONS

GTP: PROJECT 1

PROPOSAL FOR STRENGTHENING THE FREE TRADE ISLAND MANAGEMENT UNIT (FTIMU)		8 RECENT WORK AND ECONOMIC GROWTH	16 PLAZA, JUSTICE AND STRONG INSTITUTIONS	17 PARTNERSHIPS FOR THE GOALS				
CURRENT ISSUES	<ul style="list-style-type: none"> The lack of existing staff in the Free Trade Island Management Unit. Lack of incoming investments from foreign investors. 	<div style="text-align: center;"> <h4>STRENGTHENING OF UPPBC</h4> </div>						
EXISTING POTENTIAL	<ul style="list-style-type: none"> Increasing the number of existing staff in the Free Trade Island Management Unit Establishing an Investment Section within the Free Trade Island Management Unit 							
LOCATION	Not Related							
IMPLEMENTING AGENCIES	<table border="1" style="width: 100%;"> <tr> <td style="background-color: #d9e1f2;">LEADING</td> <td>Manjung Municipal Council (MMC)</td> </tr> <tr> <td style="background-color: #d9e1f2;">SUPPORTING</td> <td> <ul style="list-style-type: none"> Free Trade Island Management Unit (UPPBC) State Government of Perak </td> </tr> </table>				LEADING	Manjung Municipal Council (MMC)	SUPPORTING	<ul style="list-style-type: none"> Free Trade Island Management Unit (UPPBC) State Government of Perak
LEADING	Manjung Municipal Council (MMC)							
SUPPORTING	<ul style="list-style-type: none"> Free Trade Island Management Unit (UPPBC) State Government of Perak 							
ESTIMATED COST	Subject to Employment Approval							
DURATION	Continuous							
PRIORITY STAGE	Quickwin Project (QP)							

REFER TO THE PULAU PANGKOR SAP DRAFT (PG 7-5)

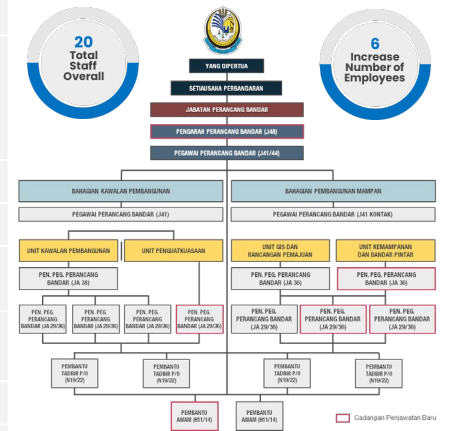
CTP: PROJECT 2

PROPOSAL FOR THE ADDITION OF STAFF TO THE URBAN PLANNING DEPARTMENT (MMC)

CURRENT ISSUES	<ul style="list-style-type: none"> Shortage of staff in the Development Control Division and Sustainable Development Division within the Department of Urban Planning (MMC). 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> The need to accommodate proposals for improving the Planning Permission (PP) application process that should be fast-tracked. The need to establish an integrated administrative in development management. 	
LOCATION	Not Related	
IMPLEMENTING AGENCIES	LEADING	Manjung Municipal Council (MMC)
	SUPPORTING	State Government of Perak
ESTIMATED COST	Subject to Employment Approval	
DURATION	3 Years	
PRIORITY STAGE	Quickwin Project (QP)	



ADDITION OF STAFF TO THE URBAN PLANNING DEPARTMENT

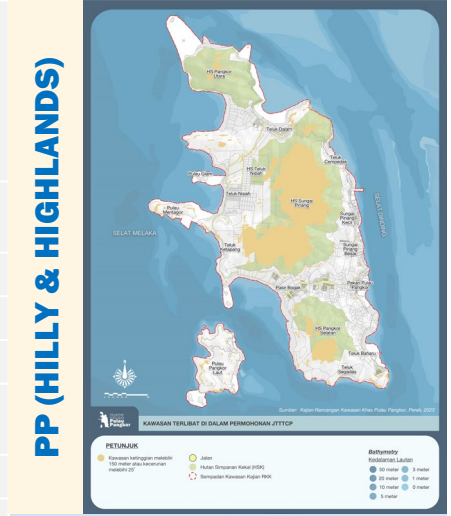


REFER TO THE PULAU PANGKOR SAP DRAFT (PG 7-7)

CTP: PROJECT 3

PROPOSAL FOR THE IMPROVEMENT OF PLANNING PERMISSION (PP) APPLICATIONS IN HILLY AND HIGHLAND AREAS

CURRENT ISSUES	<ul style="list-style-type: none"> Land development in areas with an elevation exceeding 150 meters or a gradient exceeding 25° must refer to the State of Perak's Technical Committee for Highland and Slopes Land Development (JTTCPC). There is no specified timeframe for the JTTCPC application process. This presents an issue for applicants in terms of knowing the current stage of their application process. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> Establishing a time period for each stage in the flowchart of the JTTCPC planning permission application process. 	
LOCATION	Areas with an elevation exceeding 150 meters or a gradient exceeding 25°	
IMPLEMENTING AGENCIES	LEADING	PLANMalaysia Perak
	SUPPORTING	Manjung Municipal Council (MMC)
ESTIMATED COST	Not Related	
DURATION	Continuous	
PRIORITY STAGE	Quickwin Project (QP)	



REFER TO THE PULAU PANGKOR SAP DRAFT (PG 7-10)

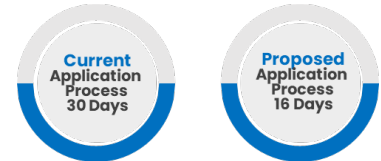
CTP: PROJECT 4

PROPOSAL FOR IMPROVEMENT OF PLANNING PERMISSION APPLICATIONS (PP)

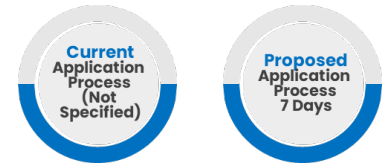


CURRENT ISSUES	<ul style="list-style-type: none"> The current processing period for PP Amendment & Addition Plans / Approved Plans other than Residential Homes is 30 days. Delaying the operation of duty-free shops in the Pulau Pangkor area. There are several aquaculture operators who have not applied for the Limited Planning Permission (KMTT) on Pulau Pangkor, and there is no specific timeframe in the application flowchart for the Limited Planning Permission (KMTT). 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> The staff's capability to implement the fast-track process. Experiences of other local authorities in implementing fast-track planning permission as a guide. Incentives for duty-free shop operations and aquaculture. 	
LOCATION	Not Related	
IMPLEMENTING AGENCIES	LEADING	Manjung Municipal Council (MMC)
	SUPPORTING	<ul style="list-style-type: none"> PLANMalaysia Perak Manjung District And Land Office (PDT)
ESTIMATED COST	Not Related	
DURATION	Continuous	
PRIORITY STAGE	Quickwin Project (QP)	

1. Application for PP Plan Amendments & Extension / Plans Approved Other Than Residential Houses



2. Application for Limited Planning Permission for Aquaculture Purposes



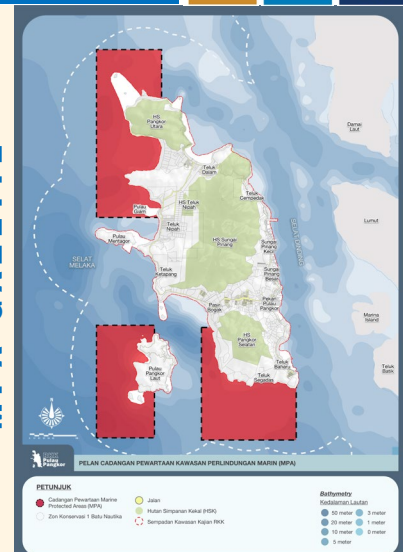
CTP: PROJECT 5

PROPOSAL FOR THE GAZETTE OF MARINE PROTECTION AREAS (MPA)



CURRENT ISSUES	<ul style="list-style-type: none"> Encroachment into the fisheries conservation zone. Decline in the biodiversity of coral reefs on Pulau Pangkor. Overfishing. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> Pulau Pangkor as an Edu-Tourism and Research-Tourism Hub). Promoting environmental conservation and preservation programs. The presence of golden sea cucumbers (<i>Stichopus Horrens</i>) and anchovy species on Pulau Pangkor. 	
LOCATION	South of Pulau Pangkor, West of Pulau Pangkor and North of Pulau Pangkor.	
IMPLEMENTING AGENCIES	LEADING	Department Of Fisheries Malaysia
	SUPPORTING	<ul style="list-style-type: none"> Manjung Municipal Council (MMC) Manjung District And Land Office (PDT) Kampung Penyu <i>Conservation & Education Center</i> (NGO)
ESTIMATED COST	RM 1,200,000.00	
DURATION	Continuous	
PRIORITY STAGE	High Impact Project (HIP)	

MPA GAZETTE



REFER TO THE PULAU PANGKOR SAP DRAFT (PG 7-17)

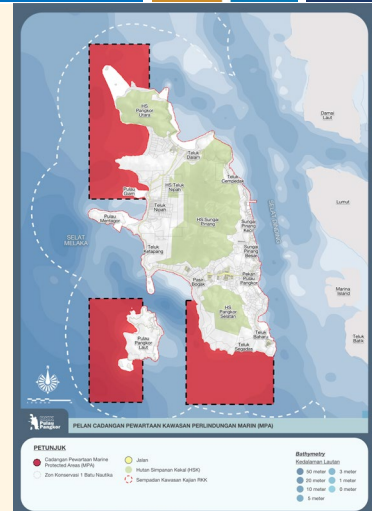
GTP: PROJECT 6

PROPOSAL FOR MONITORING AND ENFORCEMENT OF MARINE CONSERVATION ZONES



CURRENT ISSUES	<ul style="list-style-type: none"> • Encroachment into the Fisheries Conservation Zone area on Pulau Pangkor. • Deterioration of existing coral reefs and marine habitats. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> • Pulau Pangkor's proximity to Lumut and its strategic location for monitoring centers like Teluk Nipah and Pulau Mentagor. 	
LOCATION	Within the 1 Nautical Mile Boundary From The Coast Of Pulau Pangkor	
IMPLEMENTING AGENCIES	LEADING	MalaysiaMaritime Enforcement Agency (MMEA)
	SUPPORTING	<ul style="list-style-type: none"> • Marine Police • Department Of Fisheries Malaysia
ESTIMATED COST	RM 30,000,000.00	
DURATION	5 Years	
PRIORITY STAGE	Quickwin Project (QP)	

MARINE CONSERVATION ZONE



REFER TO THE PULAU PANGKOR SAP DRAFT (PG 7-17)

GTP: PROJECT 7

PROPOSAL FOR THE ESTABLISHMENT OF THE PANGKOR COMMAND CENTRE



CURRENT ISSUES	<ul style="list-style-type: none"> • Lack of monitoring of safety-related activities on Pulau Pangkor. 	
EXISTING POTENTIAL	<ul style="list-style-type: none"> • Ownership of a command center can provide a positive perception of the organization's readiness to address difficulties with specific strategies. 	
LOCATION	The Entire Study Area of Pulau Pangkor, Perak SAP	
IMPLEMENTING AGENCIES	LEADING	Manjung Municipal Council (MMC)
	SUPPORTING	<ul style="list-style-type: none"> • Pulau Pangkor Police Station • Pulau Pangkor Fire and Rescue Station • Road Transport Department (RTD) • Manjung Hospital
ESTIMATED COST	RM 2,000,000.00	
DURATION	1 Year (Continuous Monitoring)	
PRIORITY STAGE	Entry Point Project (EPP)	

COMMAND CENTRE



CTP: PROJECT 8

PROPOSAL FOR THE ENFORCEMENT OF CENTRALIZED WATER SPORTS ZONE IN TELUK NIPAH AND PASIR BOGAK



CURRENT ISSUES	<ul style="list-style-type: none"> Decentralized water sports activities make it difficult for authorities to monitor activities and visitor safety.
EXISTING POTENTIAL	<ul style="list-style-type: none"> Improving the image of the focal area of recreational and water sports encompasses various aspects such as skill development, local economy, and others.
LOCATION	Seashore and Coastline (Teluk Nipah and Pasir Bogak)
IMPLEMENTING AGENCIES	LEADING Manjung Municipal Council (MMC)
	SUPPORTING <ul style="list-style-type: none"> Pulau Pangkor Fire and Rescue Station Malaysia Civil Defence Force (MCDF)
ESTIMATED COST	Not Related
DURATION	Continuous
PRIORITY STAGE	Quickwin Project (QP)

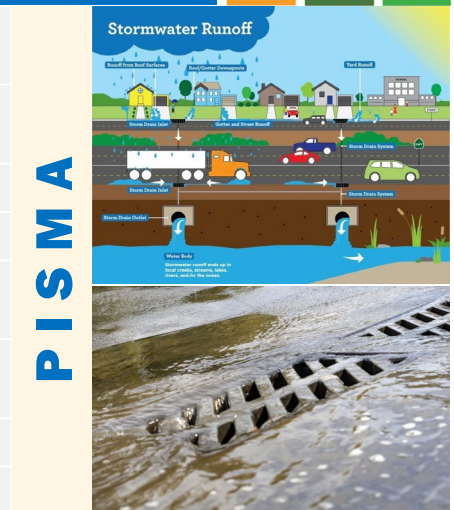


CTP: PROJECT 9

PROPOSAL FOR IMPLEMENTING AN ENVIRONMENTALLY FRIENDLY DRAINAGE MASTER PLAN (PISMA) STUDY



CURRENT ISSUES	<ul style="list-style-type: none"> Lack of integrated inventory for the entire drainage and sewerage system. Flash flooding issues occurring 2-4 times a year.
EXISTING POTENTIAL	<ul style="list-style-type: none"> Almost all the drains have been upgraded to concrete drains.
LOCATION	The Entire Study Area of Pulau Pangkor, Perak SAP
IMPLEMENTING AGENCIES	LEADING Department of Irrigation and Drainage (DID)
	SUPPORTING <ul style="list-style-type: none"> Manjung District And Land Office (PDT) Manjung Municipal Council (MMC)
ESTIMATED COST	RM 300,000.00
DURATION	1 Year
PRIORITY STAGE	Quickwin Project (QP)



06: ESTIMATED COST OF PROPOSED DEVELOPMENT ACTION

In conclusion, there are a total of 66 development action proposals recommended in the Pulau Pangkor, Perak Special Area Plan Study, covering various strategic cores and development strategies. The overall cost of the development action proposals in this SAP study is RM 2,241,445,675.21, and the following is a breakdown of the development action proposals according to the strategic cores and management.



Total Cost Of Development Action Proposals For The Pulau Pangkor SAP According To The Development And Management Cores

Source: Pulau Pangkor, Perak Special Area Plan, 2023

66
DEVELOPMENT ACTION PROPOSALS

TOTAL COST OF DEVELOPMENT ACTION PROPOSALS
PULAU PANGKOR, PERAK SAP
RM 2,241,445,675.21

E: GUIDELINES

01: SPECIAL GUIDELINES

The Development Guidelines should serve as a guide for all stakeholders to achieve sustainable and smart island development. It is also meant to achieve and support the following aspects:



Aspects of the Development Guidelines For Pulau Pangkor SAP

Source: Pulau Pangkor, Perak Special Area Plan Study, 2023

The following is a list of specific guidelines that should be read in conjunction with the latest Development Planning Guidelines and other documents from relevant departments and agencies.



List of Pangkor Island SAP Guidelines

Source: Pulau Pangkor, Perak Special Area Plan Study, 2023

