

# EXECUTIVE SUMMARY

SEPTEMBER 2022



# DRAFT SPECIAL AREA PLAN TASIK CHINI (ALTERATION)

**PLAN**Malaysia@Pahang  
Jabatan Perancangan Bandar dan Desa Negeri Pahang



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## SUMMARY OF AMENDMENT SPECIAL AREA PLAN (ALTERATION)

### Summary of Changes Figure

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**Summary of Changes on Use Class Rule and Environmental Strategy**

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## INTRODUCTION

The content of this executive summary document only covering partial information excerpt of Draft Tasik Chini Special Area Plan (Alteration). Detailed information must be referred to Draft Tasik Chini Special Area Plan (Alteration) full report.

## ALTERATION GOAL



The amendment of the Tasik Chini Special Area Plan (TCSAP) is for the purpose of conservation and preservation of the diversity of nature and biodiversity in order to maintain the status of Tasik Chini as a UNESCO Biosphere Reserve through the amendment of development controls based on current conditions and needs.

## PROPOSED AMENDMENT

The preparation of this Draft TCSAP (Alteration) is more geared towards land use change, environmental management and subsequent improvements to planning control based on the current situation at the site.

In addition, the Draft TCSAP (Alteration) will take into account the following three main points:



01

Amendment in zoning and new development controls for the lots where development approval has been given at the local, state or federal level;



02

Demarcation of the Chini Forest Reserve which was gazetted on 5 August 2021 with an area of 6,502.8 hectares (gazette no.: PW 5559) based on the plan signed by the Pahang Survey and Mapping Director on 21 July 2021; and



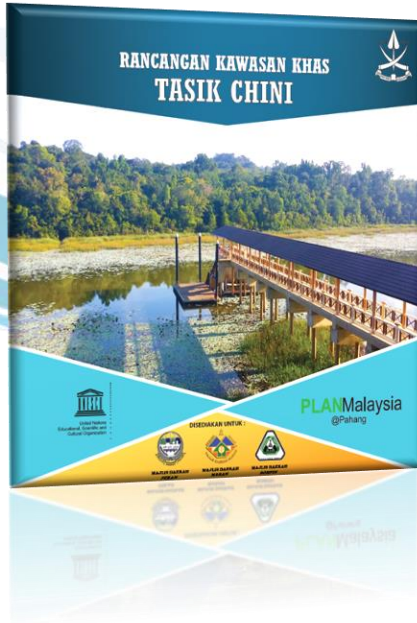
03

Demarcation of the Chini Forest Reserve which was gazetted on 5 August 2021 with an area of 6,502.8 hectares (gazette no.: PW 5559) based on the plan signed by the Pahang Survey and Mapping Director on 21 July 2021; and

# PURPOSE OF THE REPORT

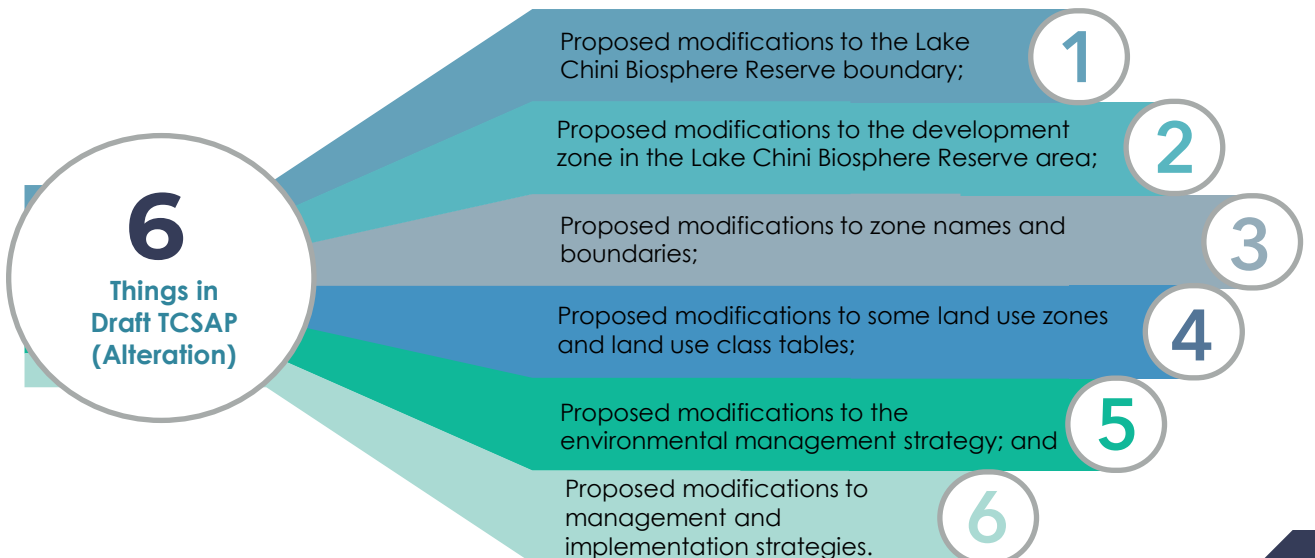


This Draft TCSAP (Alteration) is prepared as an addendum report that needs to be read together with the Tasik Chini Special Area Plan (State Gazette No. 1833 dated 26 November 2018). This Draft TCSAP (Alteration) is prepared based on the need to make zoning changes and new development controls.



The Special Area Plan is a statutory document prepared based on legal requirements under Section 16B of the Town and Country Planning Act 1976 (Act 172) while the amendment is based on Section 16 of the Town and Country Planning Act 1976 (Act 172). This draft SAP will be a reference document as well as a guide to all relevant agencies in controlling development specifically around Lake Chini.

This Draft TCSAP (Alteration) consists of the following items:





# DRAFT TCSAP (ALTERATION) PREPARATION PROCESS

**LEVEL 1**  
MOBILIZATION

Initiative to amend SAP by  
local planning authority /directive of State  
Planning Committee



Proposal



**LEVEL 2**  
PREPARATION OF  
DRAFT TCSAP  
(ALTERATION)

**DRAFT TCSAP (ALTERATION)**



**LEVEL 3**  
EXAMINATION,  
INVESTIGATION &  
HEARING

Inspection & objection or  
representation against Draft SAP  
(Publicity and Public Participation)

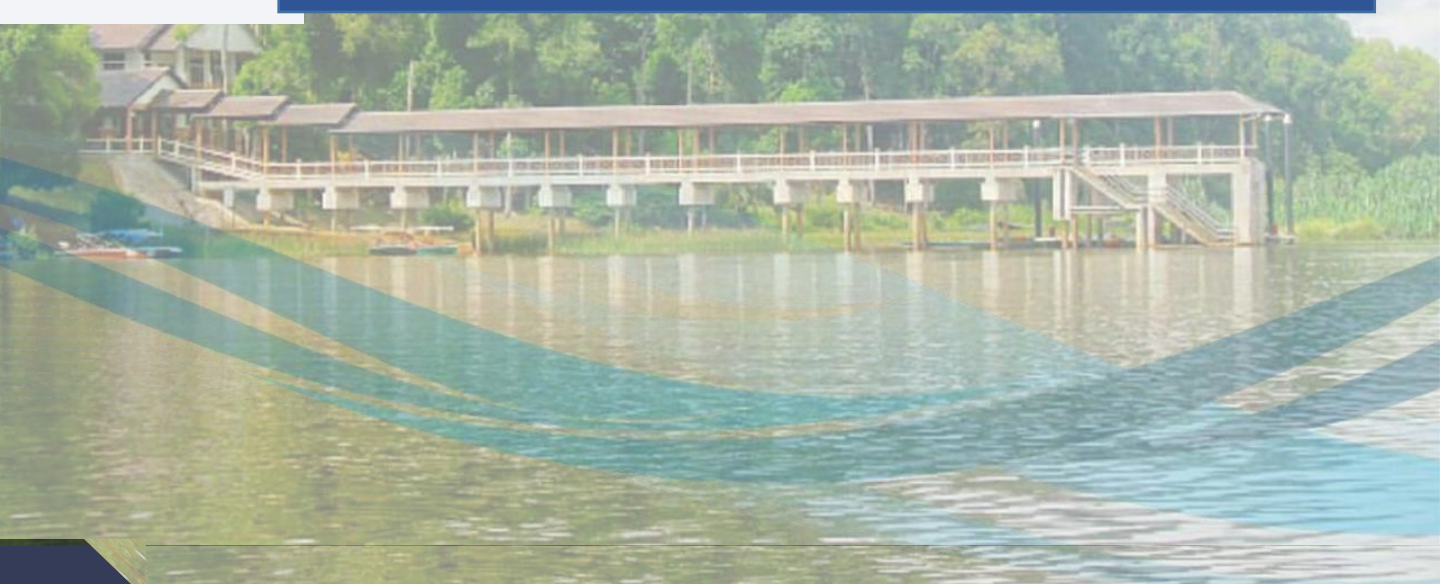


Report of the Local Committee of Inquiry &  
Public Hearing



**LEVEL 4**  
GAZETTING &  
REVOCAION

**LCSAP (AMENDMENT) & GAZETTE / REVOCATION NOTICE**



# LEGAL REQUIREMENTS

**SAP (Alteration) refers to the amendment of the SAP (Gazette) that involves part of the area or the content of the unaltered SAP (Gazette) applicable for the purpose of planning control. The process of SAP Alteration is subject to Subsection 16B(3) of Act 172.**

## SECTION 16B, ACT 172

(3) For the purposes of subsection (2), the plan for a special area shall be prepared in the same manner as the preparation of a local plan, but there shall be incorporated in such plan detailed guidance for its implementation and management, and the plan shall have the effect of a local plan.

## Town And Country Planning Act 1976 [Act 172]

### Alteration, revocation and replacement of local plans

16. (1) The local planning authority may at any time make proposals for the alteration, revocation, or replacement of a local plan.

(2) Without prejudice to subsection (1), the local planning authority shall, if the Committee gives it a direction in that behalf in respect of a local plan, as soon as practicable prepare proposals of a kind specified in the direction, being proposals for the alteration, revocation, or replacement of the plan.

(3) Subsections 12(8) and (9), and sections 13, 14 and 15, shall apply in relation to the making of proposals for the alteration, revocation, or replacement of a local plan under this section and to any consequent alteration, revocation, or replacement of the plan, as they apply in relation to the preparation of a draft local plan under section 12 and to a draft local plan prepared thereunder.





# AMENDMENT IN ALTERATION



## AMENDMENT ON ZONING AND USE CLASS RULE

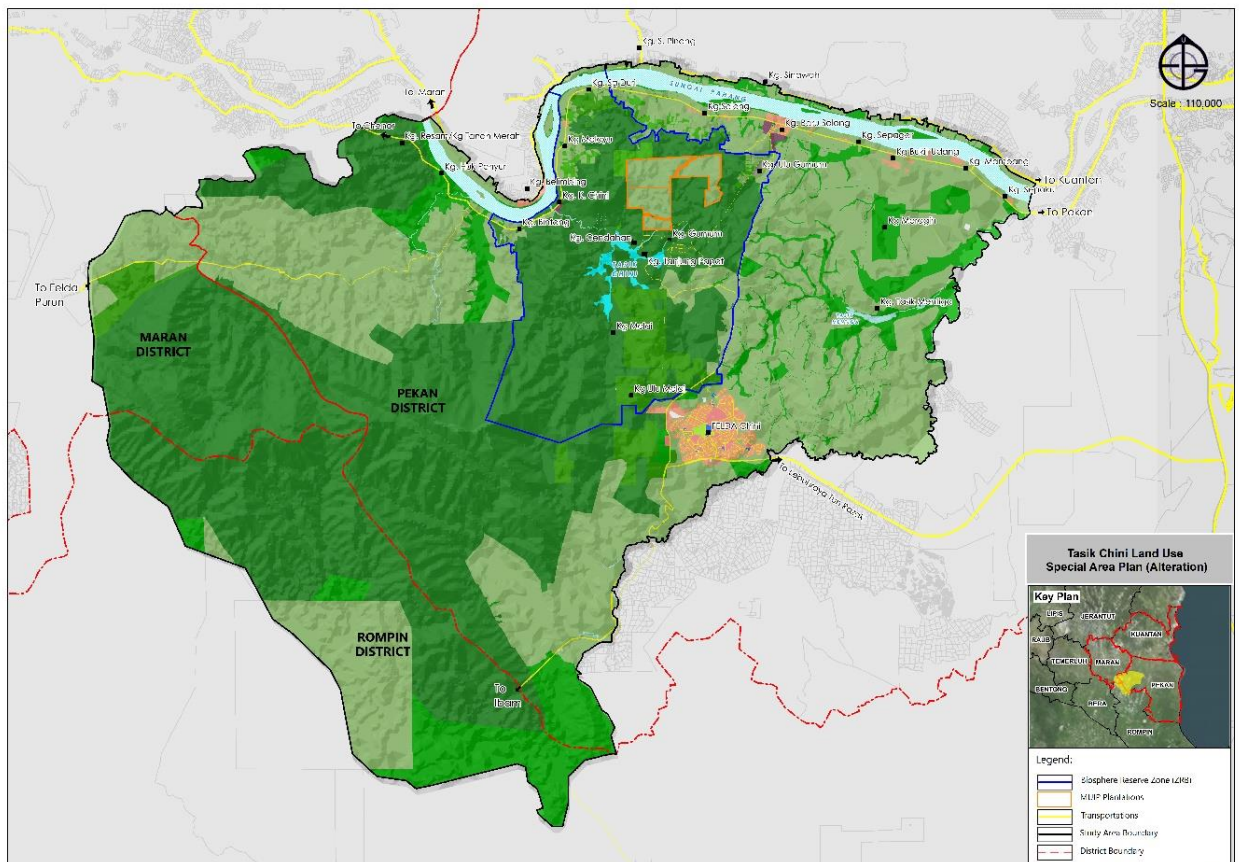
### THE CHANGE OF CURRENT LAND USE PLAN DRAFT TASIK CHINI SPECIAL AREA PLAN (ALTERATION).

Changes to the Current Land Use Plan of the Lake Chini Special Area Plan involve changes to Figure 3.3: Current Land Use Plan of the Study Area, 2016 in the TCSAP (Gazette) on page 3-3.

This change has taken into account the current land use (2022) as well as new inputs from various agencies during the process of preparing the Draft TCSAP (Alteration) including investment projects and development approvals at the local, state and federal levels.

#### Change to the Current Land Use Plan of the Tasik Chini Special Area Plan (Alteration)

#### DRAFT TCSAP (ALTERATION)



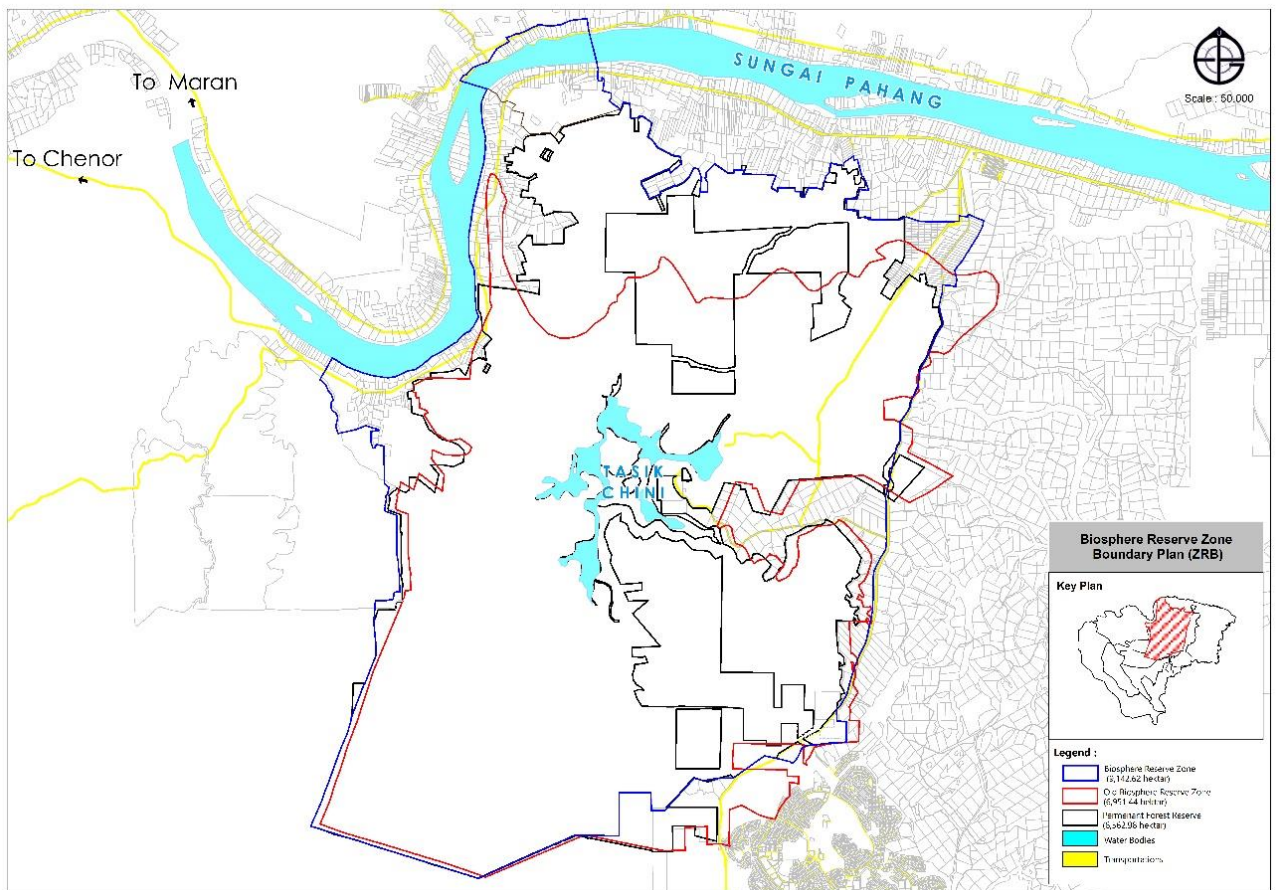
## CHANGES TO THE BIOSPHERE RESERVE BOUNDARIES OF THE TASIK CHINI SPECIAL AREA PLAN

Changes to the Biosphere Reserve Zone Boundary Plan of the Draft TCSAP (Alteration) concern Figure 2.3: Study Area According to the Strategic Implementation Plan Report in the TCSAP (Gazette) on pages 2-3.

The changes have taken into account the current land use (2022) as well as new inputs from various agencies during the process of preparing the Draft TCSAP (Alteration) including investment projects and development approvals at the local, state and federal levels.

### Changes to the Biosphere Reserve Boundaries of the Tasik Chini Special Area Plan (Alteration)

#### DRAFT TCSAP (ALTERATION)



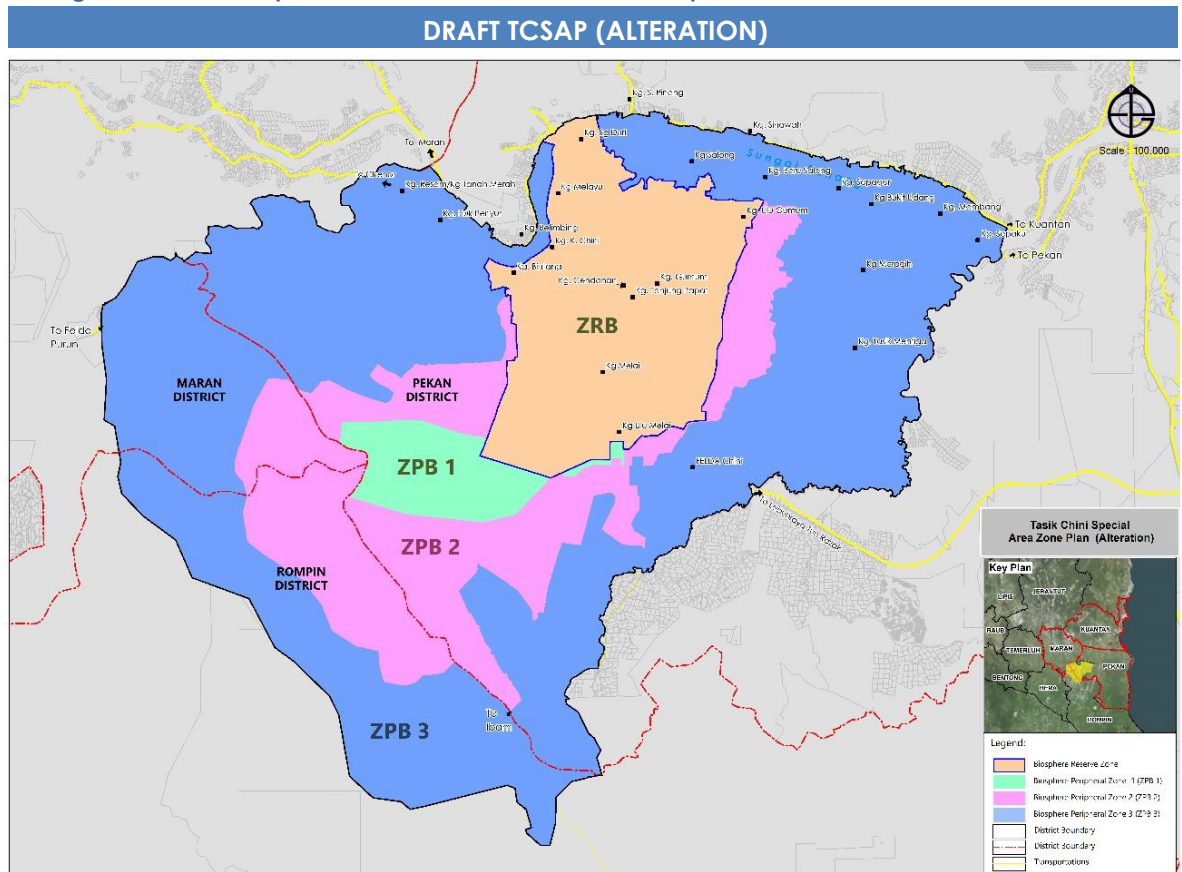


## PROPOSAL OF TASIK CHINI SPECIAL AREA PLAN DEVELOPMENT ZONE

Changes to the Tasik Chini Special Area Plan Development Zone Plan concern Figure 11.1(a): Tasik Chini SAP Development Zone in the TCSAP (Gazette) on page 11 - 1.

| TCSAP (GAZETTE)     |  | TCSAP (ALTERATION)                   |  |
|---------------------|--|--------------------------------------|--|
| 01. Core Zone       |  | 01. Zon Rizab Biosfera               | <ul style="list-style-type: none"> <li>➤ Zon Utama (Core Zone)</li> <li>➤ Zon Peralihan (Transition Zone)</li> <li>➤ Zon Penamparan (Buffer Zone)</li> </ul>           |
| 02. Buffer Zone     |  | 02. Zon Pinggiran Biosfera 1 (ZPB 1) |  |
| 03. Transition Zone |  | 03. Zon Pinggiran Biosfera 2 (ZPB 2) | <ul style="list-style-type: none"> <li>➤ ZPB 2.1 - Terapai</li> <li>➤ ZPB 2.2 - Jemarau</li> <li>➤ ZPB 2.3 - Maran - Rompin</li> </ul>                                 |
|                     |  | 04. Zon Pinggiran Biosfera 3 (ZPB 3) | <ul style="list-style-type: none"> <li>➤ ZPB 3.1 - Felda Chini</li> <li>➤ ZPB 3.2 - Salong</li> <li>➤ ZPB 3.3 - Mentiga</li> <li>➤ ZPB 3.4 - Maran - Rompin</li> </ul> |

### Changes to the Development Zone Plan of the Tasik Chini Special Area Plan



## CORE ZONE AMENDED TO BIOSPHERE RESERVE ZONE

Changes to the Core Zone of the Tasik Chini Special Area Plan concerns Figure 11.3: Proposed Core Zone Land Use Map in TCSAP (Gazette) on page 11-4.

The change of Core Zone to Biosphere Reserve Zone takes into account the input from the Biosphere Reserve Periodic Review Report 2022. The Core Zone in the SAP (Gazette) has 4 Small Development Zones (ZPK) which are:



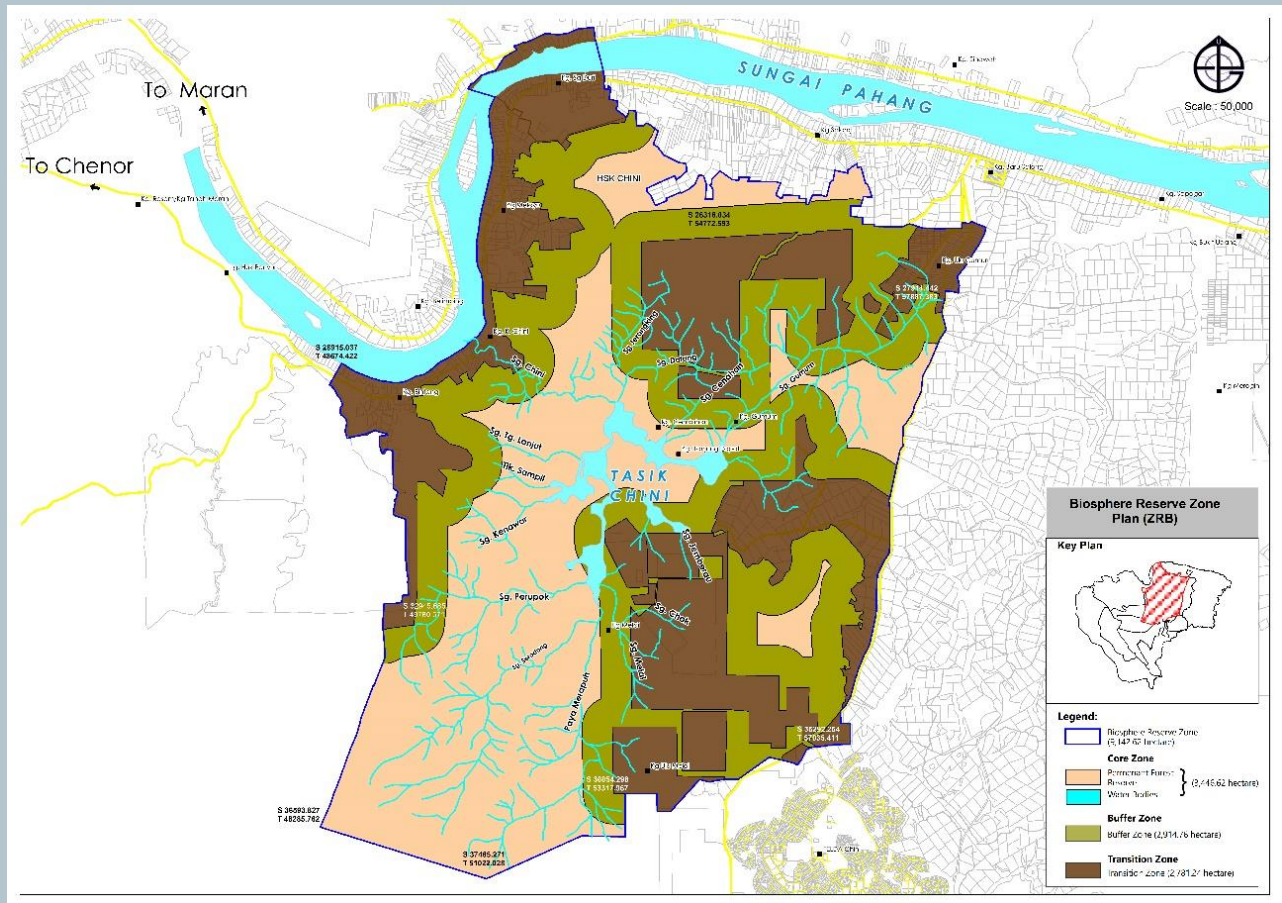
The change of the Core Zone in the SAP (Gazette) to Biosphere Reserve Zone will mean the Biosphere Reserve Zone now consists of 3 zones which are:

| Zone                                     | Area (Hectares) |
|--|-----------------|
| <b>1. Core Zone</b>                      |                 |
| ▪ Hutan Simpan Kekal (HSK) dan Badan Air | 3,162.90        |
| ▪ Kampung Gumum                          | 283.72          |
| <b>Total</b>                             | <b>3,446.62</b> |
| <b>2. Transition Zone</b>                |                 |
| ▪ Ladang MUIP                            | 402.31          |
| ▪ Bukit Ketaya                           | 817.77          |
| ▪ Rangkaian CFS                          | 276.40          |
| ▪ Kuala Chini                            | 38.46           |
| ▪ Perkampungan & Pertanian               | 1,246.30        |
| <b>Total</b>                             | <b>2,781.24</b> |
| <b>3. Buffer Zone</b>                    | <b>2,914.76</b> |
| <b>Overall Total</b>                     | <b>9,142.62</b> |



Changes in the Core Zone of the Tasik Chini Special Area Plan

**DRAFT TCSAP (ALTERATION)**



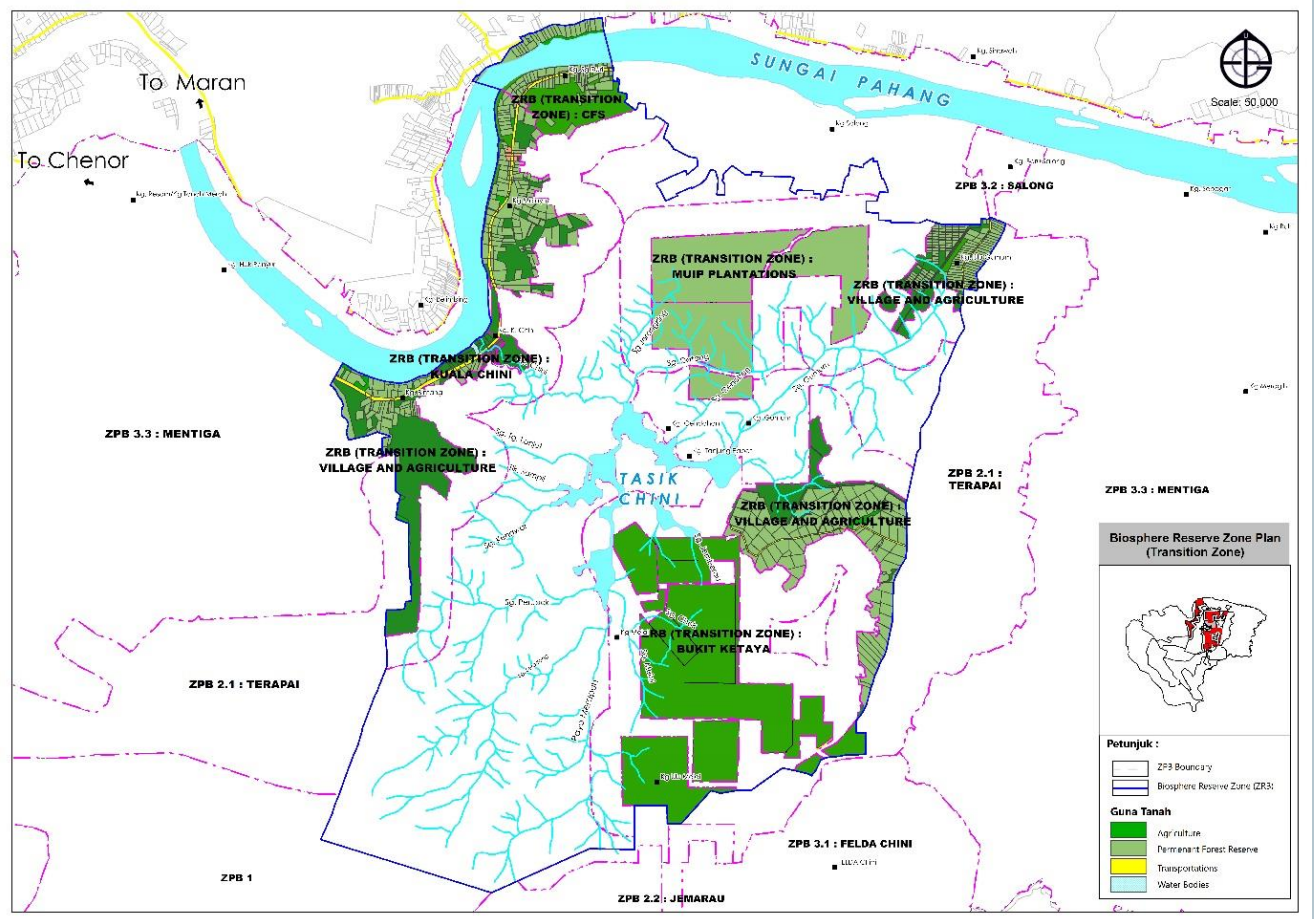




## TRANSITION ZONE WITHIN THE BIOSPHERE RESERVE ZONE

### Biosphere Reserve Zone Overall Plan – Transition Zone

#### DRAFT TCSAP (ALTERATION)



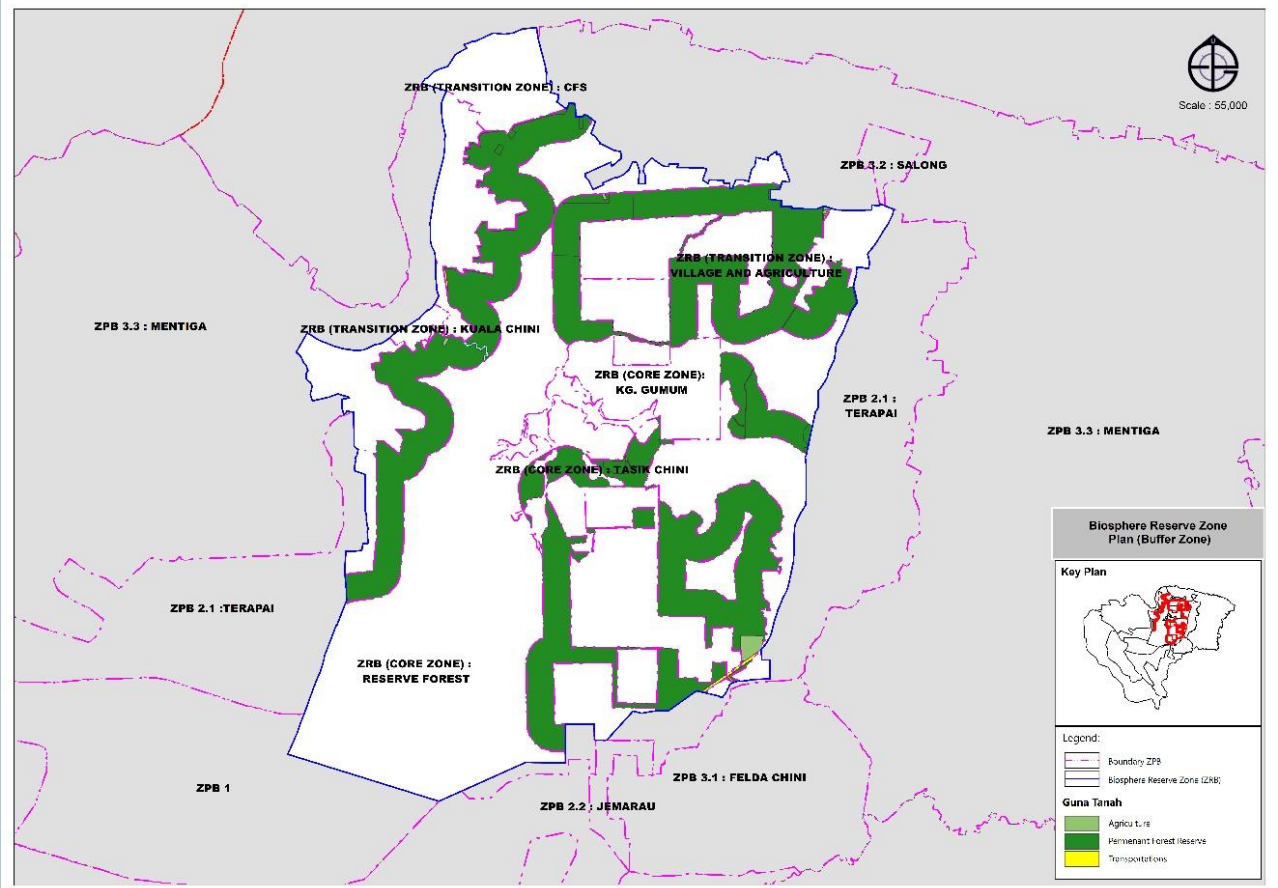
This transition zone is divided into five areas, namely:

- 1** Transition Zone – Ladang MUIP
- 2** Transition Zone – Bukit Ketaya
- 3** Transition Zone – Rangkaian CFS
- 4** Transition Zone – Kuala Chini
- 5** Transition Zone – Perkampungan dan Pertanian

## BUFFER ZONE WITHIN BIOSPHERE RESERVE ZONE

Biosphere Reserve Zone Plan - Buffer Zone

DRAFT TCSAP (ALTERATION)







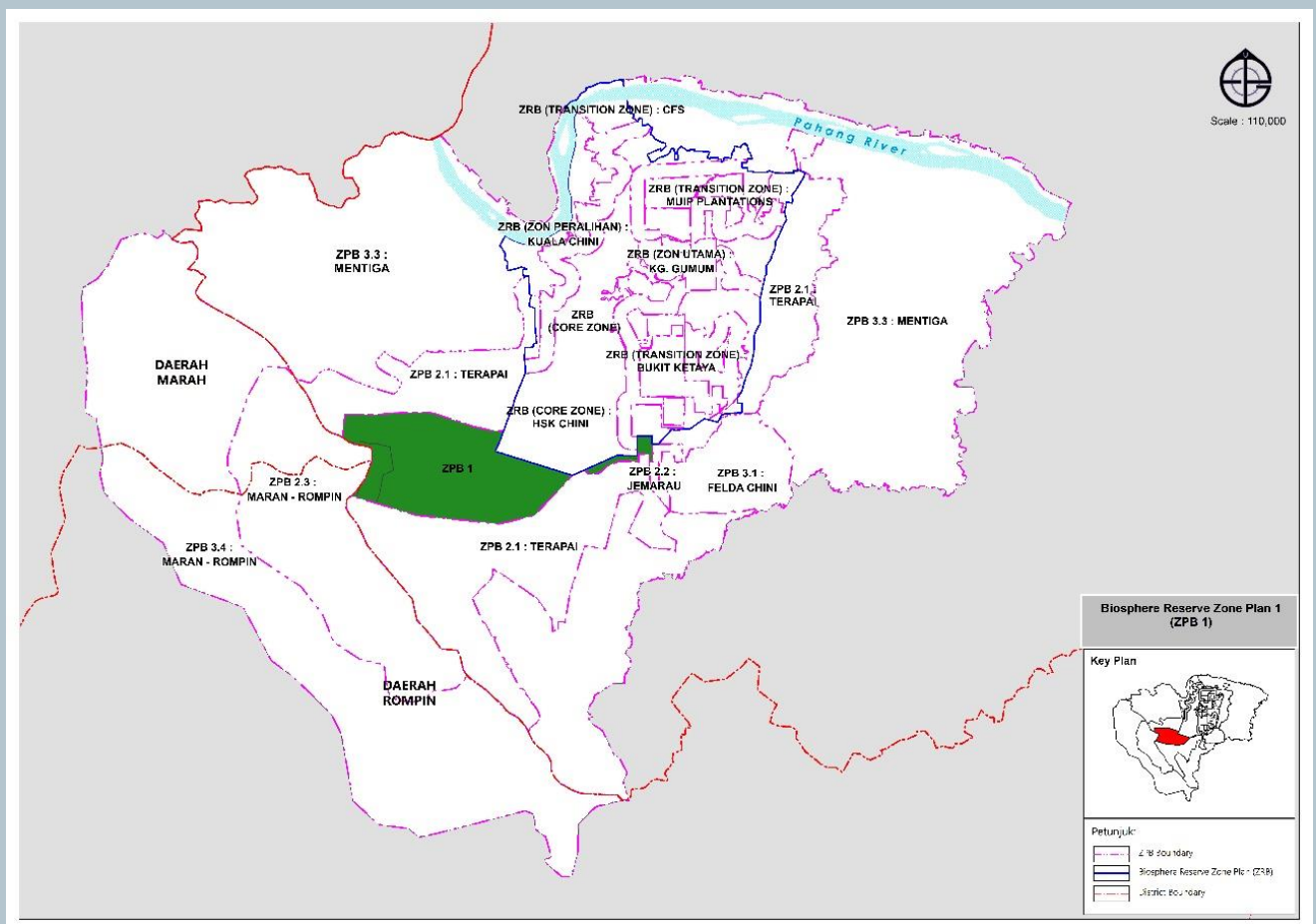
## ZON PINGGIRAN BIOSFERA 1 (ZPB 1)

Changes to ZU3: Bukit Chini concern Figure 11.3(c): Proposed Land Use Map of ZU3: Bukit Chini in TCSAP (Gazette) on page 11 - 10.

The name of the zone was also changed to Zon Pinggiran Biosfera 1 (ZPB 1) in the Draft TCSAP (Alteration).

### Plan of Zon Pinggiran Biosfera 1 (ZPB 1)

#### DRAFT TCSAP (ALTERATION)



## ZON PINGGIRAN BIOSFERA 2 (ZPB 2)

The change on Buffer Zone involves changes to Rajah 11.4: Peta Cadangan Guna Tanah Zon Penampan (Buffer Zone) in the TCSAP (Gazette) on pages 11 - 14.

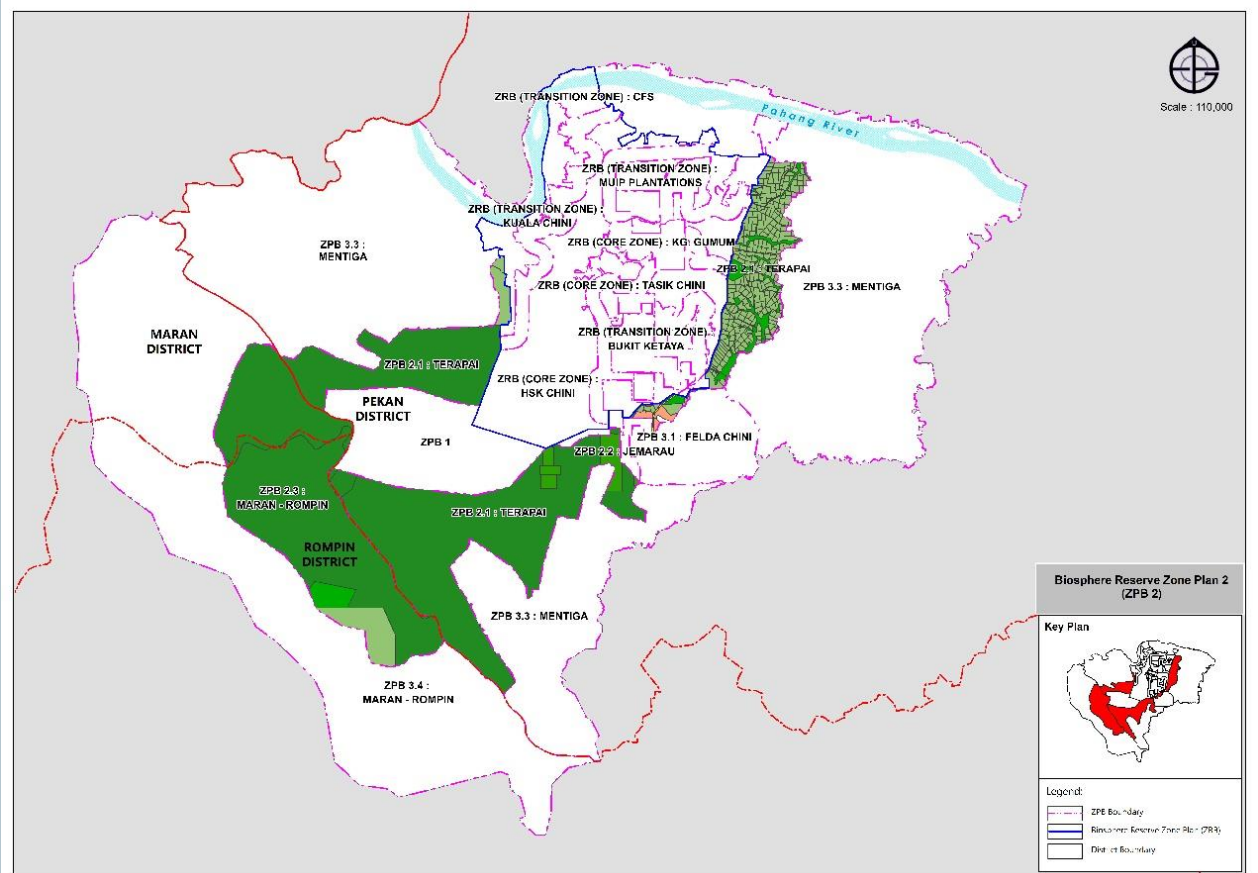
The name of the zone also changed to Zon Pinggiran Biosfera 2 (ZPB 2) in the Draft TCSAP (Alteration).

The formation of Zon Pinggiran Biosfera 2 (ZPB 2) consists of 3 areas namely:

- 1 **ZPB 2.1 - Terapai**
- 2 **ZPB 2.2 - Jemarau**
- 3 **ZPB 2.3 - Maran - Rompin**

### Plan of Zon Pinggiran Biosfera 2 (ZPB 2)

#### DRAFT TCSAP (ALTERATION)





## ZON PINGGIRAN BIOSFERA 3 (ZPB 3)

The change on Transition Zone involves changes to Rajah 11.5: Peta Cadangan Guna Tanah Zon Peralihan (Transition Zone) in the TCSAP (Gazette) on pages 11 - 24.

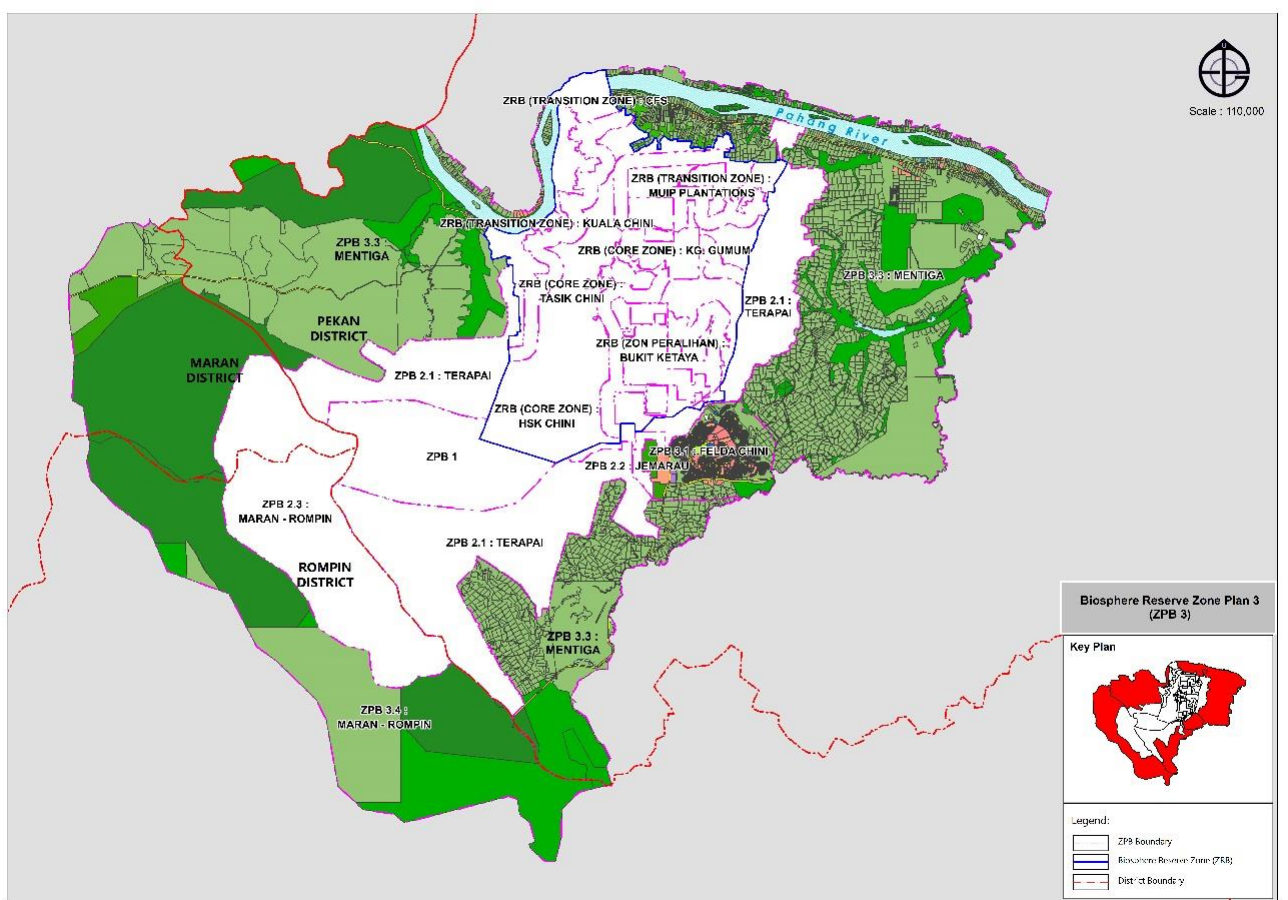
The name of the zone also changed to Zon Pinggiran Biosfera 3 (ZPB 3) in the Draft TCSAP (Alteration).

The formation of Zon Pinggiran Biosfera 3 (ZPB 3) consists of 4 areas namely:

- 1 ZPB 3.1 - Felda Chini
- 2 ZPB 3.2 - Salong
- 3 ZPB 3.3 - Mentiga
- 4 ZPB 3.4 - Maran - Rompin

Plan of Zon Pinggiran Biosfera 3 (ZPB 3)

### DRAFT TCSAP (ALTERATION)



# AMENDMENT IN ALTERATION

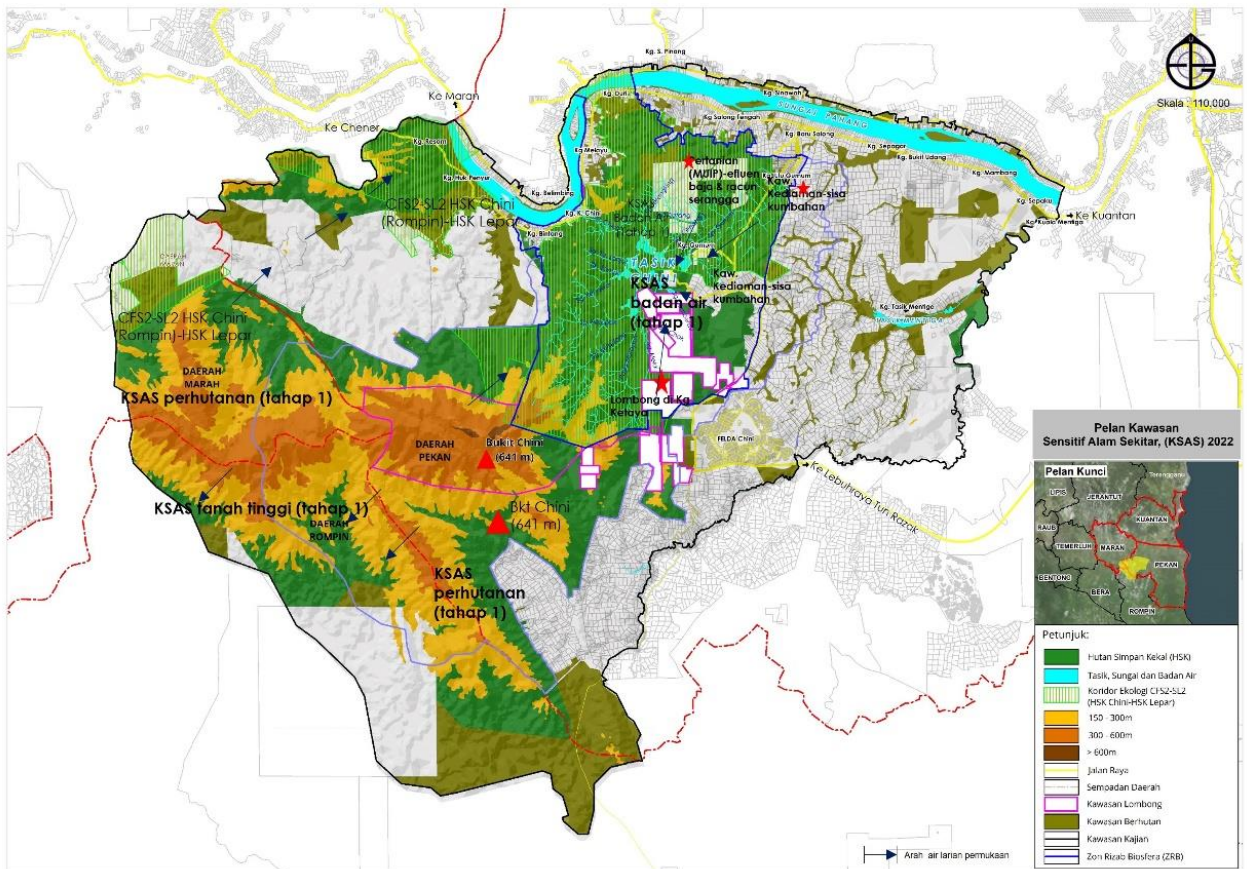


## AMENDMENT TO THE ENVIRONMENTAL MANAGEMENT STRATEGY

The development strategy for environmental and natural management involves rearranging the development boundaries and gazettement of Lake Chini reserve. In addition, the proposal involves integrated zoning and management of environmentally sensitive areas and the sensitivity level. Pollution control for environmentally sensitive areas focuses on settlement, agriculture and forestry areas.

The preservation of the Lake Chini special area is in line with the principles of Environment, Social And Governance (ESG) which emphasize sustainability practices in development planning, preservation of local communities and good governance. The implementation of this practice is important to maintain the status of Lake Chini as a UNESCO biosphere reserve.

### Development Strategy to Make Lake Chini the Centre of Scientific Excellence, World Biosphere Destination and Sustainable Environment



The plan changes Figure 6.1: Development Strategy to Make Lake Chini the Centre of Scientific Excellence, World Biosphere Reserve Destination and Sustainable Environment in the TCSAP (Gazette) on page 6 - 2.



# AMENDMENT IN ALTERATION



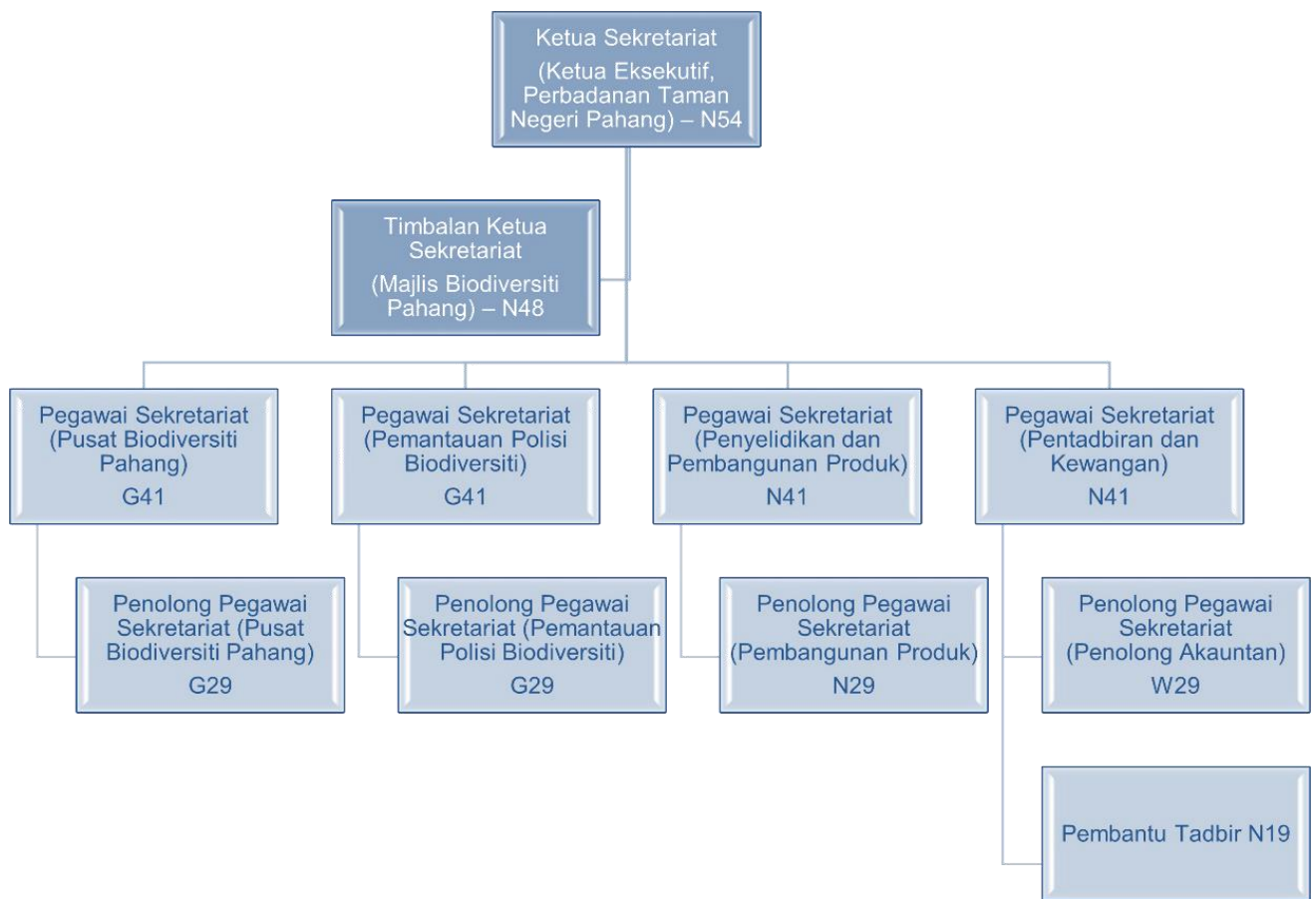
## AMENDMENT TO MANAGEMENT AND IMPLEMENTATION STRATEGY

### Pahang Biodiversity Council and Pahang State Park Corporation

The establishment of the Pahang Biodiversity Council and the Pahang State Park Corporation is a commitment by the State Government to create a source of authority to regulate state parks and biodiversity through the Pahang State Biodiversity Council Bill and the Pahang State Park Corporation Enactment Bill 2021 presented at the meeting of the fourth term of the 14th State Legislative Assembly.

#### Pahang Biodiversity Council Organization Chart

This figure will replace Figure 12.2: Proposed Organizational Structure of the Tasik Chini Biosphere Park Management Body, page 12-3 on TCSAP (Gazette).



### Pahang State Park Corporation Organization Chart

This figure will replace Figure 12.2: Proposed Organizational Structure of the Tasik Chini Biosphere Park Management Body, page 12-3 on the TCSAP (Gazette).

