



LOCAL PLAN
PUTRAJAYA
PRECINCTS 7, 8, 9 AND 10



PERBADANAN PUTRAJAYA

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1.0 INTRODUCTION

1.1 BACKGROUND

The development of Putrajaya, the Federal Government Administrative Centre was based on a physical Master Plan approved in 1995. Under the current development planning system which is provided by the Town and Country Planning Act 1976 (Act 172), the Local Planning Authority which is Perbadanan Putrajaya is required to prepare a Structure Plan and subsequently Local Plans in its planning area after the commencement of Section 8 and Section 12 of the said Act in its area. The Putrajaya and part of Sepang District Structure Plan was prepared in 1995. Once the Structure Plan of Putrajaya and part of Sepang comes into effect, the Authority shall prepare Local Plans for several precincts in Putrajaya.

1.2 THE PROCESS OF LOCAL PLAN PREPARATION

The preparation of a Local Plan is governed by the provisions in Section 12 through Section 16 of the Town and Country Planning Act 1976 (Act 172) and the amendments in Act A933 (1995). An additional legislative requirement is the modification of the Town and Country Planning Act 1976, Order 1998 specific for Putrajaya. This Order does not modify the procedures of Local Plan preparations but it only modifies the authority that approves the plan which is Perbadanan Putrajaya. The process of Local Plan preparation involves the following.

1.2.1 Preparation Of A Draft Local Plan (Section 12)

Under the provision of Act 172, the preparation of a Local Plan can be carried out by a Local Planning Authority after or before the Draft Structure Plan has been approved. The preparation of a Local Plan requires an understanding of the policies and strategies of the Structure Plan, an analysis of current issues and trends as well as development potentials of the Local Plan Area. The proposals are to be formulated and substantiated with a plan, written statements and a set of detail guidelines.

1.2.2 Publicity and Public Examination (Section 13(1) and 13(2))

After the completion of a Draft Local Plan, the Local Planning Authority (Perbadanan Putrajaya) shall make available several copies of the Draft Local Plan for public examination for a period not less than four (4) weeks and may be extended for not more than four (4 weeks) upon request from the public. Publicity on the Draft Local Plan helps to inform the public on the development proposals and provides opportunities for the public to give feedback on the plan.

1.2.3 Public Hearing On The Draft Local Plan (Section 14, Act 172; Modification Order 1998)

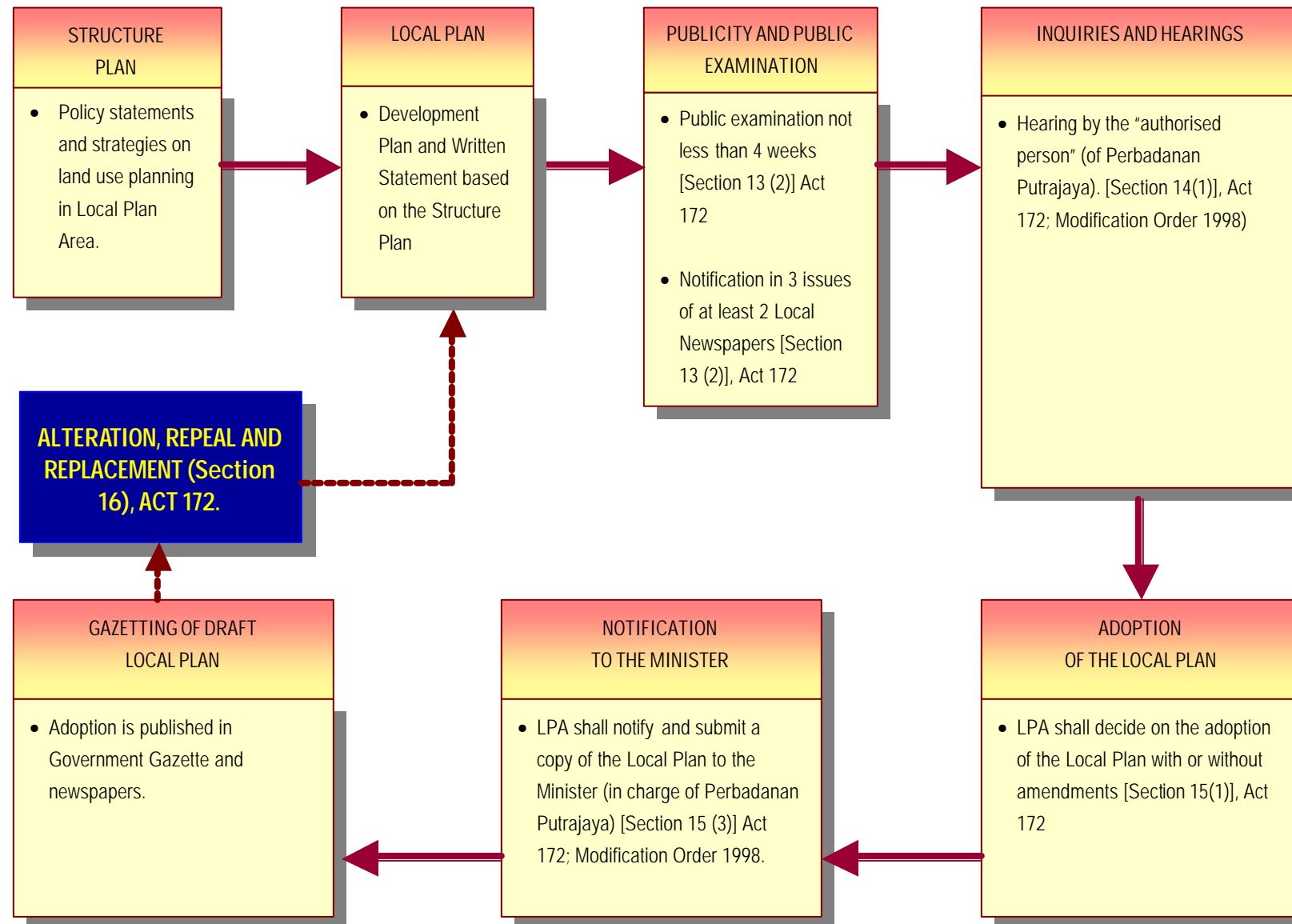
A public hearing presided by an “authorised person” (of Putrajaya Corporation) shall be conducted to access the feedback or objections made by the public. The authorised person shall report to the Local Authority on objections and representations made on the content of the draft local plan.

1.2.4 Adoption Of The Local Plan (Section 15)

Decision shall be made by the Local Planning Authority to adopt the Draft Local Plan with or without amendments.

1.2.5 Gazetting Of Draft Local Plan (Section 15 (4), Act 172)

Upon adoption of the Draft Local Plan, the Local Planning Authority shall cause the fact of its adoption to be published in the Government Gazette and local newspapers.



**Chart 1.1 :
The Process of Local Plan Preparation**

1.2.6 Alteration, Repeal and Replacement Of Local Plan (Section 16(2), Act 172)

The Local Planning Authority may at any time alter, repeal or replace the Local Plan. However, the process under Sections 12, 13, 14 and 15 shall be complied with.

The process of Local Plan preparation is shown in Chart 1.1.

1.3 THE FORM AND CONTENT OF LOCAL PLAN

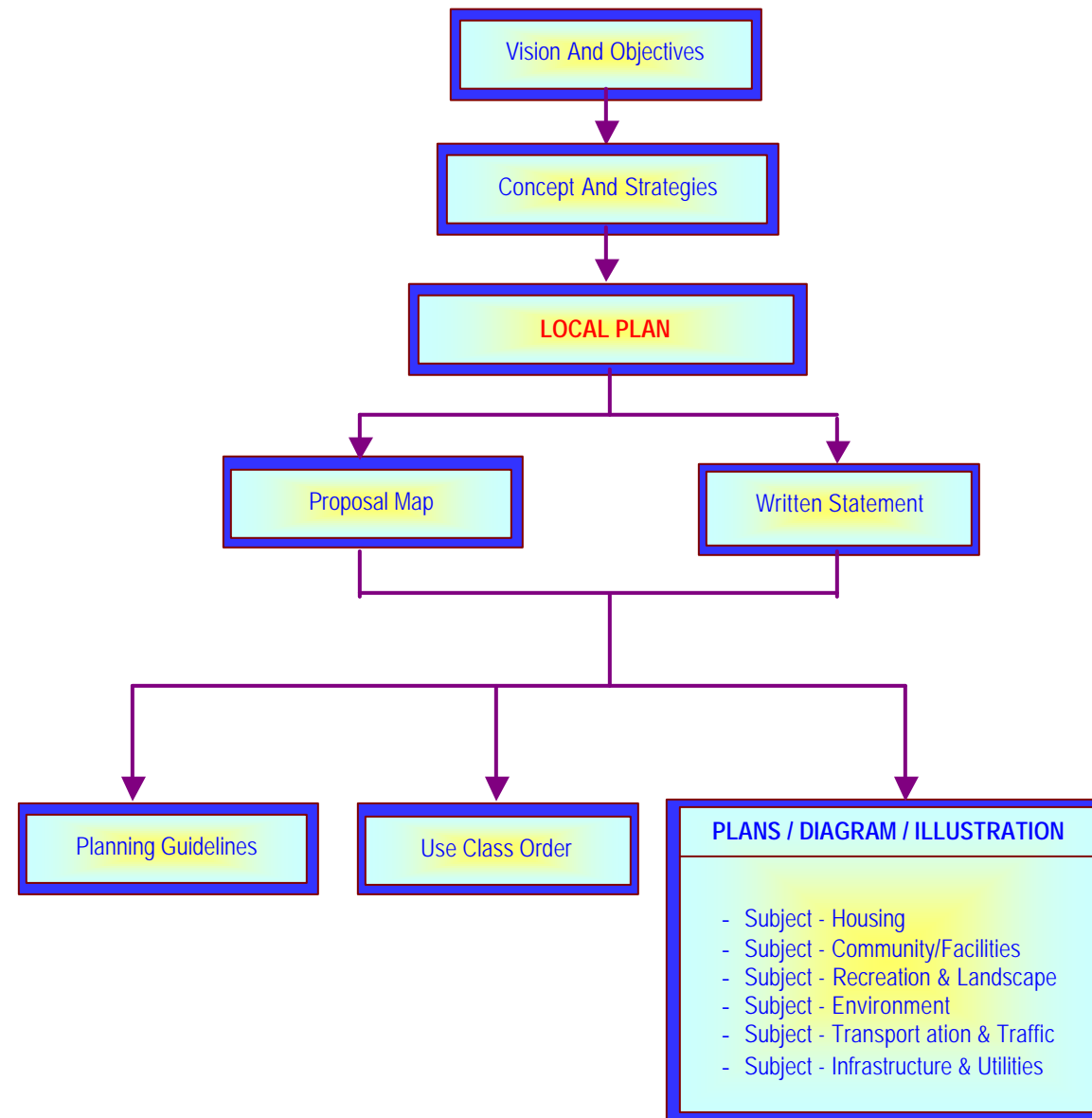
The Local Plan consists of two parts namely:

- i. Volume 1 : Proposal Map and Written Statement
- ii. Volume 2: Manual for Physical Planning Guidelines

1.3.1 Proposal Map And Written Statement

The Proposal Map is a plan showing detailed land use zoning proposed for the entire Local Plan area for a specific planning period. In this Local Plan for Putrajaya Precinct 7, 8, 9 and 10, the Plan propose detail land use zoning for a 10 year period between the year 2000 to 2010.

The Plan should be read together with the Written Statement consisting of a Use Class Order that describes the type of activities permitted, prohibited and permitted with conditions in specified land use zones indicated in the Plan and supported by plans, diagrams and illustrations that highlight detail proposals.



**Chart 1.2 :
The Content Of Draft Local Plan
(Volume 1: Proposal Map And Written Statement)**

The written statements of the local plan will explain the following subjects in accordance with the provision of Act 172 :-

- i. Development and usage of land
- ii. Protection and improvement of physical environment
- iii. Preservation of natural topography
- iv. Improvement of the landscape
- v. Preservation and planting of trees
- vi. Provision of open spaces
- vii. Preservation and enhancement of built form i.e. in the character and appearance of buildings
- viii. Improvement of communication system
- ix. Management of traffic

The content of Volume 1: Proposal Map and Written Statement is illustrated in Chart 1.2.

1.3.2 Manual On Planning Physical Guidelines

The Manual which is in Volume 2 will be used by the Perbadanan as a guide in the processing of development applications. It is also a useful guide for developers in the preparation of layout plans and planning reports.

The manual underlines the planning requirements in specific land use zones. The planning requirements includes density, minimum lot sizes, building heights, building setbacks, road network, utilities and landscape.

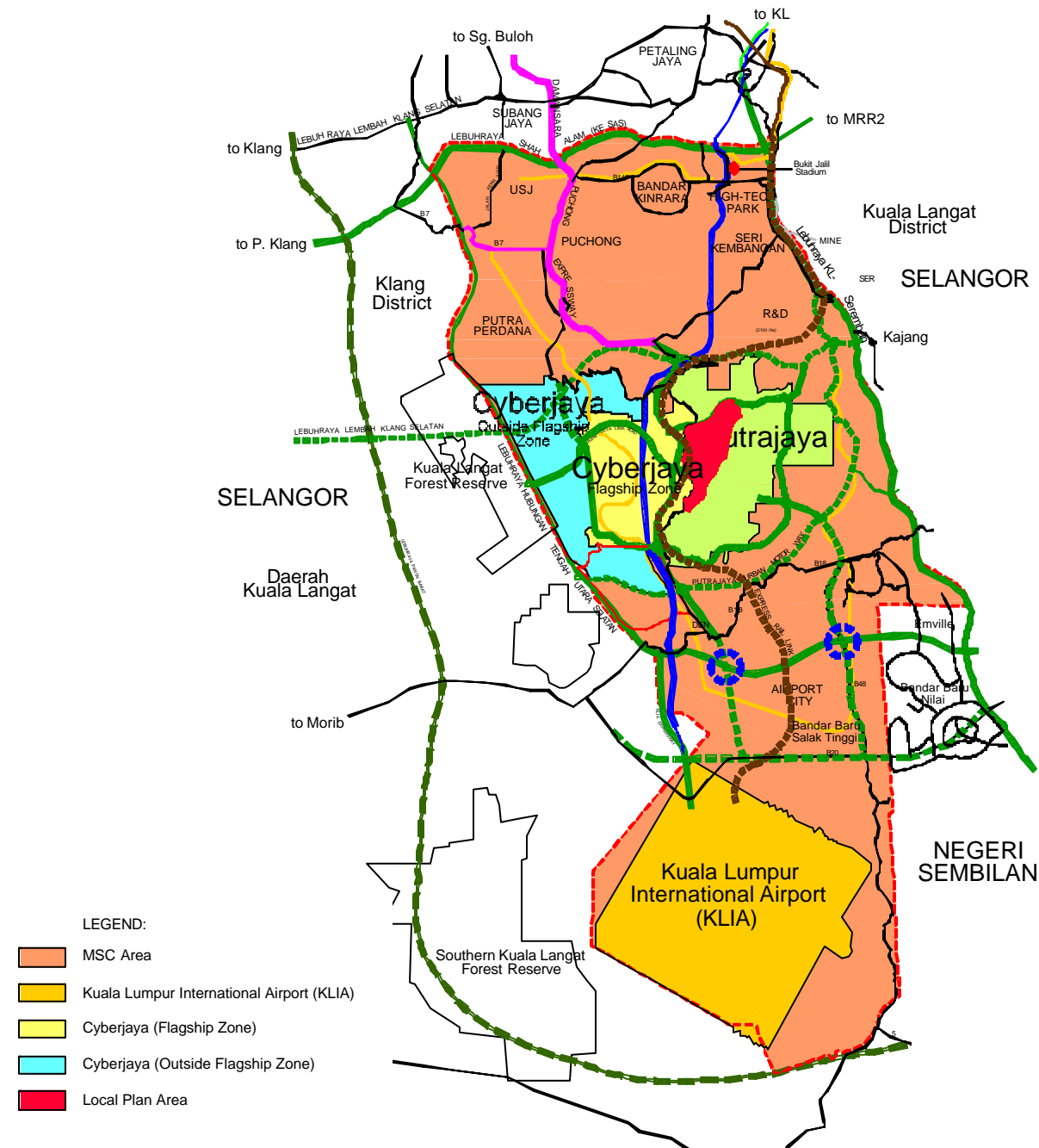


Figure 1.1 :
Location Of Precincts 7, 8, 9 And 10
In Context Of The Multimedia Super Corridor (MSC)

1.4 THE LOCAL PLAN AREA

1.4.1 Location

The Local Plan area consists of Precincts 7, 8, 9 and 10 which forms part of Putrajaya. The precincts are located along the western periphery of Putrajaya boundary. The Local Plan area is bounded by a lake that runs from the eastern boundary to southwest. The lake was formerly a river known as Sg Chua which was dammed to form a lake that becomes a major feature of Putrajaya, the Garden City. The lake separates the precincts from the Core Island located to the east and Precinct 6 to the south. B15 road forms the north west boundary and it separates the precincts from Cyberjaya.

1.4.2 Accessibility

Precinct 7, 8, 9 and 10 Local Plan area is linked to the B15 road via two interchanges located to the north and south. Both interchanges are situated in Cyberjaya. The link to the north leads directly to the main distributor road of Putrajaya R3 that runs to the north of Precinct 9 and Precinct 10 towards Precinct 1 whilst the second link known as Gateway Link which is located to the south, leads directly to the secondary distributor road of Putrajaya R2 to the Core Precinct via Bridge 8 or Bridge 9. This link runs diagonally through Precinct 7 and Precinct 8.

1.4.3 Physical Profile

Large parts of the Local Plan area are developed especially Precinct 9 and 10 which are located to the north, while Precincts 7 and 8 are partially developed especially for public amenities and utilities.

Developed areas are generally flat with isolated hills conserved as green areas whilst those which are still in their natural habitat are undulating with some isolated hills to the east and west. The area is dominated by a distinctive centrally located ridge line which runs from north to south and divides the area into two.

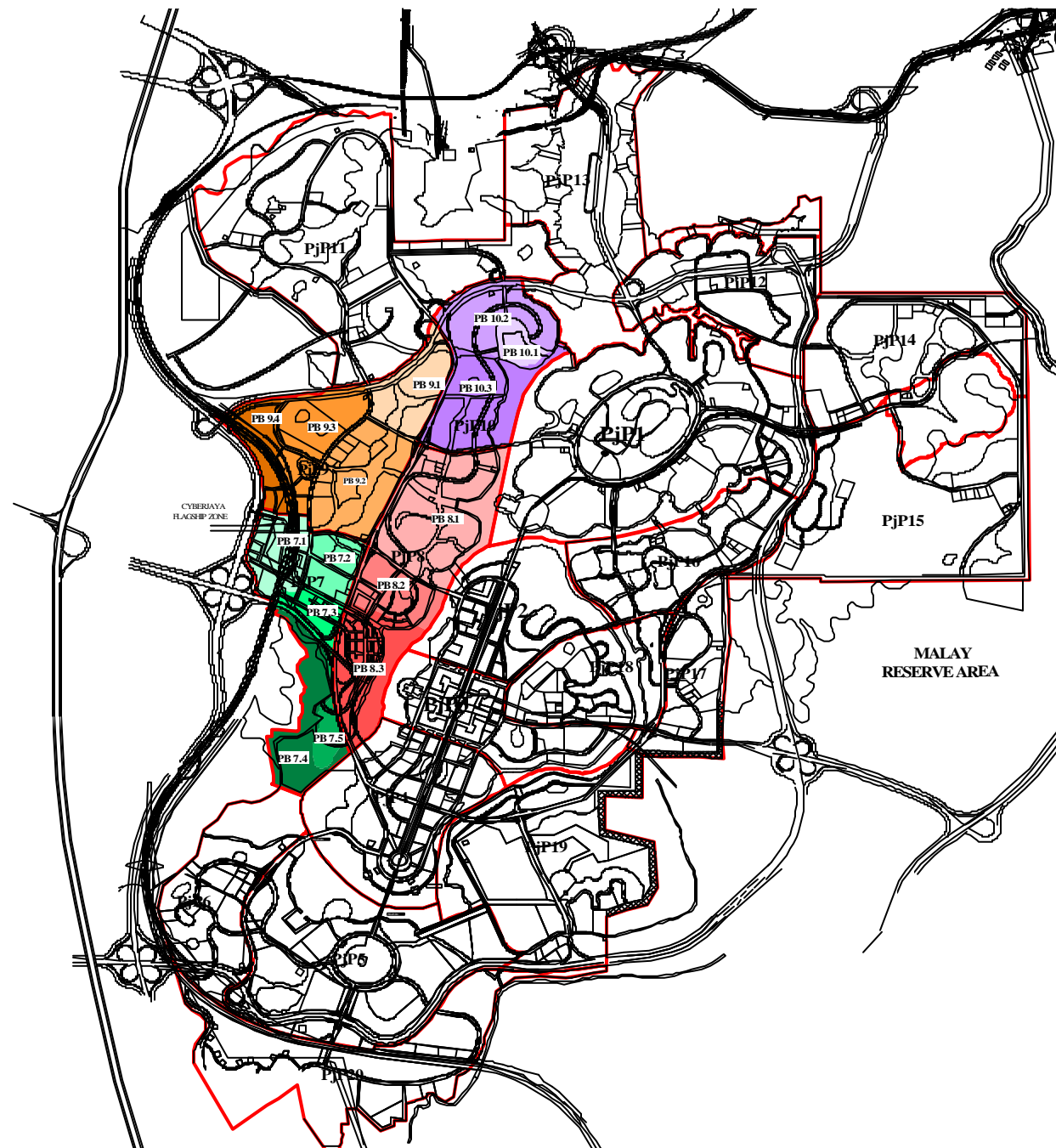


Figure 1.2 :
Location Of Local Plan Area Precincts 7, 8, 9 And 10 In Putrajaya



Photo 1.1:
Road Leading To Precinct 7



Photo 1.2:
Residential Development In Precinct 8

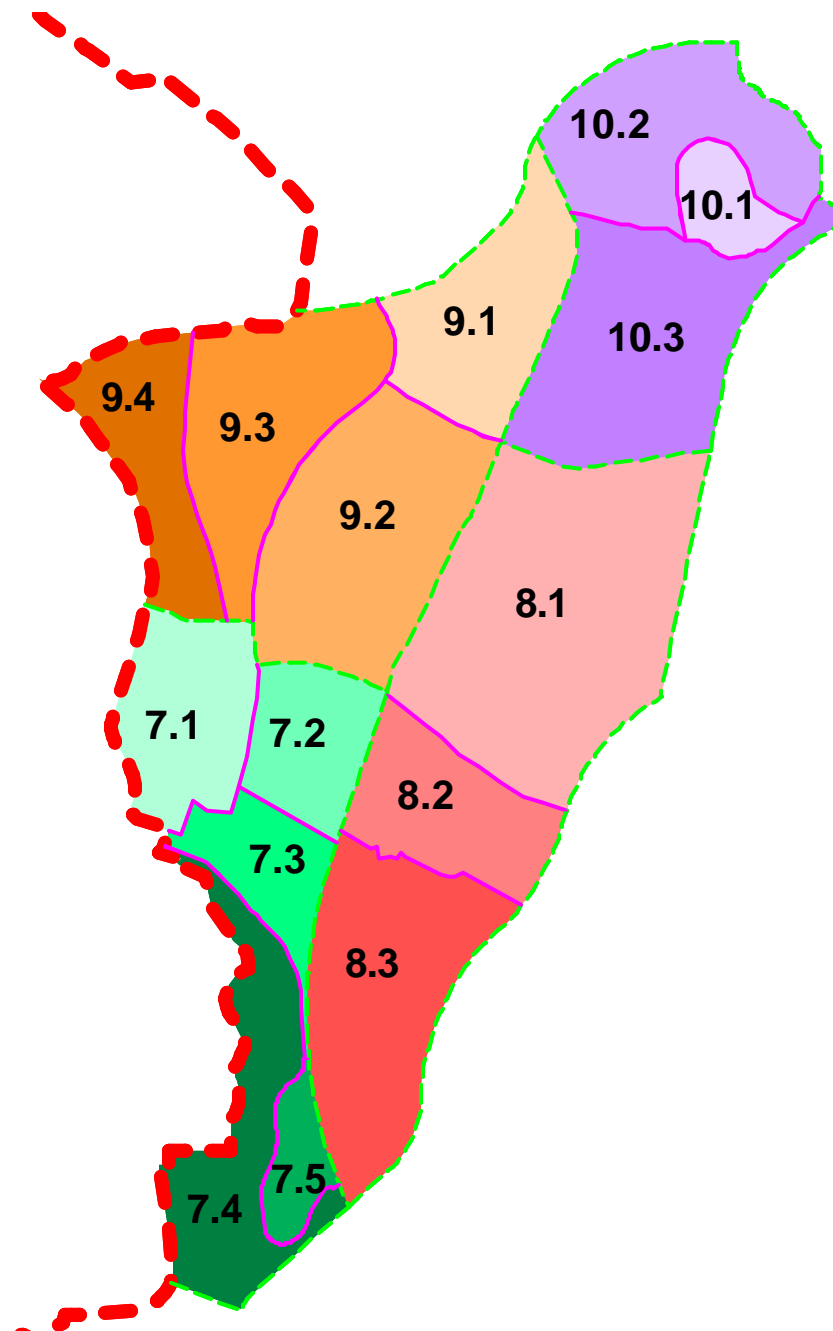


Figure 1.3:
Planning Blocks Of Putrajaya Precinct 7, 8, 9 And 10.

1.5 PLANNING BLOCKS

The Local Plan area is divided into four (4) precincts which are Precinct 7, Precinct 8, Precinct 9 and Precinct 10. Each precinct is further subdivided into three (3) to five (5) homogeneous planning blocks according to physical boundary such as roads, lot boundary or precinct boundary.

The planning blocks are as follows:-

i. PRECINCT 7

a.	Planning Block (PB) 7.1	-	41.19 hectares
b.	Planning Block (PB) 7.2	-	29.85 hectares
c.	Planning Block (PB) 7.3	-	24.67 hectares
d.	Planning Block (PB) 7.4	-	51.49 hectares
e.	Planning Block (PB) 7.5	-	13.41 hectares

ii. PRECINCT 8

a.	Planning Block (PB) 8.1	-	124.02 hectares
b.	Planning Block (PB) 8.2	-	37.23 hectares
c.	Planning Block (PB) 8.3	-	74.45 hectares

iii. PRECINCT 9

a.	Planning Block (PB) 9.1	-	49.32 hectares
b.	Planning Block (PB) 9.2	-	78.00 hectares
c.	Planning Block (PB) 9.3	-	61.04 hectares
b.	Planning Block (PB) 9.4	-	35.66 hectares

iv. PRECINCT 10

a.	Planning Block (PB) 10.1	-	14.78 hectares
b.	Planning Block (PB) 10.2	-	56.14 hectares
c.	Planning Block (PB) 10.3	-	77.10 hectares

2.0 PLANNING FRAMEWORK: PUTRAJAYA AND PART OF SEPANG DISTRICT STRUCTURE PLAN, 1995

2.1 INTRODUCTION

The Putrajaya and part of Sepang District Structure Plan was prepared in 1995. The Structure Plan provides broad planning framework for Putrajaya that requires further refinement in the Local Plan. The policies formulated in the Structure Plan are therefore important to be discussed at an early stage in order to set forth the concept, strategies and policies in the Local Plan.

The following sections will deliberate the policies in the Structure Plan and the strategies or actions to be undertaken by the Local Plan. The sections are segmented into several

sectors such as residential, commercial, landscaping, infrastructure, utilities and environment.

Table 2.1 : Policies Pertaining To The Federal Government Administrative Centre

Policies	Reference Policy No.	Local Plan Implications
THE FEDERAL ADMINISTRATIVE CENTRE OF PUTRAJAYA SHALL BE DEVELOPED AS AN INTELLIGENT CITY, FULLY EQUIPPED WITH HIGH TECHNOLOGY TELECOMMUNICATIONS, TRANSPORTATION AND SERVICES NETWORKS	POLICY 1	Provision of high technology telecommunications, transportation and services network shall be implemented in the Local Plan area by providing sufficient supply, high standard of provision and sufficient service corridor.
THE FEDERAL ADMINISTRATIVE CENTRE OF PUTRAJAYA SHALL BE DEVELOPED WITH THE THEME OF "A CITY IN A GARDEN"	POLICY 2:	Local Plan shall adopt the development theme of Putrajaya, "A City In A Garden" as its development concept and these are seen in the provision of hierarchy of green and open space that are asimilated into the neighbourhood areas.
A SPECIAL UNIT SHALL BE SET UP FOR THE PLANNING AND IMPLEMENTATION OF PUTRAJAYA DEVELOPMENT	PP1	The Local Plan which consist of a Proposal Map and a planning manual guidelines shall be used as a tool for development planning and development control by Perbadanan Putrajaya.
A MASTER PLAN AND DETAILED DEVELOPMENT PLANS SHALL BE PREPARED IMMEDIATELY	PP2	Local Plan shall provide detail planning for all plots of land indicating types of land use zones, road network, public amenities, infrastructure and utilities reserves.

Table 2.2 : Policies On Population And Housing

Policies	Reference Policy No.	Local Plan Implications
RESIDENTIAL DEVELOPMENTS WITHIN PUTRAJAYA SHALL BE BASED ON THE NEIGHBOURHOOD CONCEPT WITH ADEQUATE PROVISION OF COMMUNITY FACILITIES AND IN A FORM THAT WILL ENCOURAGE THE SOCIAL INTEGRATION OF DIFFERENT COMMUNITIES AND THE DEVELOPMENT OF A CARING SOCIETY	POLICY 3:	The Local Plan will ensure that community facilities are adequately provided within the required walking distance and threshold size of the community or neighbourhood established.
A SYSTEMATIC HOUSING PROGRAMME SHALL BE IMPLEMENTED TO ENSURE HOUSING NEEDS FOR THE TARGETTED POPULATION OF PUTRAJAYA ARE MET	PP3	Government housing and standard housing scheme are being developed to ensure housing needs for the targetted population are met.
SEVERAL ALTERNATIVES OF DESIGN AND LAYOUT OF SURROUNDING AREAS SHALL BE STUDIED IN TERMS OF SUITABILITY OF THE CONCEPT FOR NEIGHBOURHOOD UNITS	PP4	The concept of housing in Putrajaya has been designed to encouraged neighbourhood living as well as blending with the concept of Garden City of Putrajaya. Garden houses with low fencing has been introduced to comply with the policy.
NEIGHBOURHOOD UNITS SHALL BE PLANNED AND INTEGRATED WITH PEDESTRIAN PATHS AND BICYCLE TRACKS	PP5	Walkways, green links and promenade are interelinkd within and between precincts and neighbourhood areas in order to encourage pedestrianisation and cycling.

Table 2.3 : Policies On Commercial

Policies	Reference Policy No.	Local Plan Implications
A MAJOR COMMERCIAL CENTRE AND SEVERAL SMALLER TOWN CENTRES SHALL BE CREATED WITHIN THE FEDERAL ADMINISTRATIVE CENTRE OF PUTRAJAYA	PP7	A sub commercial centre is being proposed in Precinct 7 and Precinct 8 which will compliment the main commercial area of core precinct and is being supported by local centres.

Table 2.4 : Policies On Industry

Policies	Reference Policy No.	Local Plan Implications
INDUSTRIAL DEVELOPMENT SHALL NOT BE PERMITTED WITHIN PUTRAJAYA	PP8	No industrial development are being proposed in the Local Plan area.

Table 2.5 : Policies On Transportation And Traffic

Policies	Reference Policy No.	Local Plan Implications
AN EFFICIENT, CLEAN AND EFFECTIVE TRANSPORTATION SYSTEM COMPRISING COMPREHENSIVE ROAD NETWORKS SUPPORTED BY A MULTI-MODE PUBLIC TRANSPORTATION SYSTEM SHALL BE PROVIDED IN THE DEVELOPMENT OF PUTRAJAYA	POLICY 5	The Local Plan area has a wide network and hierarchy of road system which will cater for the traffic generated by the population. This is being supported by the a comprehensive monorail system and local bus network that is in line with Putrajaya transportation policies.
SEVERAL ALTERNATIVE PUBLIC TRANSPORT MODES SHALL BE PLANNED FOR EASY TRAVEL AND ACCESS, ESPECIALLY FOR THE CENTRAL CORE	PP10	The 50 : 50 model split has been adopted for the local plan area. This encourage the use of the public transport such as the monorail and local buses.

Table 2.6 : Policies On Environment And Green Corridor

Policies	Reference Policy No.	Local Plan Implications
NATURAL FEATURES AND CHARACTERS SHALL BE PRESERVED AS FAR AS POSSIBLE IN THE IMPLEMENTATION AND DEVELOPMENT OF PUTRAJAYA	POLICY 4:	Hills have been identified and preserved as vantage points, look out areas and parks. Ridgelines will be preserved as parks and hence the preservation of the natural features within Local Plan area.
THE GREEN CORRIDORS SHALL BE DEVELOPED AS AN IMPORTANT COMPONENT IN ACHIEVING "A CITY IN A GARDEN" CONCEPT	POLICY 8:	Green corridors are being preserved in its network of open space and recreation. Hierarchy of the parks such as Metropolitan Parks, District Park, Neighbourhood Park and Local Park are proposed and linked by green corridors and civic area such as the promenade.
DEVELOPMENT IN THE RIVER CATCHMENT AREA SHOULD BE EFFECTIVELY CONTROL TO ENSURE NO WATER POLLUTION	PS 3	The river catchment outside Putrajaya is the main source of water for the Putrajaya Lake and this has become the main element in the Garden City Concept which is adopted in the Local Plan Area. The water quality will be control throughout the development of Putrajaya and its surrounding to ensure no water pollution occurs.
ENSURING ANY NOISE SENSITIVE AREAS TO BE PROTECTED FROM NOISE POLLUTANT	AS 3	Adequate buffer zones will be provided along the main roads, rail line and noise sensitive areas such as hospital, schools and religious areas.
ENSURING GOOD RIVER WATER QUALITY BY CONTROLLING THE POLLUTION SOURCES	AS 4	Environment management and erosion control measure will be incorporated in all development stages. Input to the lake system will be control by using Gross Pollutant Trap and landscape design approaches.

Table 2.7: Policies On Utilities

Policies	Reference Policy No.	Local Plan Implications
THE LOCAL PLANNING AUTHORITY (LPA) SHALL COORDINATE WITH UTILITY AGENCIES IN PLANNING AND IMPLEMENTATION PROGRAMMES OF UTILITY PROVISIONS TO ENSURE SUFFICIENT AND CONTINUOUS SUPPLY	POLICY 6:	All utility agencies will confirm the utility requirement before the Local Planning Authority approves any development in the Local Plan areas. The utility agencies also coordinate the implementation of these utilities.
THE LOCAL AUTHORITY SHALL ENSURE ADEQUATE SUPPLY OF WATER IN THE DEVELOPMENT OF THE FEDERAL ADMINISTRATIVE CENTRE OF PUTRAJAYA	PP11	Supply of water for the local plan areas comes from Reservoir 1 Precinct 9 which in turn obtain supply from the Semenyeh Treatment Works will be provided to cater for the demand of the population in the area.
A CENTRAL SEWERAGE TREATMENT SYSTEM SHALL BE IMPLEMENTED TO CATER TO THE NEEDS OF THE POPULATION OF PUTRAJAYA	PP12	A central sewerage system is being proposed in Putrajaya in which several Sewerage Treatment Plant and internal residential sewer system in the Local Plan area will link to.
TELECOMMUNICATION INFRASTRUCTURES THAT HELP SUPPORT OTHER TELECOMMUNICATION SYSTEMS SHALL BE INTRODUCED	POLICY 7:	The Local Plan has been designed with a network to support comprehensive services which includes telephone, data communication, digital lease line, mobile communication, cable TV, MSC application and teleport service.
THE LOCAL AUTHORITY SHALL ENSURE UNINTERRUPTED SUPPLY OF ELECTRICITY THROUGH EXTENSIVE ELECTRICAL NETWORK BASED ON THE DESIGN OF THE FEDERAL ADMINISTRATIVE CENTRE OF PUTRAJAYA	PP15	Electricity supply within the local plan area will follow the requirement guidelines of Putrajaya in which the security of supply of level 1 is designed for in which time taken for restoration of supply is less than 5 seconds.
THE GAS PIPE THAT PASSES THROUGH PUTRAJAYA SHALL BE UPGRADED FROM CLASS 1 AND CLASS 3 TO CLASS 4.	PP16	Supply of natural gas in the Local Plan areas will be tapped from medium pressure distribution lines to area station where the pressure will be reduced for supply to residential and small commercial uses via low pressure distribution piping.

3.0 VISION AND DEVELOPMENT STRATEGIES

3.1 THE VISION FOR PUTRAJAYA

The envisaged goal in the development of Putrajaya would be the creation of a Federal Government Administrative Centre that is :-

- A Garden City in harmony with the environment.
- A modern, futuristic, intelligent and unique world-class city.

3.2 THE LOCAL PLAN VISION

Precincts 7, 8, 9 and 10 will be a major residential area with complete facilities and conducive environment for living, work and play which in itself typifies a complete city, and complements the functions of Putrajaya as an Intelligent and a Garden City.

3.3 OBJECTIVES OF THE LOCAL PLAN

The objectives of the Local Plan are as below :

- i. To interpret the policies and strategies of the Structure Plan through a detailed land use plan that will provide a framework for future developments within Precinct 7, 8, 9 and 10.
- ii. To provide proper planning guidelines that will facilitate development control in the precincts.
- iii. To formulate strategies that promotes safety, security, convenience and utility for the population of these precincts within a sustainable economy and environment.
- iv. To plan for a development that adheres to the garden city concept and projecting a uniquely Malaysian identity.
- v. To ensure effective environmental performance within the framework of an intelligent city setting.

3.4 DEVELOPMENT CONCEPT

3.4.1 Planning Considerations

i. Identity And Main Component Of The Local Plan Area

The Local Plan Area is part of the peripheral areas of Putrajaya. Each precinct in the peripheral areas including those in the Local Plan area has their identity and main components as being set forth by the Putrajaya Master Plan. Precincts 7, 8, 9 and 10 generally is a major part of the western peripheral areas. It also acts as the western edge of Putrajaya where a transportation hub is sited at Precinct 7. It is also the centre for major institution areas such as the hospital, police and fire brigade. The four precincts of the local plan here also have a mixed use development. The main landuse components for each of the Precincts in the Local Plan area are as follows :-

- | | |
|-------------|--|
| Precinct 7 | - Sub-commercial centre complemented by a transportation hub as the magnet. |
| Precinct 8 | - Residential Area and Sub Commercial Centre |
| Precinct 9 | - Metropolitan Park and Residential Areas |
| Precinct 10 | - Low Density Residential area with Prime Minister's Residence as the focal point. |

ii. Targeted Population

The peripheral areas of Putrajaya generally are planned as residential areas and are segmented into several neighbourhood units known as planning blocks. Each neighbourhood unit is planned to accommodate an average of 3,080 units and 15,400 populations.

The Local Plan area (Precincts 7, 8, 9 and 10) is targeted to accommodate a total of 13,755 residential units and an estimated population of 68,775 up to the year 2005.

iii. Road Linkages

The local plan area is highly accessible and well connected to the expressway and the main distributor roads. R3 road, a main distributor that runs to the north of Precincts 9 and 10 links both areas to B15 expressway. To the south, the Gateway Link connects Precincts 7 to B15 expressway. In addition, R2 road running from north to south in the middle of the Local Plan area connects R3 road and the Gateway Link and provides access to all precincts acting as the main spine road for the development. Road linkages are shown in Figure 3.1.

iv. Existing Land Use

Approximately 45% of the Local Plan area is already developed and the developed areas are mainly in Precinct 10, parts of Precincts 8 and 9. In addition, almost all areas in Precinct 9 are committed with development whilst Precinct 7 and part of Precinct 8 are currently being planned. (refer to Figure 3.1). Most of the existing development comprises residential and public facilities.

v. Physical Attributes

The local plan area is undulating and the waterfront offers excellent potential for high value Commercial/Residential development.

The interesting shoreline configuration and continuous waterfront creation of lagoons for active public space and natural nodes for the area of community interaction.

The Metropolitan Park, which sits along the ridgeline, creates a natural landscape and backdrop for Precinct 8 and 10. This adds character and also assist with viewing. Hill Parks found in Precinct 8, Precinct 9 and Precinct 10 are natural landmarks and give a well defined image to the area.

vi. Visual Impacts

Some of the features in the Local Plan area such as lakes and hills give good visual impact that should be retained to enhance the beauty of the area. Panoramic view is found towards the core precincts and the ridgeline.

vii. Environment

Environmentally sensitive areas that need special considerations are as follows:

- Slopes and hill land
- Roads, ERL and MONORAIL are potential contributors to noise and air pollution
- Lake
- Soils and geology around lakeside, which have been identified as unsuitable for high density and high rise development.

3.5 DEVELOPMENT STRATEGIES

In line with the vision and objectives of the Local Plan, various development strategies have been outlined to support the Proposal Map. These development strategies encompass the various development components for the Proposal Map.

3.5.1 RESIDENTIAL

- i. The distribution of housing within the area are predominantly low density especially along the waterfront. Higher densities are located near the sub commercial areas and near the western transportation terminal.
- ii. The form of development will be sympathetic to the natural form of the site with minimal disturbance to natural slopes.
- iii. To provide for diverse income groups in which residential development will comprise a range of plot sizes, a choice of dwelling units and a mix of densities will be made available.

3.5.2 SUB COMMERCIAL CENTRE

- i. The sub-commercial centre will be the second largest mixed development and residential area for Putrajaya. It will provide services for the western peripheral area as well as Cyberjaya Flagship Zone.
- ii. It will act as a “Gateway Entrance” to the city and as such developments here should face major roads, which acts as entry points to Putrajaya.

3.5.3 WESTERN TRANSPORT TERMINAL

- i. To achieve a relatively high use of the public transport, the WTT is located at one the key entrance to the city and also adjacent to the Cyberjaya Flagship Zone. It also integrates the Monorail and Express Rail Line (ERL) and regional and local buses.
- ii. WTT provides the potential to achieve convenient mode of transfers for the development and the Putrajaya population. It will also be a major form of pedestrian activity as it links to the Urban Park and Cyber Park.
- iii. WTT will have some components of commercial space within it.

3.5.4 LANDSCAPE

- i. The landscape framework of the Local Plan area takes into consideration the advantage of the existing natural site features that forms the framework of open space and public realms in the realisation of the City in the Garden concept.
- ii. The main ridgeline is the most significant feature, which acts both visually and physically as backdrops, as focal points and as a major open space resource.
- iii. The hills are important visual elements and form part of hill parks in the residential areas.
- iv. The valleys are important as natural catchments and also for various parks and recreational activities.

- v. The natural landmarks need to be preserved to assist with orientation in the city.
- vi. The continuous lake frontage is an important leisure activity resource.
- vii. Urban landscapes in the form of soft and hard landscape shall help realize the concept of ‘City in the Garden’ and forms the continuous green to provide for shade and cool the city.

3.5.5 ENVIRONMENT

- i. Planning design will take into account the geological, topography conditions (such as high erosion areas and slopes more than 20 degrees) and environmental issues to ensure minimisation of environmental impacts.
- ii. The planning and siting of developments should take into consideration the physical characteristics of the site and environmental issues in order to create a better environment.
- iii. Buffer zones must be incorporated into the planning and design process in a systematic and comprehensive manner. Buffer zones will be provided along the main road, rail lines and noise sensitive areas including hospital, school and religious area.
- iv. Environmental management and control measures shall be incorporated in all development stages. The development shall comply with the relevant requirements and guidelines such as the EIA approval condition and Environmental Management Guide for Putrajaya.
- v. Noise level, air and water quality within the site must be controlled within permissible levels and monitoring will be conducted throughout the development.
- vi. Solid waste must be controlled via the development and implementation of Waste Management Plan.

3.5.6 PUBLIC FACILITIES

Education

- i. To provide for high quality educational environment which caters for the needs and requirement, and to ensure a safe and secure environment for children within the ideal walking distance from the neighbourhood centre.
- ii. To establish schools that are dynamic and energetic in their learning and work culture and also to plan for schools that are able to promote thoughtful and meaningful learning in order to produce a range of high quality educational facilities.
- iii. To provide Smart School with IT facilities complete with Local Area Networks (LAN) and Wide Area Networks (WAN) as a teaching medium.

Health Service

- i. To develop a medical complex to the highest standards of medical service and care.
- ii. To ensure provision of excellent and quality delivery of health care service which are enhanced by natural environmental features with quality design and planning for all the support facilities.

Emergency And Security Services

- i. To provide highest standard and facilities for emergency and security services such as Fire Brigade and Rescue Services, Police and Marine Police to ensure public safety and surveillance.

Religious Facility

- i. To provide religious facilities such as mosque and surau.
- ii. To locate sites for religious facilities within walking distance from the catchment population or as close as possible from residential areas and other public realm facilities such as parks, open spaces, neighbourhood centres or commercial area.

4.0 DEVELOPMENT PLAN

4.1 PROPOSAL MAP 2010

The Proposal Map for Putrajaya Precincts 7, 8, 9 and 10 is depicted in Figure 4.1. The area has been zoned largely for residential in line with its function as a peripheral area. Residential zones make up a total of 172.32 hectares (22.43%). A large size of land also has been designated for infrastructure and utility reserves and they constituted a total of 224.99 hectares of land (29.28%). Other zones include government institution, public amenities, open space together with recreation and commercial.

**Figure 4.1 :
Proposal Map**

Table 4.1 shows the land use distribution for Precincts 7, 8, 9 and 10 of Local Plan area by the year 2010. There are 7 categories of land uses in the Local Plan area which constitutes 768.35 hectares of land area.

4.2 Use Class Order

The purpose of a use class order is to facilitate the local planning authority in development control of the Local Plan Area. The use class order is to be read together with the Proposal Map (Figure 4.1) in controlling the activities of the specific land use. The use class order and Proposal Map are also used as a guide and statutory reference to generate layout and the development plans for newly planned areas, which are within the local plan area.

The use class order includes both the use of land as well as the use of buildings and within the building. The use class order identifies the degree of permissibility for the various land uses by the control of activities at 3 levels or degree of order :-

- i. Permissible Activities
- ii. Permissible Activities With Conditions
- iii. Prohibited Activities

The level of permissibility varies according to the land use classification identified in the Proposal Map. The land use classification is the listing of the category of activities that will be used as a permissible activity, permissible activities with conditions, or prohibited activity in the use class order. The land use classification will function as a major reference for use class order. It covers 8 main land uses as follows :-

- i. Residential
- ii. Government/Institutional Use
- iii. Open Space and Recreation
- iv. Commercial
- v. Service Industry
- vi. Infrastructure and Utility
- vii. Public Amenities
- viii. Special Use

The use class order for Precincts 7, 8, 9 and 10 are indicated in Table 4.3, Table 4.4, Table 4.5 and Table 4.6.

**Table 4.1 :
Land Use Zoning For Overall Local Plan Area**

Land Use Zoning	Land Use	Hectare	%	Total
Residential	Low Density	48.58	6.32	172.32 (22.43%)
	Medium Density	14.65	1.91	
	Medium High Density	45.08	5.87	
	High Density	64.01	8.33	
Commercial	Sub Commercial Centre	28.11	3.65	39.68 (5.16%)
	Neighbourhood Commercial Centre	3.91	0.51	
	Local Centre	1.39	0.18	
	Mixed Use Development	6.27	0.82	
Government Use	Government Use	22.90	2.98	22.90 (2.98%)
Public Amenities	School Complex	12.07	1.57	57.51 (7.48%)
	Secondary School	3.26	0.42	
	Primary School	7.48	0.97	
	Kindergarten	1.24	0.16	
	Hospital	10.41	1.35	
	Health Clinic	1.62	0.21	
	Police Station	5.32	0.69	
	Marine	0.85	0.11	
	Fire Station	4.17	0.54	
	Mosque	3.43	0.45	
	Surau	0.99	0.13	
	Other Religious Use	0.63	0.08	
	Public Amenities Centre	3.96	0.52	
	Community Hall/Library	1.00	0.13	
Market	0.43	0.06		
Food Court	0.65	0.09		
Open Space And Recreation	Metropolitan Park	22.19	2.89	219.04 (28.51%)
	District Park/Urban Park	3.64	0.47	
	Local Park	7.58	0.99	
	Neighbourhood Park	4.28	0.56	
	Playground	3.39	0.44	
	Green Link/Connectors	7.17	0.93	
	Lake Edge/Promenade	22.95	2.99	
	Roadside Landscape / Buffer Zone	45.15	5.87	
	Water Body	102.69	13.37	
Special Use	Transportation Terminal/Bas/Monorail Depot	21.42	2.79	30.19 (3.93%)
	Petrol Station	2.54	0.33	
	Emergency Response Centre	1.01	0.13	
	Western Recreation Centre	5.22	0.68	
Infrastructure And Utilities	TNB Reserve	3.05	0.40	226.71 (29.51%)
	Water Tank	1.75	0.23	
	Sewerage Pumping Station	0.97	0.13	
	Telecom Reserve	1.24	0.16	
	Gas District Cooling House	0.87	0.11	
	Gas District Station	0.37	0.05	
	Retention Pond	4.80	0.63	
	Drainage Reserves	10.72	1.39	
	Rail Reserves	19.95	2.60	
Road Reserves & Parking	182.99	23.81		
Grand Total		768.35	100.00	

Table 4.2 : Detail Land Use Classification

USE CLASSES**CLASS 1 – RESIDENTIAL**

USE CLASS	MAIN LAND USE	ACTIVITY
Class I (A)	Low Density Residential (Houses with density 1-8 units per acre)	1. Bungalow 2. Semi-detached
Class I (B)	Medium Density Residential (Houses with density 9-24 units per acre)	1. Semi-detached 2. Zero lot line 3. Cluster Terrace 4. Terrace/Link 5. Town House 6. Walk-up apartments
Class I (C)	Medium High Density Residential (Houses with density 25-50 units per acre)	1. Terrace/Link 2. Town House 3. Apartment
Class I (D)	High Density Residential (Houses with density 51-75 units per acre)	1. Affordable Homes 2. Apartment 3. Condominium

USE CLASSES**CLASS II – GOVERNMENT/INSTITUTIONAL**

USE CLASS	MAIN LAND USE	ACTIVITY
Class II (A)	Government Use	1. Government Office 2. Semi Government Office 3. Perbadanan Office 4. Perbadanan Reserve 5. Art Gallery 6. Convention and Exhibition Centre 7. Sport and Training Complex 8. Museum 9. VIP Hotel 10. Prime Minister's Residence 11. Court House/Magistrate 12. Public Organisation 13. BAKTI 14. Club House Boating 15. Palace Reserve 16. Embassy 17. Other Government Use/Reserves

USE CLASSES**CLASS III – OPEN SPACE AND RECREATION**

USE CLASS	MAIN LAND USE	ACTIVITY
Class III (A)	Metropolitan Park	1. Public Open Space a. Playground b. Specialised Gardens c. Environment Sculpture 2. Recreation Park a. Picnic grounds b. Fitness trails and jogging trails c. Canopy walk 3. Education Park 4. Car Parks 5. Public Toilets
Class III (B)	District Park/Urban Park	1. Public Open Space 2. Active Recreation Area 3. Amphitheatre 4. Public Toilets 5. Kiosks for souvenirs, drink and others
Class III (C)	Local Park a. Lake Valley Park b. Riparian Park	1. Public Open Space 2. Active Recreation area a. Ball courts and pitches b. Sports facilities 3. Natural Drains 4. Retention Ponds 5. Balancing Ponds 6. Riparian Areas
Class III (D)	Neighbourhood Park	1. Neighbourhood Open Space 2. Playfields 3. Small scale active recreation facilities such as court games 4. Fitness trails 5. Viewing deck
Class III (E)	Playground	1. Field 2. Children play areas
Class III (F)	Green Corridor/Connectors	1. Amenity space 2. Pedestrian and cycle path 3. Drainage 4. Pocket Park

USE CLASSES**CLASS III – OPEN SPACE AND RECREATION**

USE CLASS	MAIN LAND USE	ACTIVITY
Class III (G)	Promenade and Lake Edge	<ol style="list-style-type: none"> 1. Promenade 2. Pedestrian and cycle path 3. Viewing decks 4. Wakaf 5. Public amenities space 6. Children play areas 7. Alfresco Dinning
Class III (H)	Roadside Landscape/Buffer Zone	<ol style="list-style-type: none"> 1. Pedestrian and walking 2. Cycle path
Class III (I)	Water Body	<ol style="list-style-type: none"> 1. Water Body Zone 1 <ol style="list-style-type: none"> a. No recreational activities permitted b. Lakes c. Wetlands d. Retention and Riparian Pond 2. Water Body Zone 2 <ol style="list-style-type: none"> a. Controlled water access b. Model boat use c. Small water crafting d. Canoeing and kayaking e. Foreshore fishing and fishing from boats within designated locations 3. Water Body Zone 3 <ol style="list-style-type: none"> a. Aquatic sporting events b. Tour and cruise boating c. Foreshore fishing within designated location d. Canoeing, kayaking, rowing skiffs and dragon boats for sports events e. Lake maintenance vessels. 4. Water Body Zone 4 <ol style="list-style-type: none"> a. Sports rowing, paddling training and events b. Powered leisure boating and small powered hire boating c. Ferry, tour and cruise boating d. Junior sports racing for special events e. Foreshore fishing within designated location f. Special advertised sporting, public display and festivity events by permit. g. Canoeing, kayaking, rowing skiffs and dragon boats for club activities and sports events h. Jet ski for special events i. Lake maintenance vessels.

USE CLASSES**CLASS III – OPEN SPACE AND RECREATION**

USE CLASS	MAIN LAND USE	ACTIVITY
Class III (I)	Water Body	<ol style="list-style-type: none"> 5. Water Body Zone 5 <ol style="list-style-type: none"> a. Sports rowing, paddling training and events b. Model sailing and power boating within designated area c. Pedal powered leisure craft hire within designated areas d. Ferry, tour and cruise boating e. Junior sports racing for special events f. Sailing within designated areas g. Canoeing, kayaking, rowing skiffs h. Water skiing within designated areas i. Parasailing and towed ride within designated areas j. Jet ski or boating racing for special events k. Permanent water display features within designated areas] l. Special advertised sporting, public display and festivity events by permit. m. Marina berthing n. Foreshore fishing and fishing from boats within designated areas. o. Lake maintenance vessels 6. Water Body Zone 6 <ol style="list-style-type: none"> a. No public access or recreational activities permissible within designated fish habitat sectors. b. Leisure canoeing, kayaking and row boating c. Sports rowing and paddling training d. Small powered hire boating e. Powered leisure boating f. Fishing from boats g. Foreshore fishing within designated areas h. Special fishing competitions i. Lake maintenance vessels

USE CLASSES**CLASS IV – COMMERCIAL**

USE CLASS	MAIN LAND USE	ACTIVITY
Class IV (A)	Main Commercial	<ol style="list-style-type: none"> 1. Sundry Retail Outlet <ol style="list-style-type: none"> a. Retail in whole range of grain, rice other foodstuff, grocery, titbits and household goods. 2. Shopping Complexes <ol style="list-style-type: none"> a. A one-stop centre 3. Retail in Food and Drinks <ol style="list-style-type: none"> a. Meat and poultry b. Fish (fresh, frozen, dried/salted) c. Fruits and vegetables d. Confectionary, biscuits, cakes, bread and other bakery products e. Rice, other grains, flour f. Tobacco, cigars, cigarettes etc. 4. Retail in Household and Personal Goods <ol style="list-style-type: none"> a. Housewares, kitchenware, chinaware, glassware, ornaments etc. b. Electrical and non-electrical household goods (including records, musical instruments, sewing machines and other household appliances) c. Furniture and furnishings and floor coverings d. Clothing, textiles, linen, towel, etc e. Footwear and leatherwoods f. Cosmetics, toiletries including medicine g. Books, stationery, newspaper, magazines h. Jewellery watches and clocks, silverware etc. i. Nursery and florist sale j. Spectacles and optical instrument; sales and repair k. Pharmacy / Medicine Shop / Drug Shop 5. Hotel and Restaurants <ol style="list-style-type: none"> a. Restaurant b. Cafe, coffee shop and other eating places c. Hotels and motels 6. Business and Financial Institutions <ol style="list-style-type: none"> a. Bank and financial institutions b. Insurance c. Real estate and other business services d. Share brokerage agency

USE CLASSES**CLASS IV – COMMERCIAL**

USE CLASS	MAIN LAND USE	ACTIVITY
Class IV (A)	Main Commercial	<ol style="list-style-type: none"> 7. Professional Services <ol style="list-style-type: none"> a. Medical services b. Dental services c. Legal services d. Accounting, auditing and book keeping e. Computer services f. Engineering services g. Architectural services e. Advertising services f. Valuation services 8. Personal and Household Services <ol style="list-style-type: none"> a. Barber, beauty shop and health centre b. Tailoring and dressmaking services c. Photographic studio d. Tourist guide agencies e. Pawn shop f. Money changer g. General post office h. Agency car rental i. Agency (exporting, shipping, news, tourism, advertising and general exhibition) j. Laundry services 9. Entertainment Services <ol style="list-style-type: none"> a. Cinemas and theatres b. Video centres / arcades c. Nightclubs / discos / dance hall / cabarets d. Amusement centres / amusement park e. Bowling, billiard and snooker centre 10. Retail in videos, CD's and cassettes 11. Private Education Services

USE CLASSES**CLASS IV – COMMERCIAL**

USE CLASS	MAIN LAND USE	ACTIVITY
Class IV (B)	Sub-Commercial Centre	<ol style="list-style-type: none"> 1. Sundry Retail Outlet <ol style="list-style-type: none"> a. Retail in whole range of grain, rice other foodstuff, grocery, titbits and household goods. iv. Departmental Store <ol style="list-style-type: none"> a. A one-stop centre v. Retail in Food and Drinks <ol style="list-style-type: none"> a. Meat and poultry b. Fish (fresh, frozen, dried/salted) c. Fruits and vegetables d. Confectionary, biscuits, cakes, bread and other bakery products e. Rice, other grains, flour f. Tobacco, cigars, cigarettes etc. 4. Retail in Household and Personal Goods <ol style="list-style-type: none"> a. House wares, kitchenware, chinaware, glassware, ornaments etc. b. Electrical and non-electrical household goods (including records, musical instruments, sewing machines and other household appliances) c. Furniture and furnishings and floor coverings d. Clothing, textiles, linen, towel, etc (boutique) e. Footwear and leatherwoods f. Cosmetics, toiletries including medicine g. Books, stationary, newspaper, magazines h. Jewellery watches and clocks, silverware etc. i. Nursery and florist; sales j. Spectacles and optical instrument; sales and repair k. Aquarium and pet shop l. Pharmacy / Medicine Shop / Drug Shop m. Souvenir Shop 5. Hotel and Restaurants <ol style="list-style-type: none"> a. Restaurant b. Cafe, coffee shop and other eating places c. Hotels and motels 6. Business and Financial Institutions <ol style="list-style-type: none"> a. Bank and financial institutions b. Insurance c. Real estate and other business services 7. Professional Services <ol style="list-style-type: none"> a. Medical services b. Dental services c. Legal services d. Accounting, auditing and book keeping e. Computer services f. Engineering services g. Architectural services h. Advertising services i. Valuation services j. Veterinary Clinic

USE CLASSES**CLASS IV – COMMERCIAL**

USE CLASS	MAIN LAND USE	ACTIVITY
Class IV (B)	Sub-Commercial Centre	<ol style="list-style-type: none"> 8. Personal and Household Services <ol style="list-style-type: none"> a. Barber, beauty shop and health centre b. Tailoring and dressmaking services c. Photographic Studio d. Tourist guide agencies e. Pawn shop f. Money changer g. Funeral Parlour 9. Retail Trade in Motor Vehicles <ol style="list-style-type: none"> a. Car (passenger) new and used b. Motorcycle and parts c. Jet ski and boats 10. Wholesale Trade in Household and Personal Goods <ol style="list-style-type: none"> a. Household, hardware, kitchenware etc b. Electrical and non-electrical household goods including musical instrument sewing machines, appliances etc. c) Furniture and furnishing (eg. Mattresses, cushions, lampshades etc.) And floor coverings d) Clothing, textiles, linen, towel, blankets etc e) Footwear and leather goods f) Chemist goods, cosmetics, toiletries, g) Book, stationary, newspaper, magazine h) Office equipments and materials (include scientific instruments) i) Jewellery, watches and clocks, silverware, etc 11. Videos, CD's and cassettes 12. Private Education Services 13. Entertainment <ol style="list-style-type: none"> a. Cinemas and theatre b. Video centre / family arcade c. Nightclub / disco / dance hall d. Amusement centre / park e. Bowling centre 14. Limited Commercial <ol style="list-style-type: none"> a. Office b. Retail c. Residential

USE CLASSES**CLASS IV – COMMERCIAL**

USE CLASS	MAIN LAND USE	ACTIVITY
Class IV (C)	Neighbourhood Centre	<ol style="list-style-type: none"> 1. Sundry Retail Outlet <ol style="list-style-type: none"> a. Retail in whole range of grain, rice other foodstuff, grocery, titbits and household goods. 2. Supermarket <ol style="list-style-type: none"> a. A one-stop centre 3. Retail in Food and Drinks <ol style="list-style-type: none"> a. Meat and poultry b. Fish (fresh, frozen, dried/salted) c. Fruits and vegetables d. Confectionary, biscuits, cakes, bread and other bakery products e. Rice, other grains, flour f. Tobacco, cigars, cigarettes etc. g. Drinks and other beverages 4. Retail in Household and Personal Goods <ol style="list-style-type: none"> a. House wares, kitchenware, chinaware, glassware, ornaments etc. b. Electrical and non-electrical household goods (including records, musical instruments, sewing machines and other household appliances) c. Furniture and furnishings and floor coverings j) Clothing, textiles, linen, towel, etc k) Footwear and leatherwoods l) Cosmetics, toiletries including medicine m) Books, book binding, stationary, newspaper, magazines n) Jewellery watches and clocks, silverware etc. o) Nursery and florist; sales p) Spectacles and optical instrument; sales and repair q) Aquarium and pet shop r) Pharmacy / Medicine Shop / Drug Shop 5. Restaurants <ol style="list-style-type: none"> a. Restaurant b. Cafe, coffee shop and other eating places 6. Retail in Bicycle and Repair Services <ol style="list-style-type: none"> a. Bicycles and parts b. Lubricating oils etc c. Repair etc

USE CLASSES

USE CLASS	MAIN LAND USE	ACTIVITY
CLASS IV – COMMERCIAL		
Class IV (C)	Neighbourhood Centre	<ol style="list-style-type: none"> 7. Personal Services <ol style="list-style-type: none"> a. Laundry services b. Barber, beauty shops c. Tailoring and dressmaking services d. Photographic studio 8. Professional Services <ol style="list-style-type: none"> a. Medical services (private clinic only) b. Dental services c. Pharmacy / medicine shop / drug store d. Veterinary Clinic 9. Videos, CD's and cassettes 10. Private Education Services
Class IV (D)	Local Centre	<ol style="list-style-type: none"> 1. Sundry Retail Outlet <ol style="list-style-type: none"> a. Retail in whole range of grain, rice other foodstuff, grocery, titbits and household goods. 2. Retail in Food and Drinks <ol style="list-style-type: none"> a. Meat and poultry b. Fish (fresh, frozen, dried/salted) c. Fruits and vegetables d. Confectionary, biscuits, cakes, bread and other bakery products e. Rice, other grains, flour f. Tobacco, cigars, cigarettes etc. g. Drinks and beverages 3. Books, Stationary, News Agent and Magazine; sales 4. Personal Services <ol style="list-style-type: none"> a. Barber shop / hair saloon b. Laundry services c. Nursery and florist; sales d. Pharmacy / medicine shop / drug store 5. Professional Services <ol style="list-style-type: none"> a. Medical Services (private clinic)

USE CLASSES**CLASS IV – COMMERCIAL**

USE CLASS	MAIN LAND USE	ACTIVITY
Class IV (E)	Mixed Use	<ol style="list-style-type: none"> 1. Sundry Retail Outlet <ol style="list-style-type: none"> a. Retail in whole range of grain, rice other foodstuff, grocery, titbits and household goods. 2. Departmental Store <ol style="list-style-type: none"> a. A one-stop centre 3. Retail in Food and Drinks <ol style="list-style-type: none"> a. Meat and poultry b. Fish (fresh, frozen, dried/salted) c. Fruits and vegetables d. Confectionary, biscuits, cakes, bread and other bakery products e. Rice, other grains, flour f. Tobacco, cigars, cigarettes etc. 4. Hotel and Restaurants <ol style="list-style-type: none"> a. Restaurant / fast food restaurant b. Cafe, coffee shop and other eating places c. Hotels and motels 5. Business and Financial Institutions <ol style="list-style-type: none"> a. Bank and financial institutions b. Insurance c. Real estate and other business services 6. Professional Services <ol style="list-style-type: none"> a. Medical services b. Dental services c. Legal services d. Accounting, auditing and book keeping e. Computer services f. Engineering services g. Architectural services h. Advertising services i. Valuation services j. Art gallery 7. Personal and Household Services <ol style="list-style-type: none"> a. Barber, beauty shop and health centre b. Tailoring and dressmaking services c. Photographic studio d. Tourist guide agencies e. Pawn shop f. Money changer g. Laundry services 8. Residential <ol style="list-style-type: none"> a. Medium density residential b. Medium high density residential c. High density residential

USE CLASSES**CLASS V – INDUSTRY**

USE CLASS	MAIN LAND USE	ACTIVITY
Class V (A)	Motor Repair And Services	<ol style="list-style-type: none"> 1. Motor Vehicle Equipment, Accessories and Spare Part (sales and installation of) 2. Motor Workshop 3. Battery: Charge and repair 4. Boats (sales, storage and repair) 5. Car Wash and Polish 6. Tyre Service Centre 7. Tyre-including wheel balancing and wheel alignment (sales and storage) 8. Workshops, Car, Motorcycle and Machinery repair 9. Installation of air-conditioning to motor vehicles
Class V (B)	Fixtures	<ol style="list-style-type: none"> 1. Furniture (Assembling, Sales and Storage) 2. Rattan Store; sales and storage 3. Frame Maker (sales, storage and manufacturing) 4. Glass Cutting and Picture Framing
Class V (C)	Food	<ol style="list-style-type: none"> 1. Bread Making (mass production)
Class V (D)	Services	<ol style="list-style-type: none"> 1. Printing Press (small scale) 2. Bus / Taxi Depot / Monorail Depot 3. Dry Cleaning 4. Electrical Appliance; repair 5. Pest Control 6. Plumbing 7. Metal Materials; sales and repair 8. Scientific instrument (repair) 9. Tiles, Marble Slab and other related items 10. Point and other related matter 11. Sales and Storages 12. Welding Works

USE CLASSES**CLASS VI – INFRASTRUCTURE AND UTILITIES**

USE CLASS	MAIN LAND USE	ACTIVITY
Class VI (A)	Electricity Supply	1. Electricity line 2. Main intake station 3. Distribution station (PMU) 4. Sub-station 5. Feeder pillar 6. Overhead transmission line (PPU)
Class VI (B)	Water Supply	1. Water pipe line 2. Water Reservoir 3. Water Tank 4. Water Pump Station 5. Water Treatment Plant
Class VI (C)	Sewerage	1. Main sewerage pumps station 2. Sewerage pump station 3. Sewerage treatment plant
Class VI (D)	Telecommunication	1. Telecommunication line 2. Telecom Exchange 3. Tower/Fibre Distribution House
Class VI (E)	Solid Waste	1. Transfer station 2. Drop off centre (recyclable) 3. Bin house (drop off point)
Class VI (F)	Gas Supply	1. Multi Product Pipeline Reserve 2. Petronas Gas Pipeline Reserve 3. District Gas Station 4. Area Gas Station
Class VI (G)	Gas District Cooling	1. District Cooling Centre
Class VI (H)	Drainage	1. Drainage Reserve 2. Gross Pollutant Trap 3. Oil and Grease Trap 4. Drainage – Sump
Class VI (I)	Transportation	1. Monorail Reserves 2. ERL Reserves 3. Monorail Station / Depot 4. Park & Ride (Surface Parking, Multi-storey Parking, Basement) 5. Bus Stop / Station / Depot 6. Taxi Stop/Station 7. Bus and Taxi Lay-by 8. Parking
Class VI (J)	Roads	1. Road reserves 2. Alleys 3. Roundabout 4. Bridge

USE CLASSES**CLASS VII – PUBLIC AMENITIES**

USE CLASS	MAIN LAND USE	ACTIVITY
Class VII (A)	Educational	1. Day Care Centre (Taska) 2. Kindergarten (Tadika) 3. Primary School 4. Secondary School 5. School Complex (Primary & Secondary) 6. Religious School 7. Public Colleges 8. Public University 9. Special School
Class VII (B)	Health	1. Hospital 2. Health Clinic 3. Handicapped Centre (Government, NGO) 4. Convalescence Hospital
Class VII (C)	Emergency and Security Services	1. Police Headquarters 2. Police Station 3. Police Beat 4. Fire Station 5. Police Marine
Class VII (D)	Religious Use	1. Mosque 2. Surau 3. Other Religious (Church/Chapel, Temple, Hindu Temple, others)
Class VII (E)	Other Amenities	1. Community Hall 2. Multi-Purpose Hall 3. Library 4. Information Centre 5. Civic & Cultural Facilities 6. Public Toilet 7. Market 8. Food Court 9. Neighbourhood Complex 10. Site For Night Market / Pasar Tani 11. Mini Sport Complex 12. Public Recreation Club (Swimming Pool, Gymnasium, etc)
Class VII (F)	Burial Grounds	1. Islam Burial Ground 2. Chinese Burial Ground 3. Christian Burial Ground 4. Hindu Burial Ground 5. Burial Ground Amenities - Parlour House / Crematorium
Class VII (G)	Welfare Homes	1. Orphanage Homes 2. Elderly Homes 3. Other Special Care Homes

USE CLASSES**CLASS VIII – SPECIAL USE**

USE CLASS	MAIN LAND USE	ACTIVITY
Class VIII (A)	Transportation Terminal	<ol style="list-style-type: none"> 1. Terminal building for ERL, monorail, buses and taxis 2. Retail and office spaces 3. Budget hotel 4. Food and beverage 5. Car parking / park and ride station
Class VIII (B)	Petrol Station	<ol style="list-style-type: none"> 1. Petrol, diesel, NGV, sales only 2. Dry grocery goods 3. Workshop / service centre 4. Car wash and polish 5. Tyre service centre
Class VIII (C)	Western Recreation Centre	<ol style="list-style-type: none"> 1. Recreation park – passive and active activities 2. In Line Skate 3. Remote Control 4. Go-Kart Centre 5. Outdoor exhibition and exposition centre 6. Restaurant / food court 7. Souvenir shops 8. Management office 9. Amenities and facilities 10. Furniture Centre 11. Auto Centre 12. Toilets 13. Parking
Class VIII (D)	Central Administration and Response Centre	<ol style="list-style-type: none"> 1. Administration And Management 2. Meeting Room 3. Conference Room 4. Communication Room 5. EDP Room 6. Training Centre 7. Workshop 8. Exhibition Centre 9. Tower 10. Marina 11. Viewing Area 12. Parking

Table 4.3 :
Use Class Order For Planning Block 7.

USE CLASS ORDER

PB7

Column I Planning Block	Column II Main Land Use	Column III Permissible Activities	Column IV Permissible Activities With Conditions		Column VI Prohibited Activities	Column VII Remarks
			Activities	Conditions		
			PB 7.1	Residential		
Government Use	<ul style="list-style-type: none"> Class II (A) 4 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 			
Open Space and Recreation	<ul style="list-style-type: none"> Class III (B) Class III (F) Class III (H) 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 			
Mixed Use	<ul style="list-style-type: none"> Class IV (E) 	<ul style="list-style-type: none"> Class III (E) Class VII (A) 1,2 Class VII (C) 3 Class VII (D) 2, 3 	<ul style="list-style-type: none"> Must abide to physical planning manual and guidelines. 			
Infrastructure and Utilities	<ul style="list-style-type: none"> Class VI (A) Class VI (B) Class VI (C) Class VI (D) Class VI (F) Class VI (G) Class VI (H) Class VI (I) Class VI (J) 1, 2 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 			
Special Use	<ul style="list-style-type: none"> Class VIII (A) 1 Class VIII (B) Class VIII (C) 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 			
PB 7.2	Residential	<ul style="list-style-type: none"> Class I (D) 	<ul style="list-style-type: none"> Class IV (D) 1 Class VII (A) 1, 2 Class VII (D) 2 Class VII (E) 2, 3, 5, 6, 8, 12 	<ul style="list-style-type: none"> Must abide to physical planning manual and guidelines. Allowable only on ground floor. 	<ul style="list-style-type: none"> Other Classes not specified in Column III and IV. 	<ul style="list-style-type: none"> Main land use and permissible activities are shown in Development Plan. Planning standards and guidelines should refer to the Volume 2 of Putrajaya Local Plan, Precincts 7, 8, 9 and 10 (Manual of Physical Planning Guideline).
Open Space and Recreation	<ul style="list-style-type: none"> Class III (F) Class III (H) 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 			
Infrastructure and Utilities	<ul style="list-style-type: none"> Class VI (A) Class VI (B) Class VI (C) Class VI (D) Class VI (F) Class VI (H) Class VI (I) 6, 7 Class VI (J) 1,2, 3 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 			
Public Amenities	<ul style="list-style-type: none"> Class VII (B) 1 Class VII (C) 1,4 	<ul style="list-style-type: none"> None Class VI (J) 1 	<ul style="list-style-type: none"> None Must abide to physical planning manual and guidelines. New access can be open only from the Police Headquarters area and for the purpose of emergency. 			

Table 4.3 :
Use Class Order For Planning Block 7.

USE CLASS ORDER

PB7

Column 1 Planning Block	Column II Main Land Use	Column III Permissible Activities	Column IV		Column V		Column VI Prohibited Activities	Column VII Remarks
			Permissible Activities With Conditions		Conditions			
			Activities					
PB 7.3	Open Space and Recreation	<ul style="list-style-type: none"> Class III (B) Class III (H) 	None	None	None	Other Classes not specified in Column III and IV.	<ul style="list-style-type: none"> Main land use and permissible activities are shown in Development Plan. Planning standards and guidelines should refer to the Volume 2 of Putrajaya Local Plan, Precincts 7, 8, 9 and 10 (Manual of Physical Planning Guideline). 	
	Commercial	<ul style="list-style-type: none"> Class IV (B) 	<ul style="list-style-type: none"> Class III (F) Class VII (A) 7, 9 Class VII (C) 3 Class VII (D) 2, 3 	Must abide to physical planning manual and guidelines.				
	Infrastructure and Utilities	<ul style="list-style-type: none"> Class VI (A) Class VI (B) Class VI (C) Class VI (D) Class VI (F) Class VI (H) Class VI (I) 1,2,4,5,6,7,8 Class VI (J) 1 	None	None				
PB 7.4	Open Space and Recreation	<ul style="list-style-type: none"> Class III (G) 1, 2, 3 Class III (I) 5, 6 	Class III (I) 5, 6	<ul style="list-style-type: none"> Refer to water body Inset Plan. Permitted uses requires approvals and permit from the relevant authority. 	Other Classes not specified in Column III and IV.	<ul style="list-style-type: none"> Main land use and permissible activities are shown in Development Plan. Planning standards and guidelines should refer to the Volume 2 of Putrajaya Local Plan, Precincts 7, 8, 9 and 10 (Manual of Physical Planning Guideline). 		
		<ul style="list-style-type: none"> Class VI (I) 8 	None	None				
PB 7.5	Residential	<ul style="list-style-type: none"> Class I (C) Class I (D) 	<ul style="list-style-type: none"> Class IV (D) 1 Class VII (A) 1, 2 Class VII (D) 2 Class VII (E) 2, 3, 5, 6, 8, 12 	<ul style="list-style-type: none"> Must abide to physical planning manual and guidelines. Allowable only on ground floor. 	Other Classes not specified in Column III and IV.	<ul style="list-style-type: none"> Main land use and permissible activities are shown in Development Plan. Planning standards and guidelines should refer to the Volume 2 of Putrajaya Local Plan, Precincts 7, 8, 9 and 10 (Manual of Physical Planning Guideline). 		
	Open Space and Recreation	<ul style="list-style-type: none"> Class III (F) Class III (G) 1, 2 Class III (H) 	None	None				
	Commercial	<ul style="list-style-type: none"> Class IV (C) 	None	None				
	Infrastructure and Utilities	<ul style="list-style-type: none"> Class VI (A) Class VI (B) Class VI (C) Class VI (D) Class VI (F) Class VI (H) Class VI (I) 6, 7 Class VI (J) 1, 4 	None	None				
	Special Use	<ul style="list-style-type: none"> Class VIII (D) 	IV (C) 5 a	<ul style="list-style-type: none"> Floating Restaurant only Must abide to physical planning manual and guidelines. 				

Table 4.4 :
Use Class Order For Planning Block 8.

USE CLASS ORDER

PB8

Column I Planning Block	Column II Main Land Use	Column III Permissible Activities	Column IV Permissible Activities With Conditions		Column VI Prohibited Activities	Column VII Remarks
			Activities	Conditions		
			PB 8.1	Residential		
		<ul style="list-style-type: none"> Class I (C) 	<ul style="list-style-type: none"> Class VII (A) 1, 2 Class VII (D) 2 Class VII (E) 2, 6, 12 	<ul style="list-style-type: none"> Must abide to physical planning manual and guidelines. Allowable only on freestanding building. 		
		<ul style="list-style-type: none"> Class I (D) 	<ul style="list-style-type: none"> Class IV (D) 1 Class VII (A) 1, 2 Class VII (D) 2 Class VII (E) 2, 3, 5, 6, 8, 12 	<ul style="list-style-type: none"> Must abide to physical planning manual and guidelines. Allowable only on ground floor. 		
	Government/Institutional	<ul style="list-style-type: none"> Class II (A) 14, 15 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 		
	Open Space and Recreation	<ul style="list-style-type: none"> Class III (C) Class III (D) Class III (E) Class III (F) Class III (G) 1, 2, 3, 4, 5, 6 Class III (H) Class III (I) 4 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 		
	Commercial	<ul style="list-style-type: none"> Class IV (C) 	<ul style="list-style-type: none"> Class VII (C) 3 	<ul style="list-style-type: none"> Must abide to physical planning manual and guidelines. Allowable only on ground floor. 		
	Infrastructure and Utilities	<ul style="list-style-type: none"> Class VI (A) 1, 4, 5 Class VI (B) 1 Class VI (C) 1, 2 Class VI (D) 1, 2 Class VI (F) Class VI (H) Class VI (I) 6, 7, 8 Class VI (J) 1, 2, 3 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 		
	Public Amenities	<ul style="list-style-type: none"> Class VII (A) 2, 3, 5 Class VII (C) 5 Class VII (D) 2 Class VII (E) 1, 3, 7, 8 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 		

Table 4.4 :
Use Class Order For Planning Block 8.

USE CLASS ORDER

PB8

Column I Planning Block	Column II Main Land Use	Column III Permissible Activities	Column IV Permissible Activities With Conditions		Column VI Prohibited Activities	Column VII Remarks
			Activities	Conditions		
			PB 8.2	Residential		
		<ul style="list-style-type: none"> Class I (D) 	<ul style="list-style-type: none"> Class IV (D) 1 Class VII (A) 1, 2 Class VII (D) 2 Class VII (E) 2, 3, 5, 6, 8, 12 	<ul style="list-style-type: none"> Must abide to physical planning manual and guidelines. Allowable only on ground floor. 		
	Open Space and Recreation	<ul style="list-style-type: none"> Class III (D) Class III (E) Class III (F) Class III (G) 1, 2, 3, 4, 5, 6 Class III (H) Class III (I) 4 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 		
	Infrastructure and Utilities	<ul style="list-style-type: none"> Class VI (A) 1, 4, 5 Class VI (B) 1 Class VI (D) 1 Class VI (F) Class VI (H) Class VI (I) 6, 7, 8 Class VI (J) 1, 2, 4 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 		
	Public Amenities	<ul style="list-style-type: none"> Class VII (A) 3 Class VII (D) 1 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 		
	Special Use	<ul style="list-style-type: none"> Class VIII (B) 1, 2, 3 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 		

Table 4.4 :
Use Class Order For Planning Block 8.

USE CLASS ORDER

PB8

Column 1 Planning Block	Column II Main Land Use	Column III Permissible Activities	Column IV Permissible Activities With Conditions		Column VI Prohibited Activities	Column VII Remarks
			Activities	Conditions		
			PB 8.3	Residential		
	Open Space and Recreation	<ul style="list-style-type: none"> Class III (B) Class III (D) Class III (F) Class III (G) 1, 2, 3, 4, 5, 6 Class III (H) Class III (I) 4 	<ul style="list-style-type: none"> Class III (G) 7 	<ul style="list-style-type: none"> Allowable only on promenade Must abide to physical planning manual and guidelines 		
	Commercial	<ul style="list-style-type: none"> Class IV (B) 	<ul style="list-style-type: none"> Class III (F) 4 Class VII (C) 3 Class VII (D) 2 Class VII (E) 4, 6, 9 	<ul style="list-style-type: none"> Must abide to physical planning manual and guidelines. 		
	Infrastructure and Utilities	<ul style="list-style-type: none"> Class VI (A) Class VI (B) Class VI (C) Class VI (D) Class VI (F) Class VI (G) Class VI (H) 1, 4, 6, 7 Class VI (I) 1, 2, 4 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 		
	Public Amenities	<ul style="list-style-type: none"> Class VII (C) 3 Class VII (D) 2, 3 Class VII (E) 1, 2, 3, 4, 5, 6, 8, 9, 10 	<ul style="list-style-type: none"> Class IV (D) 1, 3 	<ul style="list-style-type: none"> Must abide to physical planning manual and guidelines. 		

Table 4.5 :
Use Class Order For Planning Block 9.

USE CLASS ORDER

PB9

Column I Planning Block	Column II Main Land Use	Column III Permissible Activities	Column IV Permissible Activities With Conditions		Column VI Prohibited Activities	Column VII Remarks
			Activities	Conditions		
			PB 9.1	Residential		
Government / Institutional	<ul style="list-style-type: none"> Class II (A) 4 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 		
Open Space and Recreation	<ul style="list-style-type: none"> Class III (A) Class III (C) Class III (D) Class III (H) 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 		
Commercial	<ul style="list-style-type: none"> Class IV (D) 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 		
Infrastructure and Utilities	<ul style="list-style-type: none"> Class VI (A) 1, 4, 5 Class VI (B) 1 Class VI (D) 1, 2 Class VI (F) 1, 2 Class VI (H) Class VI (I) 6, 7 Class VI (J) 1 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 		
Public Amenities	<ul style="list-style-type: none"> Class VII (A) 2 Class VII (D) 4 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 		

Table 4.5 :
Use Class Order For Planning Block 9.

USE CLASS ORDER

PB9

Column I Planning Block	Column II Main Land Use	Column III Permissible Activities	Column IV Permissible Activities With Conditions		Column VI Prohibited Activities	Column VII Remarks	
			Activities	Conditions			
			PB 9.2	Residential			<ul style="list-style-type: none"> Class I (C) Class I (D)
Open Space and Recreation	<ul style="list-style-type: none"> Class III (A) Class III (D) Class III (F) Class III (H) 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 				
Commercial	<ul style="list-style-type: none"> Class IV (C) 	<ul style="list-style-type: none"> Class VII (C) 3 	<ul style="list-style-type: none"> Must abide to physical planning manual and guidelines. Allowable only on ground floor. 				
		<ul style="list-style-type: none"> Class VII (E) 2, 3, 6, 11 	<ul style="list-style-type: none"> Must abide to physical planning manual and guidelines. 				
Infrastructure and Utilities	<ul style="list-style-type: none"> Class VI (A) 1, 4, 5 Class VI (B) 1, 3 Class VI (D) 1, 2 Class VI (F) 1, 4 Class VI (H) Class VI (I) 6, 7 Class VI (J) 1 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 				
Public Amenities	<ul style="list-style-type: none"> Class VII (A) 2, 3, 4, 5 Class VII (B) 2 Class VII (D) 1 Class VII (E) 2, 3, 6, 8, 9, 12 	<ul style="list-style-type: none"> Class IV I 1, 2, 3, 7, 9 	<ul style="list-style-type: none"> Must abide to physical planning manual and guidelines. 	<ul style="list-style-type: none"> Other Classes not specified in Column III and IV. 	<ul style="list-style-type: none"> Main land use and permissible activities are shown in Development Plan. Planning standards and guidelines should refer to the Volume 2 of Putrajaya Local Plan, Precincts 7, 8, 9 and 10 (Manual of Physical Planning Guideline). 		
Special Use	<ul style="list-style-type: none"> Class VIII (B) 1, 2, 3 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 				

Table 4.5 :
Use Class Order For Planning Block 9

USE CLASS ORDER

PB9

Column I Planning Block	Column II Main Land Use	Column III Permissible Activities	Column IV Permissible Activities With Conditions		Column VI Prohibited Activities	Column VII Remarks
			Activities	Conditions		
			PB 9.3	Residential		
	Government / Institutional	<ul style="list-style-type: none"> Class II (A) 4 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 		
	Open Space and Recreation	<ul style="list-style-type: none"> Class III (C) 4 Class III (D) Class III (E) Class III (F) Class III (H) 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 		
	Commercial	<ul style="list-style-type: none"> Class IV (D) 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 		
	Infrastructure and Utilities	<ul style="list-style-type: none"> Class VI (A) Class VI (B) Class VI (C) Class VI (D) Class VI (F) Class VI (H) Class VI (I) 5, 6, 7, 8 Class VI (J) 1, 3 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 		
	Public Amenities	<ul style="list-style-type: none"> Class VII (A) 2 Class VII (D) 2, 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 		
	Special Use	<ul style="list-style-type: none"> Class VIII (B) 1, 2, 3 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 		
PB 9.4	Government / Institutional	<ul style="list-style-type: none"> Class II (4) 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Other Classes not specified in Column III and IV. 	<ul style="list-style-type: none"> Main land use and permissible activities are shown in Development Plan. Planning standards and guidelines should refer to the Volume 2 of Putrajaya Local Plan, Precincts 7, 8, 9 and 10 (Manual of Physical Planning Guideline).
	Open Space and Recreation	<ul style="list-style-type: none"> Class III (H) Class III (C) 4 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 		
	Infrastructure and Utilities	<ul style="list-style-type: none"> Class VI (A) 1 Class VI (B) 1 Class VI (D) 1 Class VI (F) Class VI (H) 1, 2 Class VI (I) Class VI (J) 1 	<ul style="list-style-type: none"> Class III (C) 4, 5 	<ul style="list-style-type: none"> Must abide to physical planning manual and guidelines. 		
	Public Amenities	<ul style="list-style-type: none"> Class VII (D) 3 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 		
	Special Use	<ul style="list-style-type: none"> Class VIII (A) 1, 5 Class VIII (C) 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 		

Table 4.6 :
Use Class Order For Planning Block 10.

USE CLASS ORDER							PB10
Column I	Column II	Column III	Column IV	Column V	Column VI	Column VII	
Planning Block	Main Land Use	Permissible Activities	Permissible Activities With Conditions		Prohibited Activities	Remarks	
			Activities	Conditions			
PB 10.1	Government/Institutional	<ul style="list-style-type: none"> • Class II (A) 10 	<ul style="list-style-type: none"> • Class VI (A) 1, 4 • Class VI (B) 1 • Class VI (C) • Class VI (D) 1 • Class VI (F) 1, 2 • Class VI (H) 1, 2, 4 • Class VI (J) 1 	<ul style="list-style-type: none"> • As approved in Building Plan. 	<ul style="list-style-type: none"> • Other Classes not specified in Column III and IV. 	<ul style="list-style-type: none"> • Main land use and permissible activities are shown in Development Plan. • Planning standards and guidelines should refer to the Volume 2 of Putrajaya Local Plan, Precincts 7, 8, 9 and 10 (Manual of Physical Planning Guideline). 	
PB 10.2	Residential	<ul style="list-style-type: none"> • Class I (A) 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Other Classes not specified in Column III and IV. 	<ul style="list-style-type: none"> • Main land use and permissible activities are shown in Development Plan. • Planning standards and guidelines should refer to the Volume 2 of Putrajaya Local Plan, Precincts 7, 8, 9 and 10 (Manual of Physical Planning Guideline). 	
	Open Space and Recreation	<ul style="list-style-type: none"> • Class III (G) 1, 2, 3, 4, 5, 6 • Class III (H) • Class III (I) 3 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None 			
	Infrastructure and Utilities	<ul style="list-style-type: none"> • Class VI (A) 1, 4, 5 • Class VI (B) 1 • Class VI (D) 1, 2 • Class VI (F) 1, 2, 3 • Class VI (G) 1, 2, 3, 4, 5, 6 • Class VI (H) 1, 2, 4 • Class VI (I) 6, 7 • Class VI (J) 1, 3, 4 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None 			
	Public Amenities	<ul style="list-style-type: none"> • Class VII (A) 2 • Class VII (D) 2 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None 			

Table 4.6 :
Use Class Order For Planning Block 10.

USE CLASS ORDER

PB10

Column I Planning Block	Column II Main Land Use	Column III Permissible Activities	Column IV Permissible Activities With Conditions		Column VI Prohibited Activities	Column VII Remarks
			Activities	Conditions		
			PB 10.3	Residential		
Government/Institutional	<ul style="list-style-type: none"> • Class II (A) 2 	• None	• None			
Open Space and Recreation	<ul style="list-style-type: none"> • Class III (C) • Class III (D) • Class III (F) • Class III (G) 1, 2, 3, 4, 5, 6 • Class III (H) • Class III (I) 3 	• None	• None			
Commercial	<ul style="list-style-type: none"> • Class IV (D) 	• None	• None			
Infrastructure and Utilities	<ul style="list-style-type: none"> • Class VI (A) 1, 4, 5 • Class VI (B) 1 • Class VI (D) 1, 2 • Class VI (F) 1, 3 • Class VI (H) 1, 2 • Class VI (I) 6, 7 • Class VI (J) 1, 2 	• None	• None			

4.3 KEY DEVELOPMENT COMPONENT

4.3.1 Residential And Community Facilities

In general, residential areas are the third largest land use in the Local Plan area that covers 22.43% or 172.32 hectares of land. Most of the residential area are located at Precinct 8, Precinct 9 and Precinct 10, while in Precinct 7 residential development are to be found at the southern part of the area.

There are 4 categories of residential density in the Local Plan area, they are :-

- i. Low Density Residential– 1-8 units per acre
- ii. Medium Density Residential – 9-24 units per acre
- iii. Medium High Density Residential – 25-50 units per acre
- iv. High Density Residential – 51-75 units per acre

This variance of residential densities will create smaller communities of neighbourhood within the precincts and thus create neighbourhood identities. The range of densities on the overall will create an average density of 18 units per hectare for the Local Plan area in which predominantly low density residential development are found along the waterfront whilst the higher densities towards the sub commercial areas and transportation terminals. Link homes or medium density housing will link low and high density areas. The variance of densities provides choice of housing which also meet the current different range of affordability.

The four categories of densities are being distributed within the Local Plan area. Precinct 10 is planned for low density residential whereas Precinct 9 will be planned for medium high density residential and high density residential. For Precinct 8, high density residential and medium high density residential comprise of 90% of the land area while high density residential will be proposed in Precinct 7. The residential density of the Local Plan area is shown in Figure 4.2.

Residential development in the local plan area are sympathetic to the natural form of the area and community planning is emphasized greatly with neighbourhood centres being the focal points of each neighbourhood. Green linkages are also planned in ensuring each neighbourhood are not segregated from one another. Residential development has also encouraged a safe and secure environment in which dwelling units abuts public open space areas.

The residential development proposal will be used as a base line in providing public amenities for the population generated in the Local Plan area. In order to determine the requirement and provision of the public amenities, the population will be calculated based on the units of housing. Table 4.7 shows the units of residential and the estimated population by precinct. Based on the Putrajaya Masterplan the household size per residential unit for areas outside Core Island or peripheral areas is 5.



Photo 4.1 : Low density residential located at Precinct 10
Photo 4.2 : Apartment in Precinct 9 is high density residential

Table 4.7 :
Residential Units And Estimated Population By Precincts.

Precinct	Residential Units	Household Size	Estimated Population
Precinct 7	1,359	5	6,795
Precinct 8	3,777	5	18,885
Precinct 9	8,005	5	40,025
Precinct 10	616	5	3,080
Total	13,757		68,785

Therefore it is estimated that the Local Plan area will have a total population of 68,785 by the year 2010 and this will give a gross average density of 88 persons per hectare for the Local Plan area. This population figure is pertinent to ensure the sustainability of the area. Based on the population generated from the residential units, the public amenities provided will comprise of the following amenities :-

- i. Educational Amenities
- ii. Health Amenities
- iii. Emergency and Security Services
- iv. Religious Use
- v. Other Amenities

To ensure that the location of the public amenities is ideal to cater for the population in the Local Plan area, catchment size and areas or threshold are being defined by the walking distance between residential areas to amenities. This is to ensure that the location is within a certain targeted catchment population and threshold thus maximising the usage of public amenities. Figure 4.3 and Table 4.8 shows the public amenities to be provided in the Local Plan area.

Figure 4.2 : Density Of Residential

(Tak perlu print out mukasurat ini)

Figure 4.3 : Public Amenities

(Tak perlu print out mukasurat ini)

**Table 4.8 :
Public Amenities To be Provided In Local Plan Area**

Public Amenities	Location
Educational Amenities 1. Secondary School 2. Primary School 3. Kindergarten	PB 8.1, PB 9.2 PB 8.1, PB 8.2, PB 9.2 PB 8.1, PB 9.1, PB 9.2, PB 9.3, PB 10.2
Health Amenities 1. Hospital and Medical Complex 2. Clinic	PB 7.2 PB 9.2
Emergency And Security Services 1. Police Station 2. Fire Station	PB 7.2 PB 7.2
Religious Use Amenities 1. Mosque 2. Surau 3. Religious Reserve	PB 8.2, PB 9.2 PB 8.1, PB 9.1, PB 9.3, PB 10.2 PB 7.1, PB 8.3, PB 9.3, PB 9.4
Other Amenities 1. Public Amenities Centre 2. Community Hall/Library 3. Market/Food Court	PB 8.3, PB 9.2 PB 8.1, PB 9.2 PB 8.1, PB 9.2



Photo 4.3:
District Police Headquarters located at Precinct 7

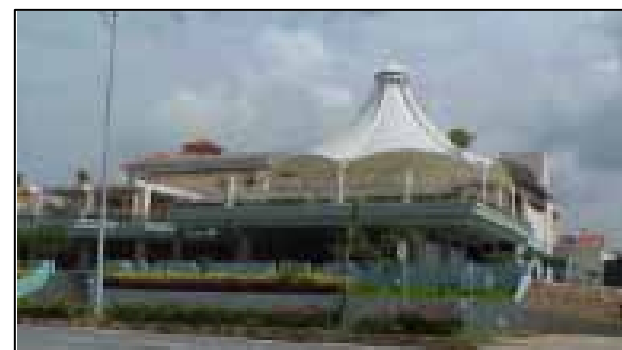


Photo 4.4:
Food Court in Precinct 8 is part of public amenities

i. Educational Amenities

Educational facilities are vital especially when Putrajaya's population are young and is expected to consist of school going children and working population. As such educational amenities will be provided to cater for the population needs and demand.

By 2010, it is expected that Precincts 7, 8, 9 and 10 will have 3 numbers secondary school, 5 numbers primary school and 6 numbers kindergarten. Table 4.9 shows the numbers and distribution of educational amenities in the Local Plan area.

**Table 4.9 :
Distribution of Educational Amenities**

Type Of School	Unit	Location Of School	Capacity Of School
Secondary School	3	PB 8.1, PB 9.2	5,250 students
Primary School	5	PB 8.1, PB 8.2, PB 9.2	6400 students
Kindergarten	6	PB 8.1, PB 9.1, PB 9.2, PB 9.3, PB 10.2	Within capacity

Note : The school capacity of primary school in PB 8.1 calculates for 800 students.

The planning for schools in Putrajaya is based on the objective of minimum walking distance to school. The ideal planned walking distance from one home to the nearest primary school is 0.4km – 0.8km (10 minutes walking distance) while to a secondary school is 0.8km – 1.6km (20 minutes of walking). Figure 4.4 and Figure 4.5 shows the catchment area for the school proposed in the area. In the Local Plan area, schools are planned either individually or within a school complex area. In which one school complex will house a primary and secondary school.

Kindergarten is planned within a walking distance of 400m from residential neighbourhood to cater for children between the ages of 3 to 6 years. For multi-storeys dwelling units such as apartments and condominium, kindergartens will be planned within the school complex areas itself to create a safe and secure environment for the young children.

Figure 4.4 : Catchment Area For Primary School And Kindergarten

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