

Recommendations

On the proposed

Kuala Lumpur 2020 structure Plan

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1. INTRODUCTION

First of all, KLFT Parti Gerakan Rakyat Malaysia would like to place on record that we welcome the government's efforts to make Kuala Lumpur a world class city by the year 2020. Towards this end, we view the recently unveiled Kuala Lumpur draft Structure Plan 2020 as an important step towards achieving this goal.

A previous survey and ranking by Asiaweek for the best Asian cities placed Kuala Lumpur as No 7 in year 2000 as compared to No.8 in 1999. Kuala Lumpur is definitely becoming a better place to live in but in order to be a world-class city it must aim to achieve an even higher ranking, especially in the year 2020.

To help the government to achieve this aim, KLFT PGRM would like to make some recommendations to the proposed KL Draft Structure Plan. These recommendations covering certain aspects of the plan represent the feedback after numerous discussions from party members, KL residents and professionals in the field of town planning and they are aimed at assisting the government to overcome certain shortfalls in the Plan.

2. RECOMMENDATIONS

2.1. Overview

What is the definition of a world-class city? There is no absolute yardstick. The Federal and Town Planning department have developed some 53 indicators, which can be used to gauge a city's performance rate in comparison to other cities and towns

We propose that in order to gauge how Kuala Lumpur City is progressing, the Plan should include a listing of some of these indicators (29) including the actual performance rate of these indicators for Kuala Lumpur recorded every 5 years. In other words, we need to know the actual figures of these indicators every 5 years so that we can measure objectively the progress Kuala Lumpur is making.

These indicators include:

1. Average annual income
2. Spending on education
3. Unemployment rate
4. Ratio of house price to annual income
5. Residential population in the city center

6. Housing Density
7. Socio-community facilities per 1000 people
e.g. religious facilities
8. Heritage buildings/sites restored per total
Heritage buildings
9. Hospital beds per 100 people
10. Pollution indicator: dusts/suspended particles in the
air in microgram per cubic metre
11. Solid waste disposal sites
12. Water supply and quality
13. Sq metre of parks and fields per capita
14. Average class size in primary school

15. University educated people/total population
16. Vehicles per km of city roads
17. Average travel time to work
18. No. of accidents on the roads/population
19. Criminal cases per 10000 persons
20. TV sets per 1000 people
21. Existence of Mass Transit Rail System
22. GDP growth
23. Average life expectancy
24. Annual urban inflation rate
25. Number of theatres/cinemas per 100,000
26. No. of telephones per 1000 people

27. Mobile phone usage per 1000 people
28. Internet usage per 1000 people
29. Day and Night time city population

These parameters will enable us to compare our city with other world-class cities in the world and we can make adjustments to overcome any deficit areas along the way to our 2020 target of making Kuala Lumpur a world-class city.

2.2 Housing

2.2.1 Housing Stock

While the Plan recognizes that there is a shortfall of 20600 units of houses in 2000, we noted that there is an oversupply of high costs housing (51% of total). There is inadequate supply of low cost housing (24.5%) and medium cost housing (24.9%). There should be **a more equitable distribution of low, medium and high cost housing.**

One of the most important indicators of a world-class city is the ratio of house price/annual income. Kuala Lumpur has one of the highest ratio 3.27. This means that most of the population is paying beyond their means and about 30% of their annual income is used to pay for housing when it should be less than 5%. We urge the government to provide **more affordable medium cost housing to cater for the working population** in the inner city in order to attract these people to stay in the inner city.

2.2.2 Housing density

Density zoning in the Plan is too non-specific and vague. We propose that density zoning be done in a more specific manner, down to micro level. We noted that International zones are low density high quality living zones but we would welcome a **more specific density be mentioned at micro levels** e.g. how many persons per hectare in Bukit Tunku and so on.

2.2.3 Redevelopment of Old housing stock

We welcome the policy statement in the plan that City Hall shall develop and implement measures to upgrade the quality of existing old housing stock.

We noted that there are many one-room flats in the city e.g. in Bangsar, Loke Yew, San Peng and Pekeliling. These flats should be redeveloped at existing sites according to current housing standards and affordability.

Measures should also be taken to improve the conditions and external appearances of flats both public and private that do not meet the minimum requirements. e.g. new coat of paints, better lightings, better access roads.

2.3 Community Facilities

We strongly believe that one of the main objectives in the provision of community facilities should be to **create a balanced and integrated society by providing adequate facilities to all people regardless of race, creed or social status**. We must aim to promote a strong, mutually supportive, caring, harmonious and tolerant multiracial community. To achieve this, **we must ensure equal access to social, cultural and religious facilities for all people regardless of race and religion**.

2.3.1 Education

In the context of the preceding paragraph, we strongly believe that there should be a fairer provision of schools of different streams. We therefore urge that for new housing areas, more SRJK(C) and SRJK(T) be built either in the form of individual schools or according to the concept of “Sekolah Wawasan”.

2.3.2 Community Hall

Community hall is important for the community to interact socially and participate in healthy activities such as cultural and modern dancing, language classes, computer classes, cooking classes and sports. It also helps to foster neighbourliness and promote racial integration.

Therefore, we urge City Hall to ensure that there is sufficient and adequate community halls in housing areas. Ideally there should be a community hall for every 5000 people and there should be a provision of half an acre of land for this purpose per 10000 of population.

Community halls must be built according to current standards and designs and must be maintained well in accordance to our aspiration of a world-class city.

2.3.3 Places of Worship

We noted that there is a disparity in the provision of non-Muslim religious sites and cemetery lands. We wish to seek an answer as to why there is a shortage of these facilities in the year 2020 when there should be a proportional increase in provision with the corresponding increase in population.

One of the hallmarks of a great city is a safe city. Religious facilities can help mould our youth into good, polite and useful citizenry with high moral values which in turn will help to make Kuala Lumpur a safe and friendly city.

We do not agree with the report that there is an oversupply of non-Muslim religious reserve. The issue faced by non-Muslim religious reserve is actually that of overutilisation and congestion and lack of provision of proper facilities leading to using illegal premises such as residential, commercial and industrial shop lots.

We therefore recommend that

- There should be adequate provision of non-Muslim religious sites especially in new housing areas
- An alternative site must be found for a religious site that is closed due to various reasons.

- Expansion of the existing religious facilities should be allowed, if not in the same site then at least in an alternative area provided.

2.3.4 Burial Grounds and Funeral Service

Cemeteries are part of our heritage and there must be a system to preserve this heritage in order to encourage connections with past legacies and tradition. This will in turn encourage cultural, biological and social development of each race through the practice of traditional customs, ceremonies and festivals thereby handing down good moral values and practices to our future generations.

We noted that there is a decrease in the provision of non-Muslim cemetery land from 232 hectares in 2000 to 100.4 hectares in 2020. We wish to know what are City Hall's plan regarding the balance of 131.6 hectares. We propose that the sites be turned into a public facility such a Memorial Park or green lung for the city. Existing cemetery sites can also be better managed and beautified to create a Park-like ambience.

We also urge the provision of more crematoriums using new technology in suitably sited areas.

There should also be adequate provision for funeral service parlours especially in new apartments to enable people of non-Muslim faith to hold religious rites for their departed relatives.

2.4 Public Transport & City Traffic

A world-class city must have a good and efficient public transport system. To achieve this, we recommend that:

- City Hall gives figures on “average travel time” from suburban locations to city center at fixed interval e.g. yearly basis. This indicator will help the planners and city folks to gauge the efficiency of our traffic system and public transport.
- There must be a good integration of the public transport and feeder services
- There must be ample parking spaces at certain strategically located mass transit stations to enable the people to park and ride
- There should be a free looping bus system in the inner core city

- For certain areas with congested space and small access roads, a feeder system using smaller buses should be encouraged e.g. in certain kampung baru
- Licensing of public transport should not be monopolized. Monopoly begets inefficiency.
- Efforts be made to encourage people to use public transport

2.5 Industrial Workplace

In order to encourage the revival of inner city population, we must provide jobs in the city. Certain industries must be encouraged.

We recommend that clean, high technology, R & D based industries that require high skill labour force be established in certain industrial parks in the city. These parks must be environmental friendly with broad avenues and adequate open spaces to provide a park-like ambience. There should also be provision for designated parking areas for big trucks in the park to avoid haphazard parking.

There should also be provision of certain areas for service industries such as motor workshops. However, at the moment, most of these workshops are scattered, dirty and located at congested areas and contribute to pollution and traffic congestion. This conflicts with the

aim of enhancing city living environment. We therefore welcome the provision in the Plan to provide certain designated and strategic areas to make into modern automobile parks. These parks will be placed in easily accessible areas such as Chan Sow Lin and Segambut and it will be clean, modern, environment friendly with beautiful landscaping.

There is also a general lack of public facilities in industrial areas. We recommend that adequate public facilities such as hygienic hawkers' centres, canteens, sports centers and affordable housing be built in industrial areas for the usage of the workers.

Illegally located factories should be relocated to properly zoned industrial areas that are well managed and clean.

2.6 Special Areas in Jinjang and Kepong.

Section 16.2.3

New Villages was originally created during the British Colonial government to curtail the communication of the Chinese with the Malaysian Communist Party in the early 1950s. These are areas of dilapidation and ad-hoc development, roads are narrow and the terrain in extremely bad conditions.

The plan recognizes the issues of underdevelopment of new villages. This areas are deserving of upgrading similar to the Sites and Services scheme practiced in the late 1970s. The historical fact attached to these areas makes it a worthwhile cause to rehabilitate and turn it into a place more environmentally friendly. Development in cottage industries, art and craft should turn this areas worthy of tourist destination. Jinjang and Kepong are one of Malaysia 's oldest "New Village and should not be neglected anymore. By 2005 Kuala Lumpur is expected to be squatter free, but these old new villages would remain as slums if nothing is done.

2.7 Strategic Zones

Chapter 17 .5 on Strategic Zone of Damansara-Penchala

Section 17.5.1 (b) International Zones

The objective to maintain and enhance an international character with high quality living and working environment is good. A review of the DKLSP 2020 was held with the Bukit Tunku Resident Association to study , help understand better and to obtain feedback from the residents. The residents are very concerned about any change in the character and density of their neighbourhood. The Bukit Tunku resident rather like a more clear cut boundary say in the form of a greenbelt surrounding their neighbourhood.

This new concept for low density high cost housing is too broad and vague. This policy should provide a more detail range of density zoning to regulate height and residential densities. High level recreational facilities such as centralized dance studios, should be important features.

Section 17.5.1

c) Comprehensive Development Areas

The Jalan Duta Comprehensive Development.

The Bukit Tunku Resident is absolutely concerned about the existing traffic congestion and the driving speed of vehicles coming from the Kuching roundabout to the Bukit Tunku roundabout and up to the Indian High Commission office at the traffic light junction.

With location of the transport hub of Hentian Duta and the Hoki Stadium almost at their doorsteps, the ingress and egress into Bukit Tunku is often blocked up at peak time. The residents getting in and out of Jalan duta faced a lot of dangers from the fast driving vehicles.

Therefore the zoning of the Comprehensive Development Area at the Duta Government Office Complex as a MICE Centre for meetings, incentives, convention and exhibition and specialist health –tourism

precinct is truly a matter concern and a sure sign of additional congestion..

As there is at present an oversupply of office areas in the city centre, one wonders about the justification and the need for such a convention centre. With the decline of inner city, we should not transfer out more functions from the city centre. Rather contain more functions within the city centre as much as possible.

We together with the Bukit Tunku Residence Association view the identification of the Jalan Duta CDA not necessary an extension of city centre function. The identification of a large comprehensive development area in locality must be supported by Traffic Impact Studies and Social Impact Studies and with involvement of citizen 's participation as a proof of good or world-class governance.

3. CONCLUSION

Providing world-class infrastructure and facilities will go a long way in our aim to help turn our beloved city into a world-class city. However, what ultimately decides whether a city is good to live in or not depends heavily on the civil-mindedness and behaviour of its population. In other words, a world-class city needs a world-class population. We need to change the mindset of our citizens to behave in a more civil and tolerant manners through education especially to the younger population. More interaction between the various races, equal provision of education and community facilities as mentioned in Section 2.3 above will foster better understanding, more tolerance and mutual respect among the population of various denominations.

A world-class city also needs the backup of efficient supporting services such as police, fire brigade, health and civil services. All of us from the top city officials down to ordinary citizens must play our part well to ensure that our city becomes a truly great city to live in. This is **Our Vision and hence Our Mission.**

End of Report