



PLANMalaysia
Perancangan Melangkaui Kelaziman
Planning Beyond Conventional

MINISTRY OF HOUSING AND
LOCAL GOVERNMENT

SEMINAR ON EAST COAST RAIL LINK – ECONOMIC ACCELERATOR PROJECT (ECRL-EAP) BUSINESS AND INVESTMENT OPPORTUNITIES



PeGTaECRL
Pelan Induk Bersepadu Guna Tanah
Laluan Rel Pantai Timur

EAST COAST RAIL LINK INTEGRATED LAND USE MASTERPLAN (PeGTaECRL): Economic and Investment Opportunities

8 MARCH 2024 | MIDA SENTRAL, KUALA LUMPUR



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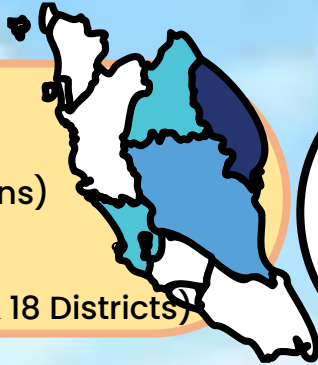
PeGTaECRL BACKGROUND



4

States

- Kelantan** (2 Stations)
- Terengganu** (6 Stations)
- Pahang** (7 Stations)
- Selangor** (5 Stations)
- (31 Local Authorities & 18 Districts)



509

Projects Proposal RM49.2 Billion

COST ESTIMATED



Travel Time Saving

From **12-14** hours
To **4 hours 30** minutes

20

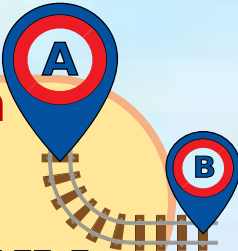
Stations

- TOD** (14 Stations)
- COD** (3 Stations)
- TAD** (3 Stations)



Alignment Length

665

KM

Total Areas

1 KM offset from rail line
5 KM and **15** KM radius from station



PeGTaECRL BACKGROUND



01

COORDINATE ECRL DEVELOPMENT AND SERVICE CATCHMENT AREA

With policy and planning strategy at the Federal Government, State, and Local levels.

02

OPTIMISE ECRL POTENTIAL

To ensure land use planning near ECRL station can spur state and district development.

03

IDENTIFY CHALLENGES AND MAIN DEVELOPMENT OPPORTUNITIES

Near rail alignment and ECRL station for the organized effort by all parties in facilitating and ensuring the success of land development for the state's benefit.

04

AS PLANNING AND INVESTMENT GUIDELINE DOCUMENT

To stakeholders in developing the area around the ECRL line and station optimally in line with potential future development.



01

REGIONAL CONNECTIVITY

Enhance the connectivity between the East and West Coast regions.

02

SPUR URBAN DEVELOPMENT

Driving the development of medium and small towns in the East Coast Region and Improving local standard of living.

03

NEW URBAN CENTRE

Developing area near ECRL station as commercial centre, new settlement and tourism area.

04

INVESTMENT OPPORTUNITIES

Investment opportunities in the East Coast Region will be increased especially for the industrial sector.

05

SAFE MODE OF TRANSPORT

Provide a safe alternative mode of public transport for long-distance journeys.

06

CONTROL OUT MIGRATION

Control out-migration through readiness of fast round-trip ride services for work purposes.

07

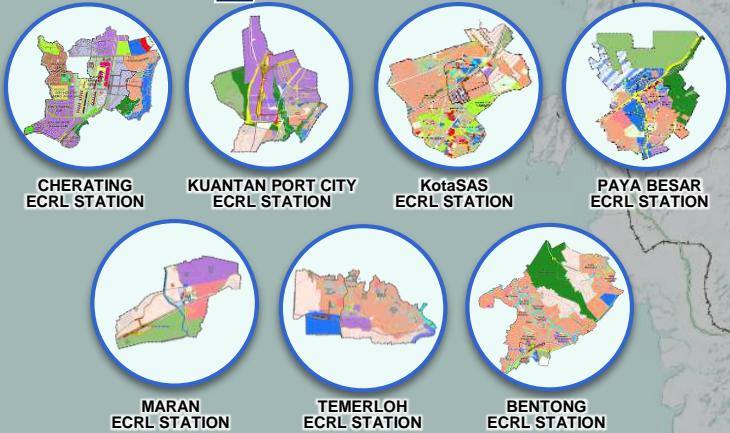
LOW CARBON TRANSPORTATION

Reduce environmental pollution by transitioning from the use of fuel-based vehicles to electric rail transportation.

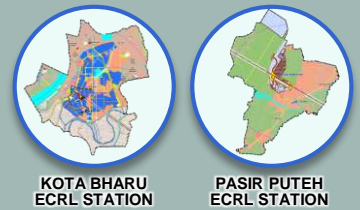


LANDUSE PLANNING AREA

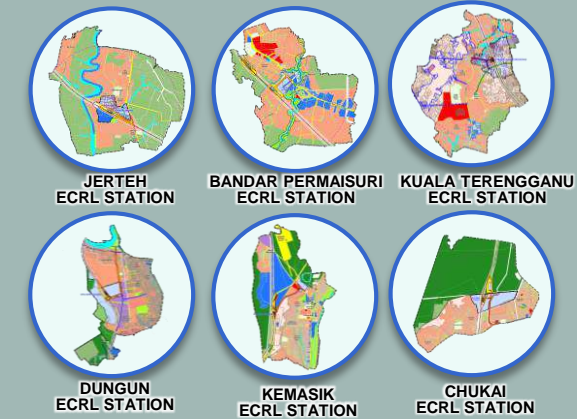
PAHANG 7 Stations



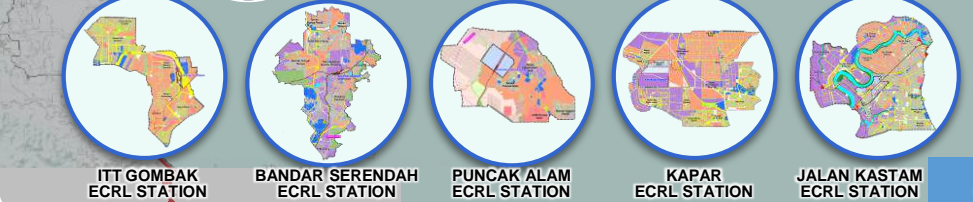
KELANTAN 2 Stations



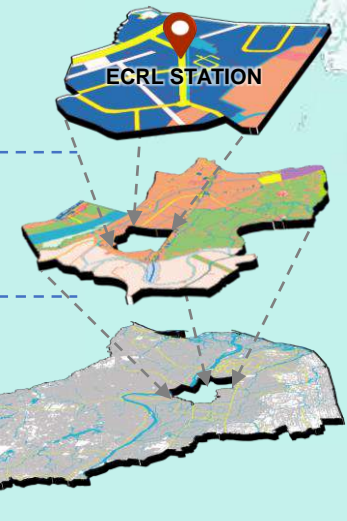
TERENGGANU 6 Stations



SELANGOR 5 Stations



1. Transit Oriented Development Area
2. Planning Area
3. Catchment Area

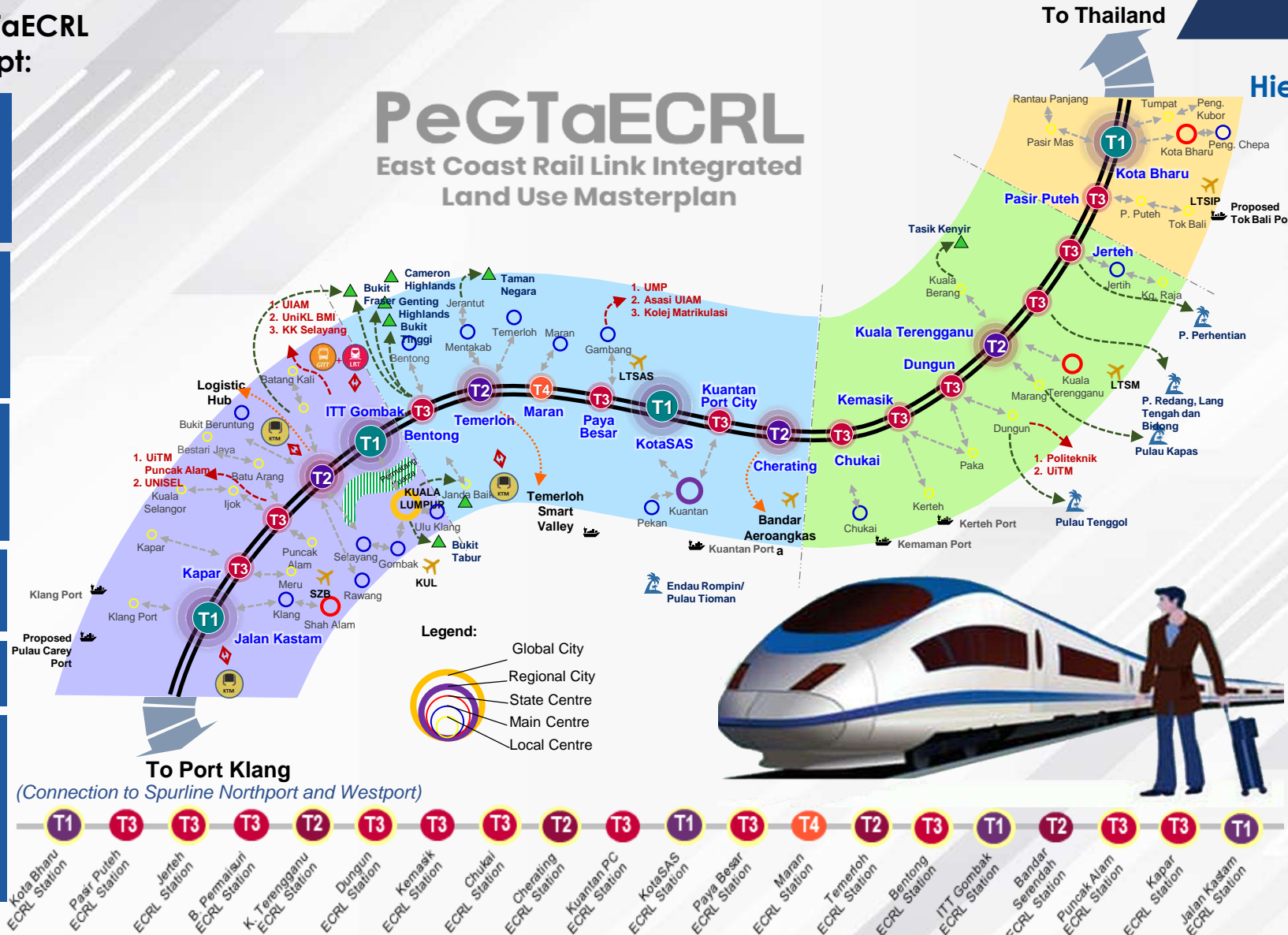


SPATIAL DEVELOPMENT CONCEPT

Main aspect of the PeGTaECRL development concept:

- 1 Main Transit Oriented Development (TOD) Centers
- 2 Connectivity with National Logistics Infrastructure
- 3 Cargo Oriented Development (COD)
- 4 Activities/ Station Special Function
- 5 Interconnectivity
- 6 Preservation and Conservation of Natural Asset and Geo Disaster Risk Management

PeGTaECRL East Coast Rail Link Integrated Land Use Masterplan



Hierarchy of ECRL Stations

- T1 REGIONAL STATION**
KOTA BHARU, KOTASAS, ITT GOMBAK AND JALAN KASTAM
- T2 URBAN STATION**
KUALA TERENGGANU, CHERATING, TEMERLOH AND BANDAR SERENDAH
- T3 SUB URBAN / SPECIAL ACTIVITY STATION**
PASIR PUTEH, JERTEH, BANDAR PERMAISURI, DUNGUN, KEMASIK, CHUKAI, KUANTAN PORT CITY, PAYA BESAR, BENTONG, PUNCAK ALAM AND KAPAR
- T4 URBAN NEIGHBOURHOOD STATION**
MARAN

THEME, GOALS AND STRATEGIC THRUSTS

Theme

‘PeGTaECRL is the driver for regional development towards sustainable land use change’

Goals

“Integrated Land Use Master Plan Realizes ECRL’s Potential Towards Sustainable Land Use Change To Increase The Competitiveness of The National Conurbation at the International Level and Drive the Development of The East Coast Region”.

Implementation Phase

Phase 1

2023 - 2025
Short Term

Phase 2

2026 - 2030
Medium Term

Phase 3

2031 - 2040
Long Term

STRATEGIC THRUST 1

INTEGRATION OF LAND USE PLANNING AND REGIONAL SERVICES

- ❖ New Township (TOD/TAD).
- ❖ Planning of COD and Economic Area.
- ❖ Development Control (ESA,CFS, Wildlife Corridor & Socially Sensitive Areas).
- ❖ Urban Design and Transportation Planning.

12 PLANNING STRATEGIES

STRATEGIC THRUST 2

REGIONAL AND LOCAL ECONOMIC GROWTH DRIVERS

- ❖ Economic Strengthening of Existing Growth Area.
- ❖ Strengthening the Industrial Sector.
- ❖ Rapid Development of the ECRL Planning Area.
- ❖ ECRL as the Main Mode of Transport for the Tourism Sector.

21 ACTIONS

STRATEGIC THRUST 3

STRENGTHEN THE CONNECTIVITY, MOBILITY AND SUPPORTING INFRASTRUCTURE

- ❖ Good Accessibility, Mobility and Connectivity.
- ❖ Integrated and Comprehensive Transportation System.
- ❖ Interconnected Network of Walkways and Cycle Paths.
- ❖ Infrastructure and Utility Readiness As a Development Catalyst..

69 DETAILS

KEY ENABLERS

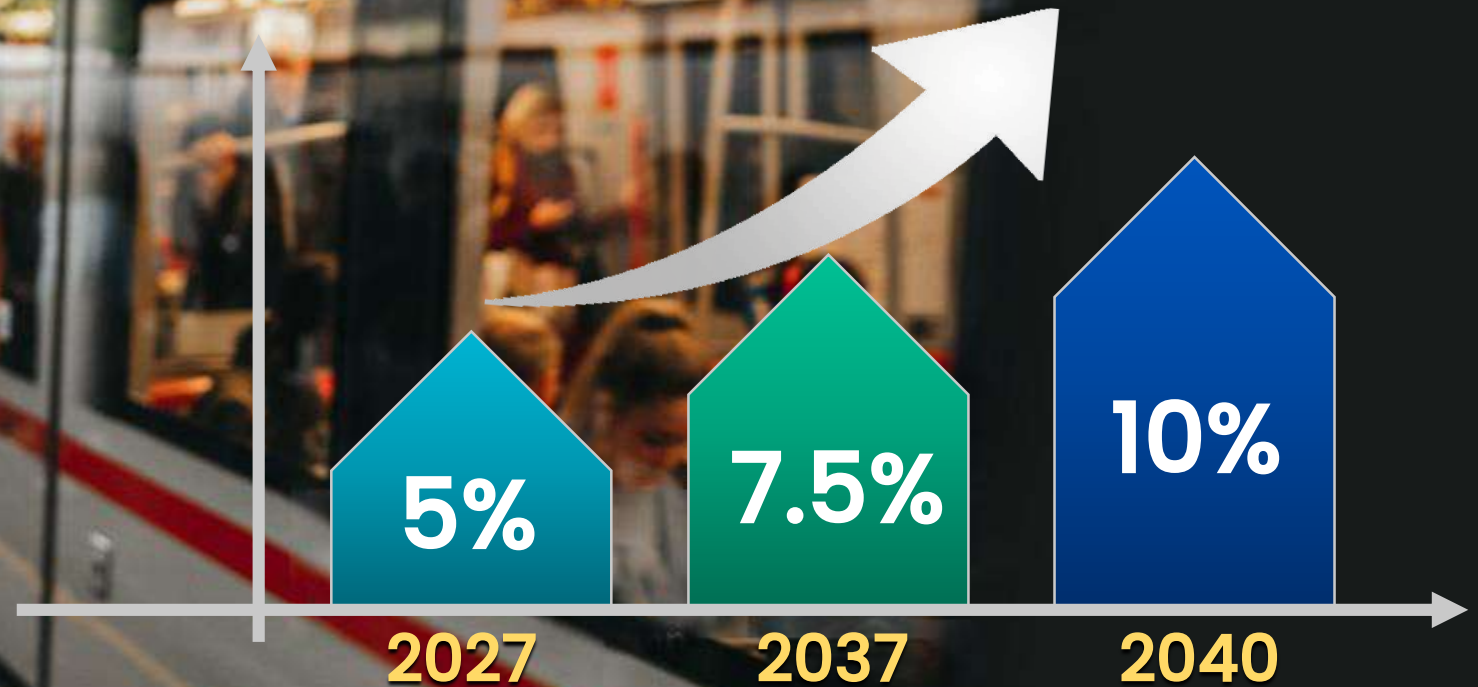
MANAGEMENT AND IMPLEMENTATION OF WORKABLE DEVELOPMENT

- Planning
- Investment
- Governance

14 ACTIONS

1

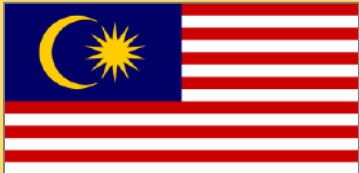
SHIFT MODE IMPLICATION



Ensuring 3 times increase numbers of passenger using ECRL service and ensuring the service effectiveness

2 GDP IMPACT

Construction and Operational Level (2020 - 2040)



MALAYSIA


RM1.34 trillion
(2020)


RM1.38 trillion
(2040)


→

0.14% / Year
2.80% / 20 year
(+ RM38.8 billion)

 **KELANTAN** RM25.2 billion
(0.73% / year) ➤ **RM30.7 billion**

 **TERENGGANU** RM34.0 billion
(1.77% / year) ➤ **RM54.5 billion**

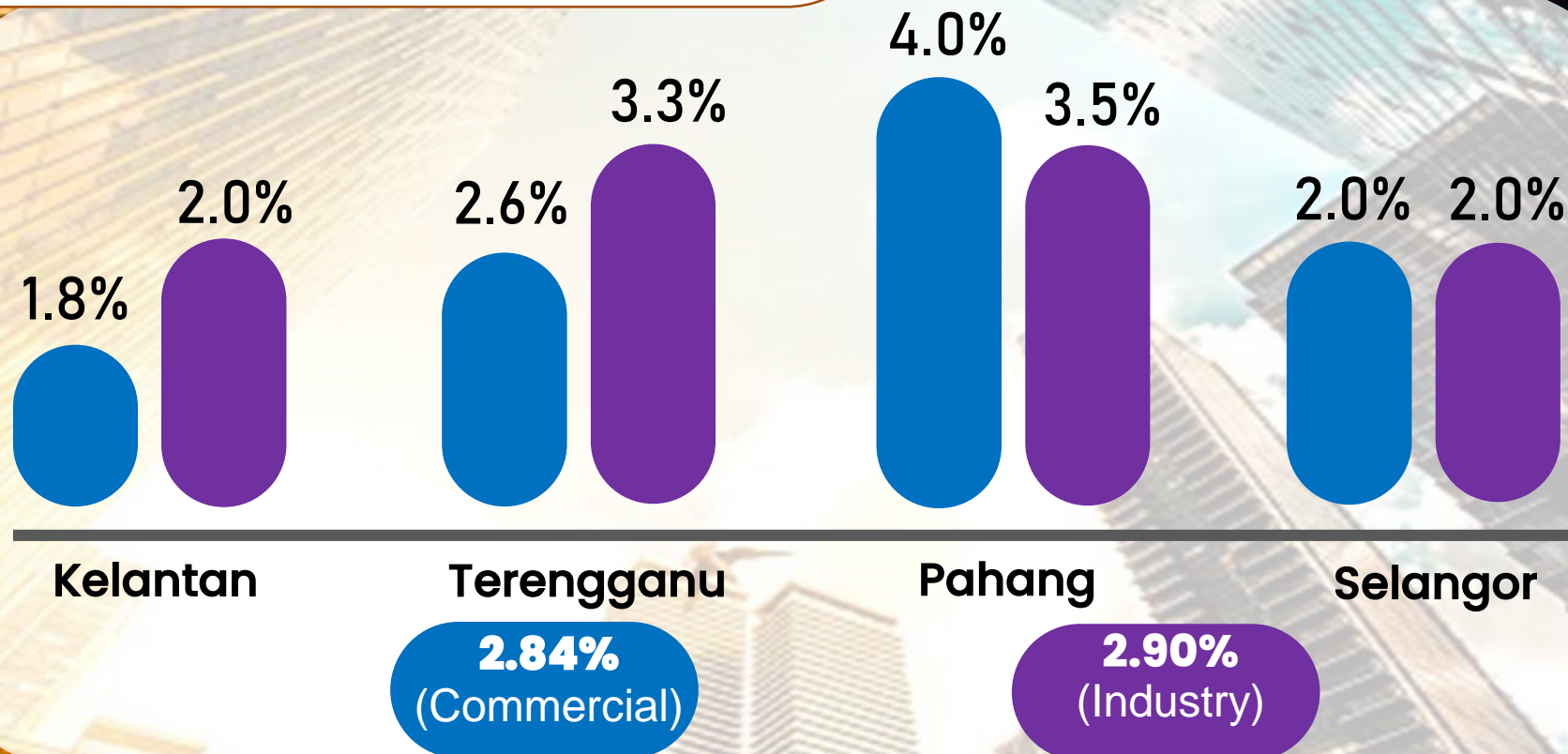
 **PAHANG** RM55.0 billion
(1.24% / year) ➤ **RM76.7 billion**

 **SELANGOR** RM326.8 billion
(0.06% / year) ➤ **RM331.9 billion**



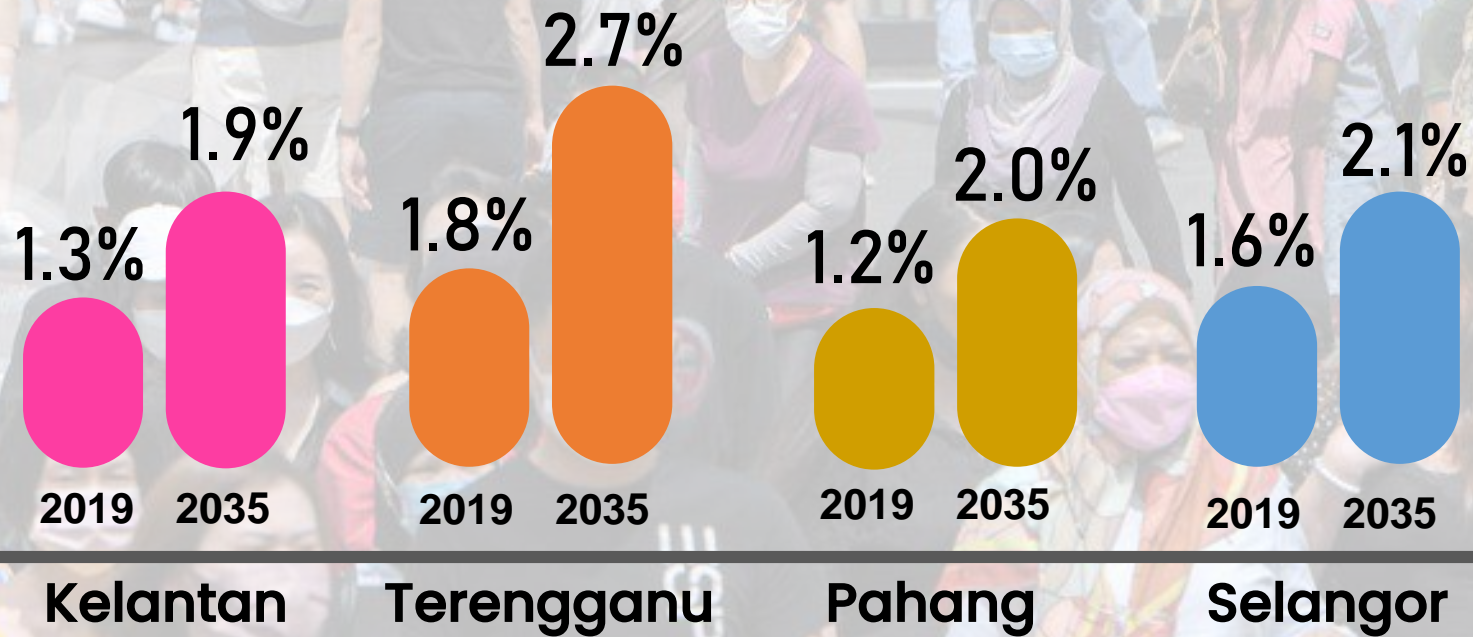
3

ESTIMATED URBAN GROWTH FOR COMMERCIAL AND INDUSTRIAL LAND USE (2040)

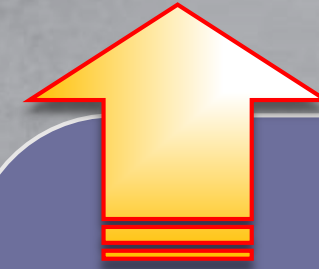


4

INCREASE OF POPULATION (APGR)



0.72%
(APGR)



5.6% Min
(RM3,763 – RM8,670)



11.8% Max
(RM3,983 – RM9,179)

5

**INCREASE OF MEDIAN
INCOME**

6

INCREASE OF LABOUR FORCE BY STATE (2040)



KELANTAN

32.5%



TERENGGANU

38.8%



PAHANG

65.7%







SELANGOR

23.8%

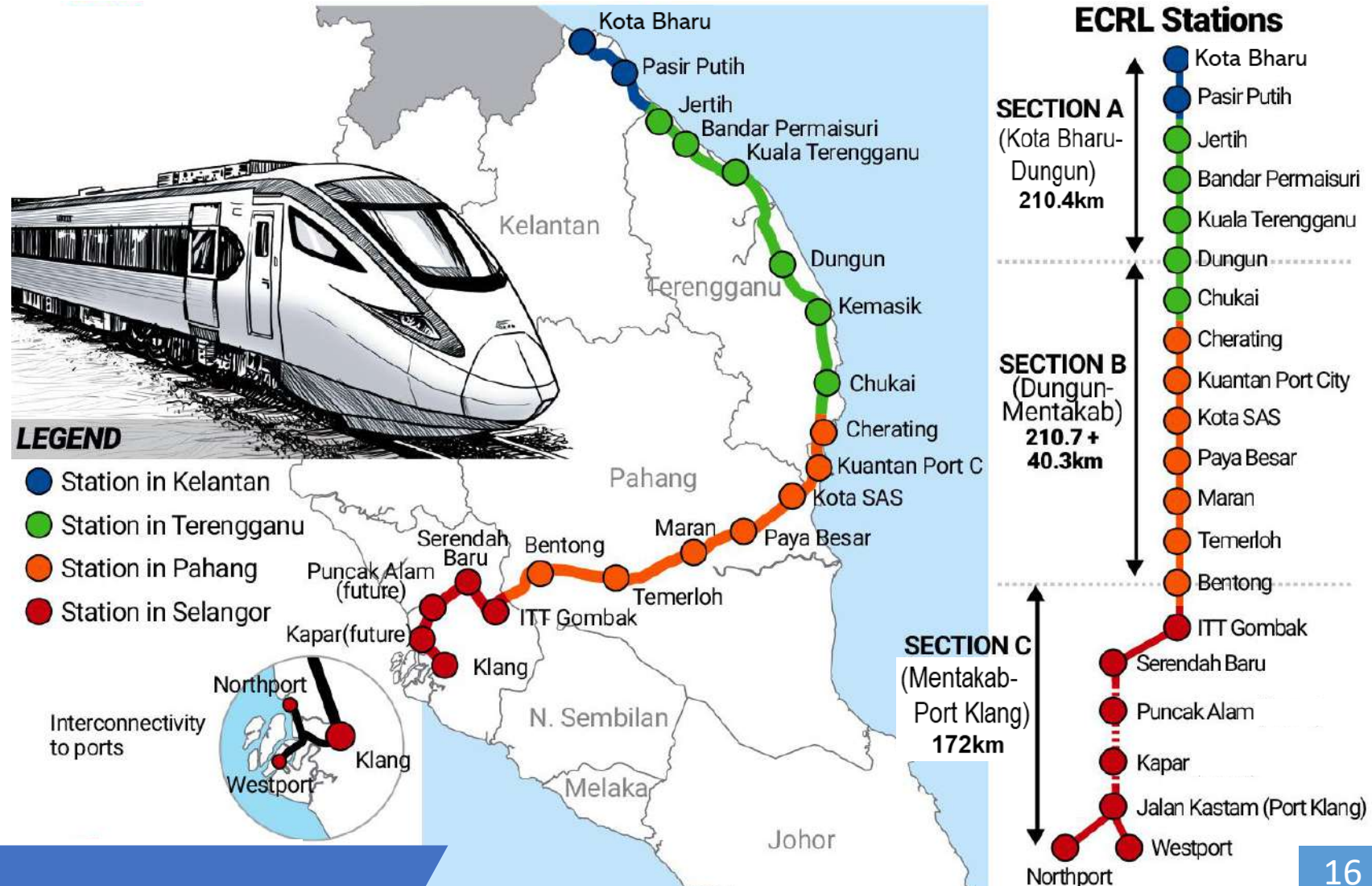
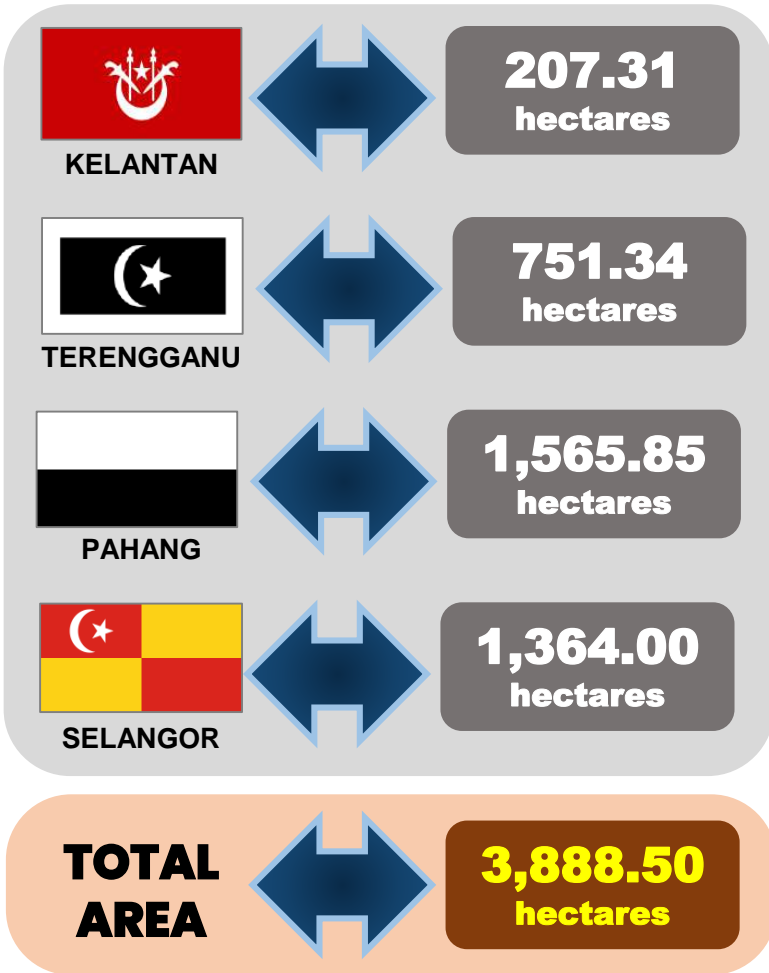
7 IMPACT TOWARDS TOURISM SECTOR

Expected to increase the percentage of domestic and international tourist. **5%**






	DOMESTIC (Million)		INTERNATIONAL (Million)	
	2027	2040	2027	2040
 KELANTAN	21.90	62.40	0.55	0.91
 TEREANGGANU	23.00	47.10	1.34	2.13
 PAHANG	39.80	128.90	4.99	9.60
 SELANGOR	85.60	364.50	5.50	10.66

POTENTIAL INVESTMENT AREA WITHIN ECRL STATION BY STATES

For Mixed Development, Industrial & Commercial Areas

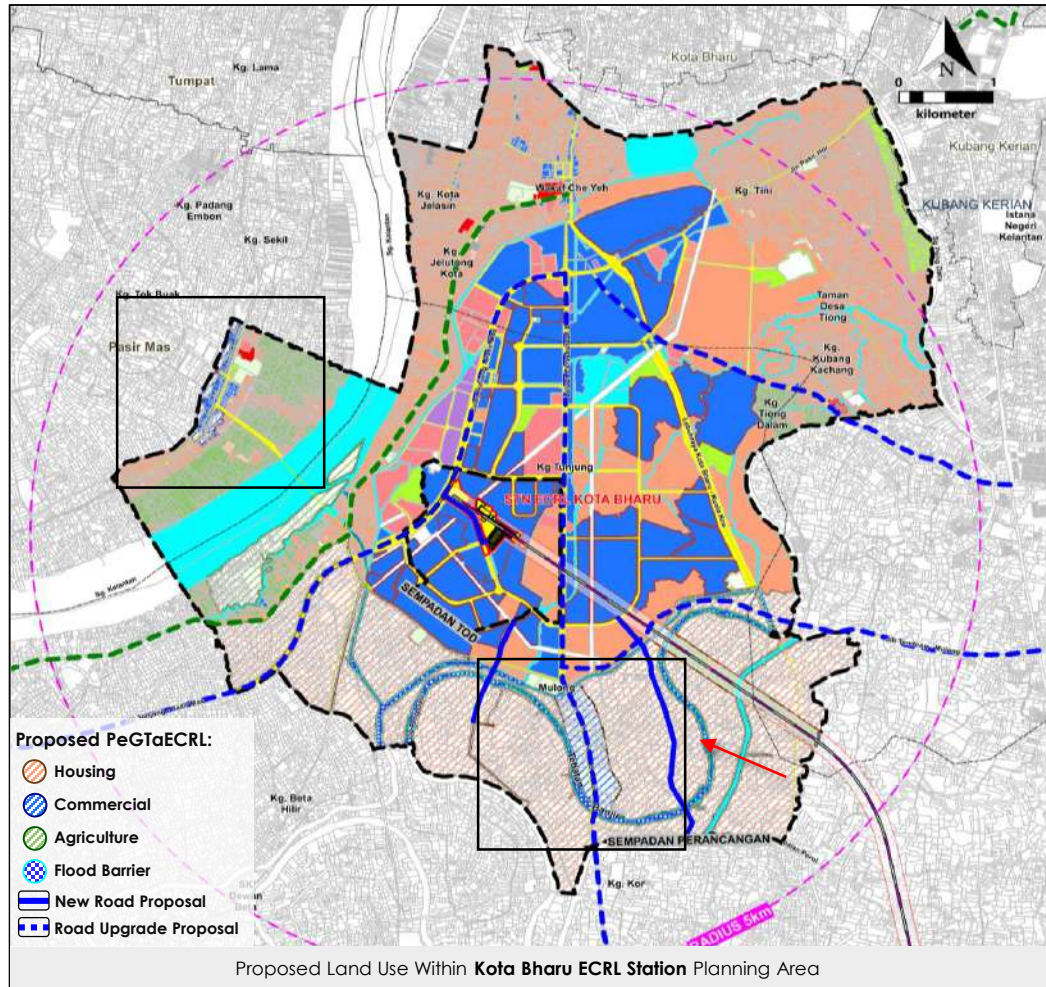


DEVELOPMENT IMPACT BY STATES

STATE	STATION	HIGH IMPACT PROJECTS	PROJECTS PROPOSAL	ESTIMATED COST 2040	ESTIMATED DEVELOPMENT CHARGES	ESTIMATED PREMIUM CHARGES																
 KELANTAN	2	8	67	RM5.8 Billion	<table border="1"> <tr> <td>2025</td> <td>2040</td> <td rowspan="2">↑ 46.6%</td> </tr> <tr> <td>RM47 Mil</td> <td>RM88 Mil</td> </tr> <tr> <td colspan="3">Additional: RM41 Million</td> </tr> </table>	2025	2040	↑ 46.6%	RM47 Mil	RM88 Mil	Additional: RM41 Million			<table border="1"> <tr> <td>2025</td> <td>2040</td> <td rowspan="2">↑ 50%</td> </tr> <tr> <td>RM35 Mil</td> <td>RM70 Juta</td> </tr> <tr> <td colspan="3">Additional : RM35 Million</td> </tr> </table>	2025	2040	↑ 50%	RM35 Mil	RM70 Juta	Additional : RM35 Million		
2025	2040	↑ 46.6%																				
RM47 Mil	RM88 Mil																					
Additional: RM41 Million																						
2025	2040	↑ 50%																				
RM35 Mil	RM70 Juta																					
Additional : RM35 Million																						
 TERENGGANU	6	10	152	RM7.3 Billion	<table border="1"> <tr> <td>2025</td> <td>2040</td> <td rowspan="2">↑ 52.8%</td> </tr> <tr> <td>RM93 Mil</td> <td>RM97 Mil</td> </tr> <tr> <td colspan="3">Additional: RM104 Million</td> </tr> </table>	2025	2040	↑ 52.8%	RM93 Mil	RM97 Mil	Additional: RM104 Million			<table border="1"> <tr> <td>2025</td> <td>2040</td> <td rowspan="2">↑ 52.9%</td> </tr> <tr> <td>RM41 Mil</td> <td>RM87 Mil</td> </tr> <tr> <td colspan="3">Additional: RM46 Million</td> </tr> </table>	2025	2040	↑ 52.9%	RM41 Mil	RM87 Mil	Additional: RM46 Million		
2025	2040	↑ 52.8%																				
RM93 Mil	RM97 Mil																					
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2025	2040	↑ 52.9%																				
RM41 Mil	RM87 Mil																					
Additional: RM46 Million																						
 PAHANG	7	18	159	RM13.4 Billion	<table border="1"> <tr> <td>2025</td> <td>2040</td> <td rowspan="2">↑ 57.2%</td> </tr> <tr> <td>RM149 Mil</td> <td>RM348 Mil</td> </tr> <tr> <td colspan="3">Additional : RM199 Million</td> </tr> </table>	2025	2040	↑ 57.2%	RM149 Mil	RM348 Mil	Additional : RM199 Million			<table border="1"> <tr> <td>2025</td> <td>2040</td> <td rowspan="2">↑ 55.3%</td> </tr> <tr> <td>RM38 Mil</td> <td>RM85 Mil</td> </tr> <tr> <td colspan="3">Additional: RM47 Million</td> </tr> </table>	2025	2040	↑ 55.3%	RM38 Mil	RM85 Mil	Additional: RM47 Million		
2025	2040	↑ 57.2%																				
RM149 Mil	RM348 Mil																					
Additional : RM199 Million																						
2025	2040	↑ 55.3%																				
RM38 Mil	RM85 Mil																					
Additional: RM47 Million																						
 SELANGOR	5	15	131	RM22.7 Billion	<table border="1"> <tr> <td>2025</td> <td>2040</td> <td rowspan="2">↑ 33.3%</td> </tr> <tr> <td>RM1.2 Billion</td> <td>RM1.8 Billion</td> </tr> <tr> <td colspan="3">Additional: RM600 Million</td> </tr> </table>	2025	2040	↑ 33.3%	RM1.2 Billion	RM1.8 Billion	Additional: RM600 Million			<table border="1"> <tr> <td>2025</td> <td>2040</td> <td rowspan="2">↑ 50.3%</td> </tr> <tr> <td>RM326 Mil</td> <td>RM656 Mil</td> </tr> <tr> <td colspan="3">Additional: RM330 Million</td> </tr> </table>	2025	2040	↑ 50.3%	RM326 Mil	RM656 Mil	Additional: RM330 Million		
2025	2040	↑ 33.3%																				
RM1.2 Billion	RM1.8 Billion																					
Additional: RM600 Million																						
2025	2040	↑ 50.3%																				
RM326 Mil	RM656 Mil																					
Additional: RM330 Million																						
OVERALL TOTAL	20	51	509	RM49.2 Billion																		



Location	: Bandar Baru Tunjong, Kota Bharu	Function/Special Activities	: Kelantan Capital Station & International Gateway	Station Role	: Passenger Station
Main Local Authority	: Majlis Daerah Ketereh Perbandaran Islam	Type of Station	: Elevated	Station Hierarchy	: T1 - Regional (TOD)



LEGEND:			
Land Use Zoning :	Security / Government	Other Institution	ECRL Station
● Housing	● Agriculture	● Open Space & Recreation	ECRL Alignment
● Commercial	● Water Bodies	● Infrastructure & Utility	ROW ECRL Alignment
● Industry	● Transportation	● Forest	TOD Boundary
● Education			Planning Boundary

Total Planning Area 4,579.29 Hectares

Land Use Proposal



37.69
Hectares

COMMERCIAL



Project Impacts (2040)

+15,354
Population

+3,489
House Unit

RM4,663
Average Median Income

Main Focus: Food Technology Industry Cluster (Agro-Food and Food Processing)

To optimize the use of existing industrial areas at Pengkalan Chepa 1&2, IBS Machang dan Pasir Mas Hah Hub.

Providing SME Forwarding Centers at Kawasan Perindustrian Pengkalan Chepa

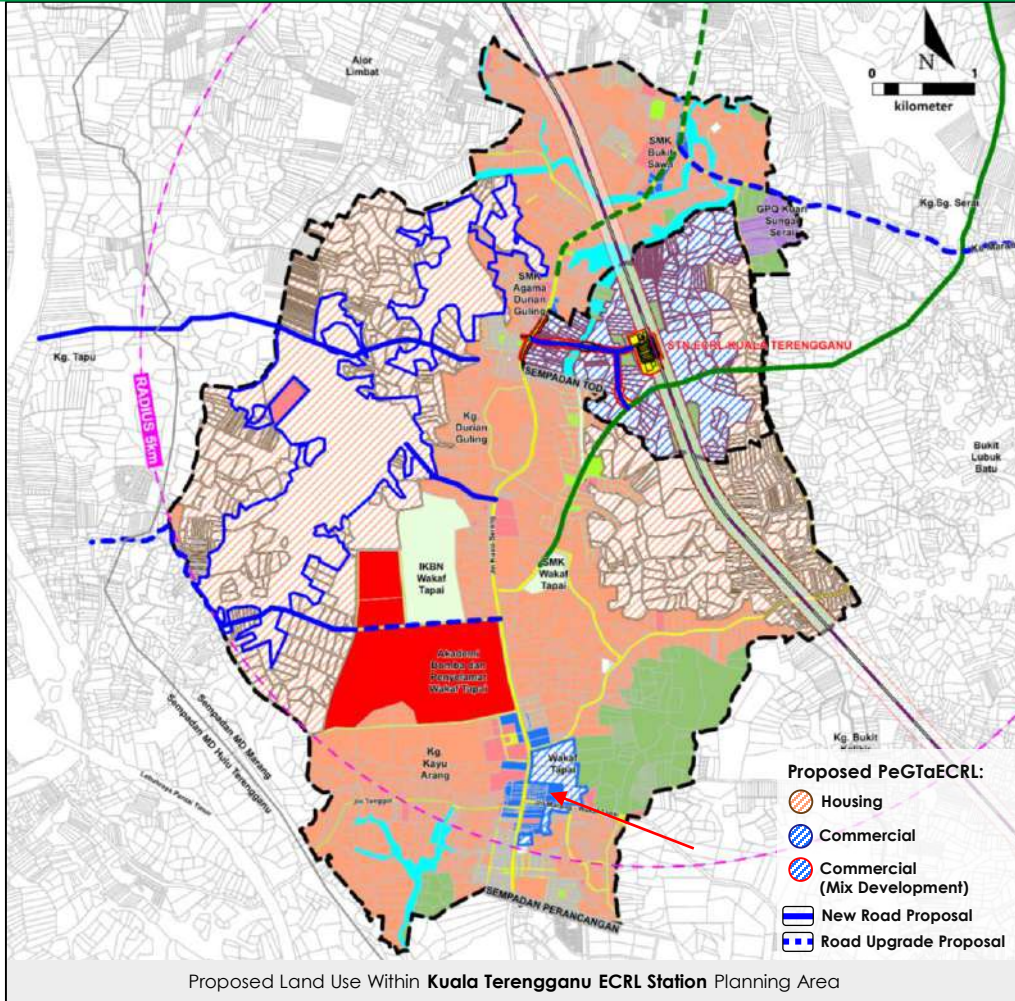
To strengthens the existing business and service areas at Bandar Baru Tunjong, Mulong, Pasir Tumboh, Tendong and Kubang Kerian



Location : Kg. Durian Guling, Marang
Main Local Authority : Majlis Daerah Marang

Function/Special Activities : Terengganu State Capital Station
Type of Station : Elevator

Station Role : Passenger Station
Station Hierarchy : T2 – Urban Station (TOD)



LEGEND:

Land Use Zoning :	Security / Government	Other Institution	Others:
● Housing	● Agriculture	● Open Space & Recreation	■ ECRL Station
● Commercial	● Water Bodies	● Infrastructure & Utility	— ECRL Alignment
● Industry	● Transporation	● Forest	— ROW ECRL Alignment
● Education			□ TOD Boundary
			□ Planning Boundary

Total Planning Area 3,583.79 Hectares

Land Use Proposal



24.16
Hectares

COMMERCIAL



235.02
Hectares

MIXED DEVELOPMENT

Project Impacts (2040)

+25,444
Population

+5,414
House Unit

Main Focus: Eastern Tourism Gateway for ECRL (Tourism and Entertainment Center, as well as Specialized Tourism Center for MICE Products).

To strengthens the existing business and service areas of Wakaf Tapai-Bukit Payong, Binjai Rendah/Bukit Sawa, Kuala Berang and Ajil.

To optimize the use of existing industrial areas at Bukit Kor Industrial Area and Wakaf Tapai Industrial Area.

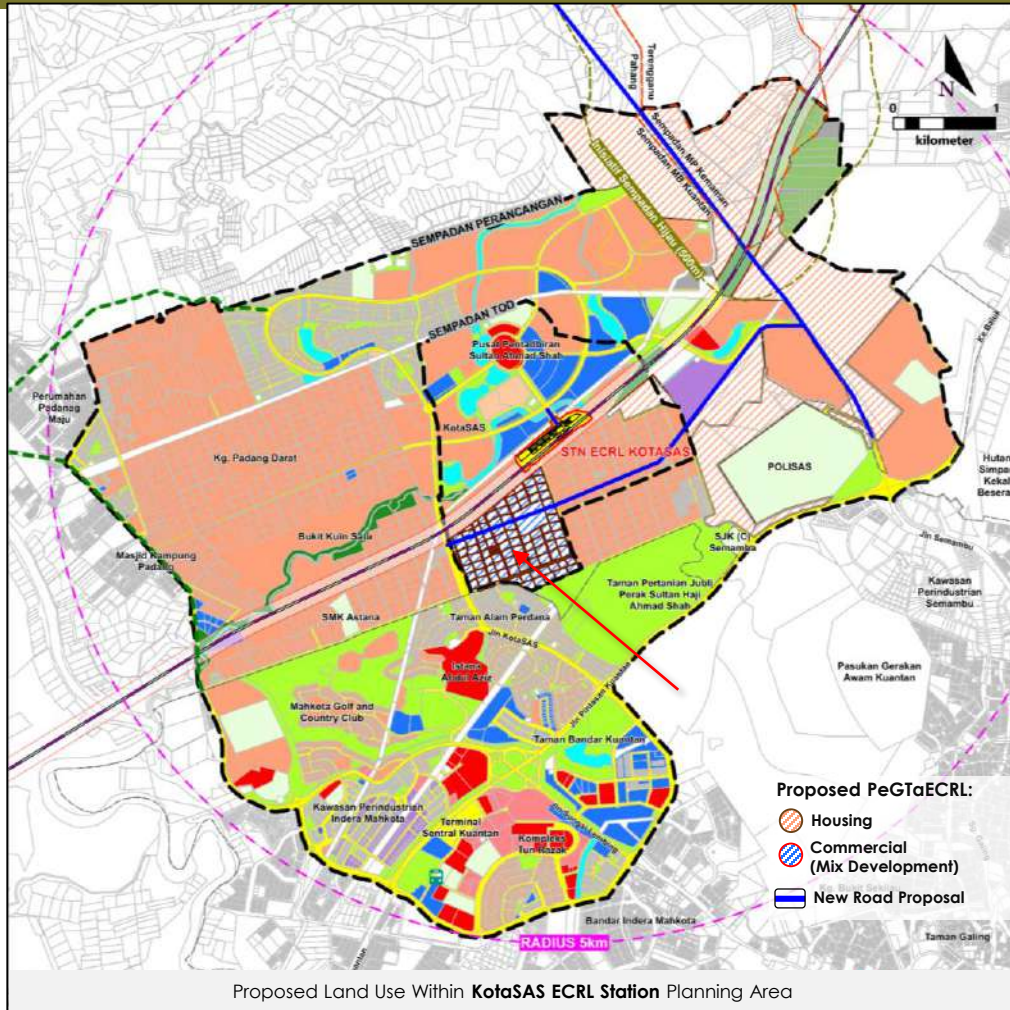
Providing SME Forwarding Centers at Bukit Kor Industrial Area



Location : KotaSAS, Kuantan
Main Local Authority : Majlis Bandaraya Kuantan

Function/Special Activities : East Conurbation and Pahang Administrative Center
Type of Station : At-Grade

Station Role : Passenger Station
Station Hierarchy : T1 – Regional Station(TOD)



Proposed Land Use Within KotaSAS ECRL Station Planning Area

LEGEND:

- | | | | |
|-------------------|-----------------------|----------------------------|----------------------|
| Land Use Zoning : | Security / Government | Other Institution | Others: |
| ● Housing | ● Agriculture | ● Open Space & Recreation | ■ ECRL Station |
| ● Commercial | ● Water Bodies | ● Infrastructure & Utility | — ECRL Alignment |
| ● Industry | ● Transporation | ● Forest | — ROW ECRL Alignment |
| ● Education | | | □ TOD Boundary |
| | | | □ Planning Boundary |

Total Planning Area

4.004.1 Hectares

Land Use Proposal



8.49 Hectares

MIXED DEVELOPMENT



NEW ADMINISTRATIVE CENTER (KotaSAS)

Project Impacts (2040)

+16,244
Population

+4,275
House Unit

3.7% /year
Commercial Growth Rate

Main Focus: Pahang Administration, health tourism center and special tourism center.

To optimize the use of existing industrial areas at Semambu Industrial Area.

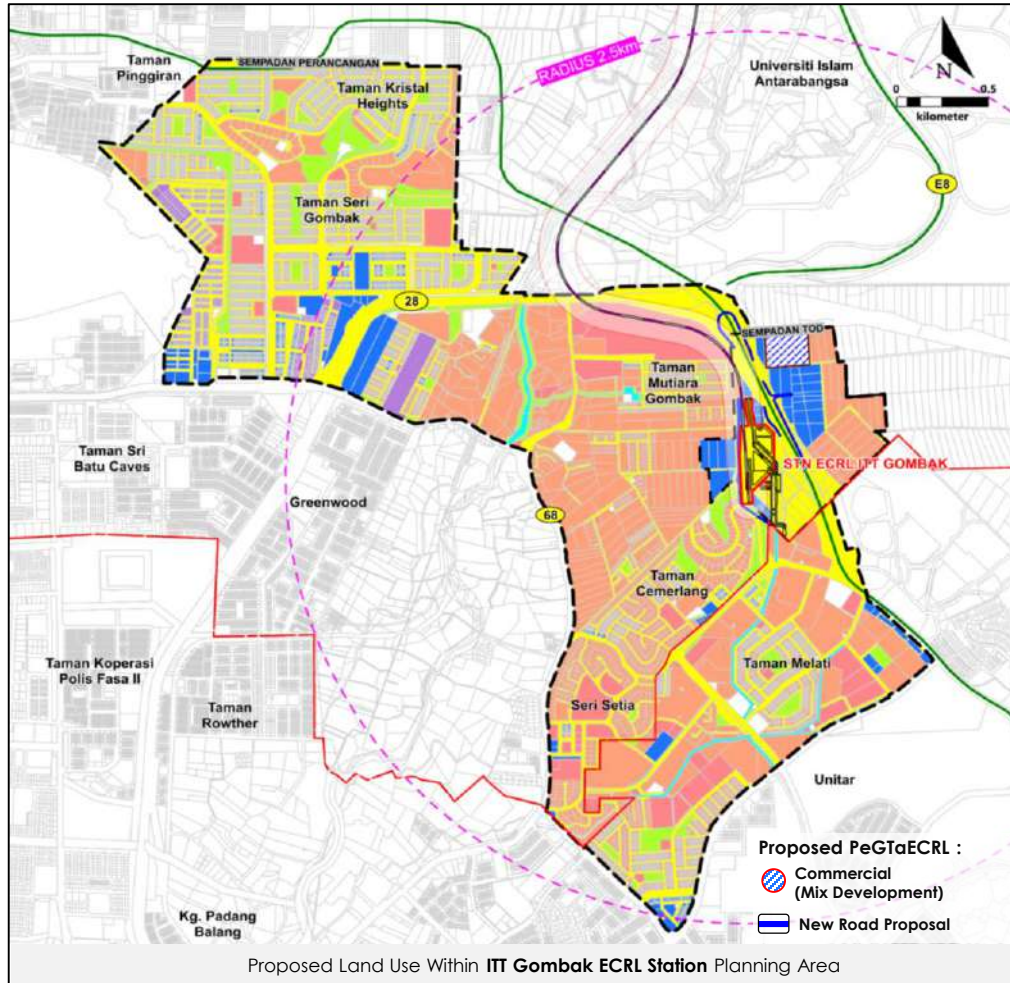
To strengthens the existing business and service areas at KotaSAS, Indera Mahkota and Bukit Goh.



Location : Kg. Sentosa Tambahan Selayang
Main Local Authority : Majlis Perbandaran Selayang

Function/Special Activities : Passenger Gateway to East Coast Region
Type of Station : At-Grade

Station Role : Passenger Station
Station Hierarchy T1 – Region Station (TOD)



LEGEND:

- | | | | | | |
|-------------------|-----------------------|----------------------------|----------------------|----------------|---------------------|
| Land Use Zoning : | Security / Government | Other Institution | Others: | ECRL Station | TOD Boundary |
| ● Housing | ● Agriculture | ● Open Space & Recreation | ● ECRL Alignment | ● ECRL Station | ● Planning Boundary |
| ● Commercial | ● Water Bodies | ● Infrastructure & Utility | ● ROW ECRL Alignment | | |
| ● Industry | ● Transporation | ● Forest | | | |
| ● Education | | | | | |

Total Planning Area

832.96 Hectares

Land Use Proposal



14.74 Hectares

MIXED DEVELOPMENT



Project Impacts (2040)

+12,907 Population

RM9,504 Average Median Income

3.7% /year Commercial Growth Rate

Main Focus: Education City, main Gateway between the East Coast Region and the Klang Valley as well as Eco & Nature Tourism Center.

To optimize the use of existing industrial areas at 6 existing industrial areas.

To strengthens the existing business and service areas and developed new area.

WAY FORWARD

ECRL FUTURE ALIGNMENT CONNECTION

01 ECRL 2 Paya Besar ECRL Station - Pekan - Mersing - Pelabuhan Pasir Gudang (RFN4) 300km

02 ECRL 3 Pasir Puteh ECRL Station - Kulim - Penang (RFN4) 230km

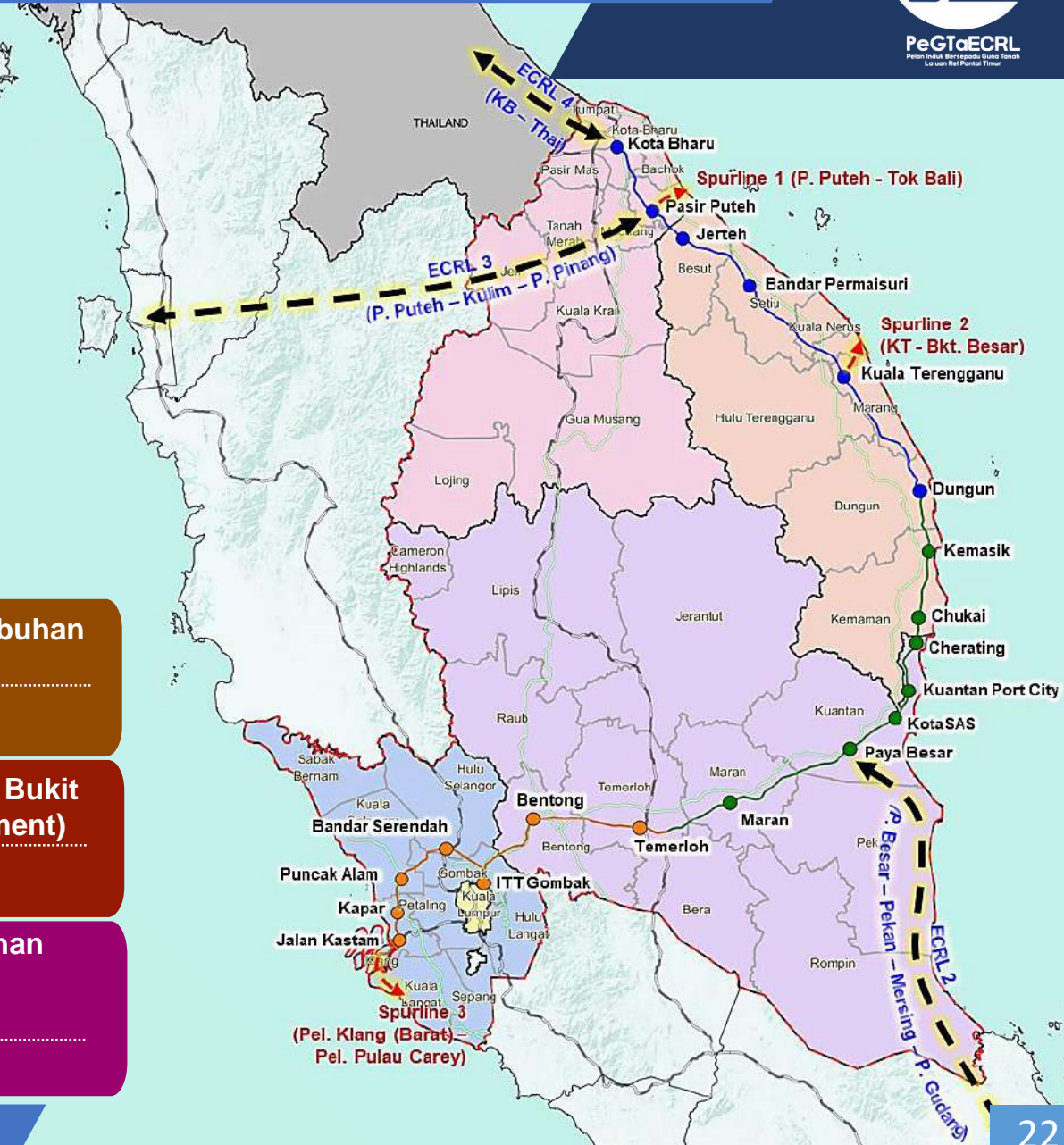
03 ECRL 4 Kota Bharu ECRL Station - Bangkok (Thailand) (PeGTaECRL) 1,000km

NEW SPUR LINE PROPOSAL

04 SPURLINE 1 Pasir Puteh ECRL STATION - Pelabuhan Tok Bali (ECERDC) 16km

05 SPURLINE 2 Kuala Terengganu ECRL Station - Bukit Besar (Terengganu State Government) 14km

06 SPURLINE 3 Pelabuhan Klang (Barat) - Pelabuhan Pulau Carey (Ministry of Transport Malaysia) 12km





2 Readiness of the infrastructure and level of utilities supplies

4 Technical advice on Zoning plan through the i-Plan and MUO dashboard for potential development

FACILITATION SCOPE



1 Focus on foreign investment with impact project and mega project.

3 Advisory services for planning and development process (B-Ready)



ISOCARP Merit Award For Excellence

Brussels, Belgium,
October 2022





SCAN QR CODE
**EAST COAST RAIL LINK INTEGRATED LAND USE MASTERPLAN
(PeGTaECRL)**

Town and Country Planning Department (PLANMalaysia)
Ministry of Housing and Local Government

Email : urw.bpw@planmalaysia.gov.my

Thank You



PLANMalaysia