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**SOUTH EAST JOHOR PROJECT TANJONG PENGGERANG AND
JOHOR TENGAH REGIONAL MASTER PLAN**

FOR
THE GOVERNMENT OF MALAYSIA
AND
THE STATE OF JOHOR

PROGRESS REPORT

No. 9

MARCH 1971

● HUNTING TECHNICAL SERVICES — LAND USE AND AGRICULTURAL CONSULTANTS ●

●
BINNIE AND PARTNERS
CONSULTING ENGINEERS

●
OVERSEAS DEVELOPMENT GROUP
UNIVERSITY OF EAST ANGLIA
SOCIO ECONOMIC STUDIES

●
SHANKLAND COX OVERSEAS
PLANNING CONSULTANTS

SOUTH EAST JOHOR PROJECT TANJONG PENGGERANG AND
JOHOR TNEGAH REGIONAL MASTER PLAN STUDY
FOR THE
GOVERNMENT OF MALAYSIA & THE STATE OF JOHOR

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PROJECT MANAGEMENT

1. STAFF : Additional to Interim Progress Report dated 1.3.1971.

<u>Post No</u>	<u>Name</u>	<u>Designation</u>	<u>Chargeable Date</u>
29	R.J. Spooner	Resident Principal	1-2.3.71 6-17.3.71
<u>Specialist Consulting Firm</u>			
	J. Kirke	Resident Traffic and Civil Engineer	25.3.71

Mr. C.L. Carrier, Forest Liaison, and Mr. G.J. Pillai Water Engineer II, came off Malaysian Staff Project strength, effective from 31.3. 1971.

2. ADMINISTRATION & FINANCE

- a) Housing & Office: Satisfactory
- b) Transport: Satisfactory. 5 wooden boats (12') 1 x 40 HP and 1 x 4 HP outboard engines have been transferred to JKR, Johore Bahru.
- c) Equipment: Satisfactory. All hydrological field equipment was handed over in situ to the State D.I.D. together with useable maintenance equipment.
- d) Staff: Satisfactory
- e) Funds: The seventeenth and eighteenth deposits of local funds have been received. Approval of Sterling payments to January 1970 has been given.
- f) Accounts: The eighteenth Statement of Dollar Costs was submitted on the due date with supporting analysis of expenditure ranking for Aid Reimbursement.

3. MAPS & REPORTS

Meetings have been held with the Government Printer regarding the printing of the master plan and an estimate has been submitted by the latter to E.P.U. Further discussions are necessary. It is anticipated that the final presentation will consist of the Master Plan forming the main volume, with up to eleven detailed supporting reports on specific aspects of the study and these will contain back-up tables and other data. To complement both the Master Plan and its supporting reports, there will be an Atlas containing coloured maps and diagrams. There will also be a number of detailed maps at one inch to one mile scale, also in colour, showing the soils terrain and land use potential of the Project Area. Other maps to one inch or appropriate scale will cover; regional development, development units and phasing, infrastructure and services, forest working plan and productivity.

The soil terrain and land use potential one inch maps in colour are now largely complete and the various base drawings have been passed to the Directorate of National Mapping for processing. Work is now being concentrated on the Atlas maps and report diagrams and other maps mentioned above.

The first supporting reports are under final typing production and will be handed to the Government Printer, for processing by the middle of April. Thereafter it is planned to maintain a steady flow of material to the printer. Printing will not however take place until the last few weeks of the Project.

This report covers the period January to March 1971 during which the draft project report was presented to and considered by the Clients as required under Article III Section 8(d) of the Agreement.

PROGRESSDRAFT PROJECT REPORT & MASTER PLAN

Following submission of the Draft Project Report on January 31st a meeting was held on February 9th in K.L. at which the Consultants briefly outlined their proposals. Subsequently Review Groups were appointed by the client to consider the recommendations of the Draft Project Report and to report back to the Steering Committee. These Review Groups met during February and early March and finally reported back to the Steering Committee on the 9th March.

The important recommendations of the Review Committees with regard to the future Master Planning were as follows:

- (1) that detailed feasibility reports to the standard required for possible foreign loan assistance should be prepared for:
 1. A package project for FLDA development
 2. A dairy farm project
 3. A logging and timber processing complex
 4. An initial tourist development project
- (2) Review Group IV indicated that Strategy 2A, aiming for full time work was to be preferred; on the question of timing the 12 year period for the implementation of the proposals was considered reasonable.

With regard to organisation for implementation no final decisions were made.

After considering the requests made by the Review Groups it was found that there were a number of inconsistencies which required clarification and a series of meetings was held during March in order to obtain clarification and an agreed interpretation of future requirements. The following paragraphs set out what the Consultants now understand these

future requirements to be:-

1. The FLDA package project. A large area of land settled by FLDA on their traditional policy could be inconsistent with Strategy 2A which aims at full time work for the working population of the households that are brought into the area by public agencies. In discussions with EPU and FLDA the position has been resolved as follows:
 - a) that the consultants should prepare a package deal for FLDA for 75,000 acres of land which would be allocated for development in the Second Malaysia Plan period. This acreage was larger than previously provided and results from the request to FLDA from the Central Government to increase their annual development from 50-55,000 acres net planted per annum in the SMP. FLDA also indicated that their annual requirement after the Second Malaysia Plan period would be of the order of at least 15,000 acres per annum. After discussion it has been agreed that the Consultants should not make any firm zoning for the Third Malaysia Plan but should indicate on the Master Plan development units suitable for various types of agricultural production agencies, including FLDA type schemes.
 - b) It was agreed that the package deal for FLDA should be prepared only for the land to be allocated for development in the SMP and when submitted it could be explained that this request could well be the first of such submissions within the overall Master Plan.
2. With regard to the report for the dairy farm project it was also agreed that this should be confined to the SMP requirements.

3. With regard to the tourist report it was agreed that this could not be prepared to the detail standards required for submission for international loan as this would require a detailed design study. The Consultants will prepare a plan which will indicate to the Government, international aid finance agencies, and private investors the scale of long term development potential and the design principles and probable costs and returns of an initial development project.
4. With regard to the logging and timber complex, the level to which the feasibility report for international loan e.g. I.B.R.D. Standard, can be taken by Consultants existing staff by 31st August has yet to be agreed.

The Consultants were also requested by the Review Groups and Steering Committee to take a number of points into account in preparing the Master Plan. These points have been noted.

In this connection attention is drawn to the request made by Review Group II that the "Consultants intensify their analysis of other possible diversification crops" After discussion at the Review Group meeting it was agreed that this request would be met if the Consultants included in the Master Plan a list of crops considered and rejected, with brief reasons for the rejection.

Clarification has been obtained that such list will answer the Steering Committee's request for "an elaboration on the limited prospects of other crops apart from oil palm"

Working on the above interpretation the consultants have prepared a first draft map indicating land suitable for various enterprises and organisations and work is in hand to calculate

the production that will result from the plan. In addition, the location and size of the villages and factories and mills have been amended as necessary to overcome the constraints imposed by the various decisions and comments made by the client. In particular this has been influenced by the FLDA requirements in the SMP period. The position and form of the new town in Tanjung Penggerang has been amended to give improved access from the agricultural development areas north and south of the S. Lebam. However, it should be noted the pattern proposed and accepted in the Draft Report remains the basis for the development framework.

The project transport and communication engineer, is now engaged in making the traffic forecasts, and resulting master planning proposals for the regional road systems.

Work on the Tourism Section of the Master Plan, including further details on the design of the initial complex, finance including international aid, terms of reference for a detailed investment and development plan study, and on the manpower and training experts of the development programme is proceeding.

The Project's Hydrological Network was handed over to the DID on 28/2/71. Staff from the State DID had accompanied the Project Hydrologist on an inspection of all field stations and equipment during February. As discussed and agreed with the State DID all equipment installed in the field was handed over in situ and in working order. All useable maintenance equipment held in the Project office has also been passed to the State DID. Work is now in hand preparing the Report on the hydrological findings.

Future work is in progress on the organisation for implementation of the Master Plan, taking into account the points made by Review Group V and the Steering Committee (11th meeting) the establishment of the Jengka Development Corporation, and new legislation introduced since the presentation of the Draft Project Report.

During the quarter good progress has been made with editing or supporting volumes and working papers which will be produced with the final Master Plan.

