CHAPTER 3

STATEMENT OF NEEDS

3.1 Development Plans And Policies

The needs for the Proposed Project can be viewed from the following perspective:-

- There is a need to ensure safe closure of the existing Jelutong Landfill operated earlier by MBPP and source alternative areas to dispose domestic waste as the Jelutong Landfill has reached its lifespan and no longer can be used for the disposal of domestic wastes including C&D (Construction and Debris) wastes;
- There is a need to rehabilitate the Jelutong Landfill to make it safe as well as enhance the aesthetics of the area as the landfill is an eyesore and pose a nuisance to the surrounding residential area;
- In the past, the Jelutong Landfill has been an area for scavengers without knowing the Brownfield has gases which has cause various fires and complaints; and
- Land on the island of Penang is limited thus there is a need to source new land to cater for the increasing urban population.

The following provides a discussion on the above needs:-

A. Safe Closure Of Jelutong Landfill

The Jelutong Landfill started operation as early as the 1990's as part of the redevelopment of adjoining land and the construction of the freeway in 2001. The predominant waste stream is understood to have been residential or domestic wastes comprising putrescible, biodegradable materials, such as food, packaging, paper, timber and plastics. The Jelutong Landfill consists of a series of discrete cells which were constructed as part of the early operations to provide a stable area for the first lifts of wastes to be deposited within the current boundary of the landfill. There are no records on what precisely was constructed but according to MBPP (Majlis Bandraya Pulau Pinang), the series of discrete cells separated by bunds/embankment were constructed across the base of the site directly onto the tidal flats. It is considered highly unlikely that these cells provide any form of containment, as landfill engineering containment principles were not adopted.

After construction of the Jelutong Expressway in 2001, it is understood that residential putrescible wastes (referred to as MSW) were diverted away from the Jelutong Landfill. The majority of the wastes after 2002, comprised of construction, demolition and soils excavated as part of the on going development works in the island. Green wastes collected from parkland areas were also disposed at the Jelutong Landfill.

Presently the Jelutong Landfill covers an area of 90 acres with the highest point of 37 m above mean sea level. Previous fires have also been reported across the Jelutong Landfill.

Due to the need to close the Jelutong landfill in 2014, Penang Development Corporation commissioned M.E.I. Project Consultants Sdn. Bhd. to undertake a preliminary assessment of the potential environmental risks posed by the Jelutong Landfill and the impact that these risks may have on potential redevelopment options for the site and adjoining coastline. These redevelopment options outlined in the Preliminary Investigation and Conceptual Closure Options Appraisal prepared for PDC are discussed in **Chapter 4** of this EIA report.

Thus recognizing that there is a need to rehabilitate the Jelutong Landfill to make it safe as well as redevelop the Jelutong Landfill, in 2017 PLB (PLB Engineering Berhad) was awarded by the State Government for the Joint Development Project to implement safe rehabilitation of the Jelutong Landfill and the provision of a new site for the disposal of C&D waste, green waste and excavation waste. PLB is also required to undertake full project development consisting of the mixed development after the completion of the rehabilitation works. A copy of the offer letter to PLB by the State Government for the Joint Development Project is provided in **Appendix A-001.**

Therefore the rehabilitation and reclamation works required at the Jelutong coastal front aims to meet the above needs.

B. Land For Development In Penang

The RSNPP (Rancangan Struktur Negeri Pulau Pinang) 2030 provides the physical planning for Penang until year 2030. The vision identified for Penang in the RSNPP 2030 is 'Prospering Penang as a Smart State Featuring International Status and Harmony with a Mission to Make Pulau Pinang as the Best Liveable State in Malaysia by Providing Efficient Infrastructure Network, Development of Competitive Human capital, Generate Dynamic Economic with Efficient Governance'. In line with Technology Enhancement Towards Achieving A Clean, Green, Safe and Healthy Environment. **Table 3.1** provides the Core Thrusts outlined in the RSNPP 2030.

Table 3.1
Core Thrusts In RSNPP 2030

Thrusts	Description
Thrust 1	Inclusive Infrastructure and Overall Connectivity
Thrust 2	Creative and Innovative Human Capital
Thrust 3	Competitive and High Value Economy of International Standing
Thrust 4	Good Governance
Thrust 5	Sustainable and Environment Friendly

Source : Rancangan Struktur Negeri Pulau Pinang 2030

According to the RSNPP 2030, the population in Penang is anticipated to increase from 2,057 in 2020 to 2,296,800 by year 2030 as shown in **Table 3.2.** The population in DTL (Daerah Timur Laut) is projected to increase by 28% by year 2030.

Table 3.2
Population Distribution In Pulau Pinang According To District ('000) Year 2012-2014 And Population Projected Per Year 2020 And 2030

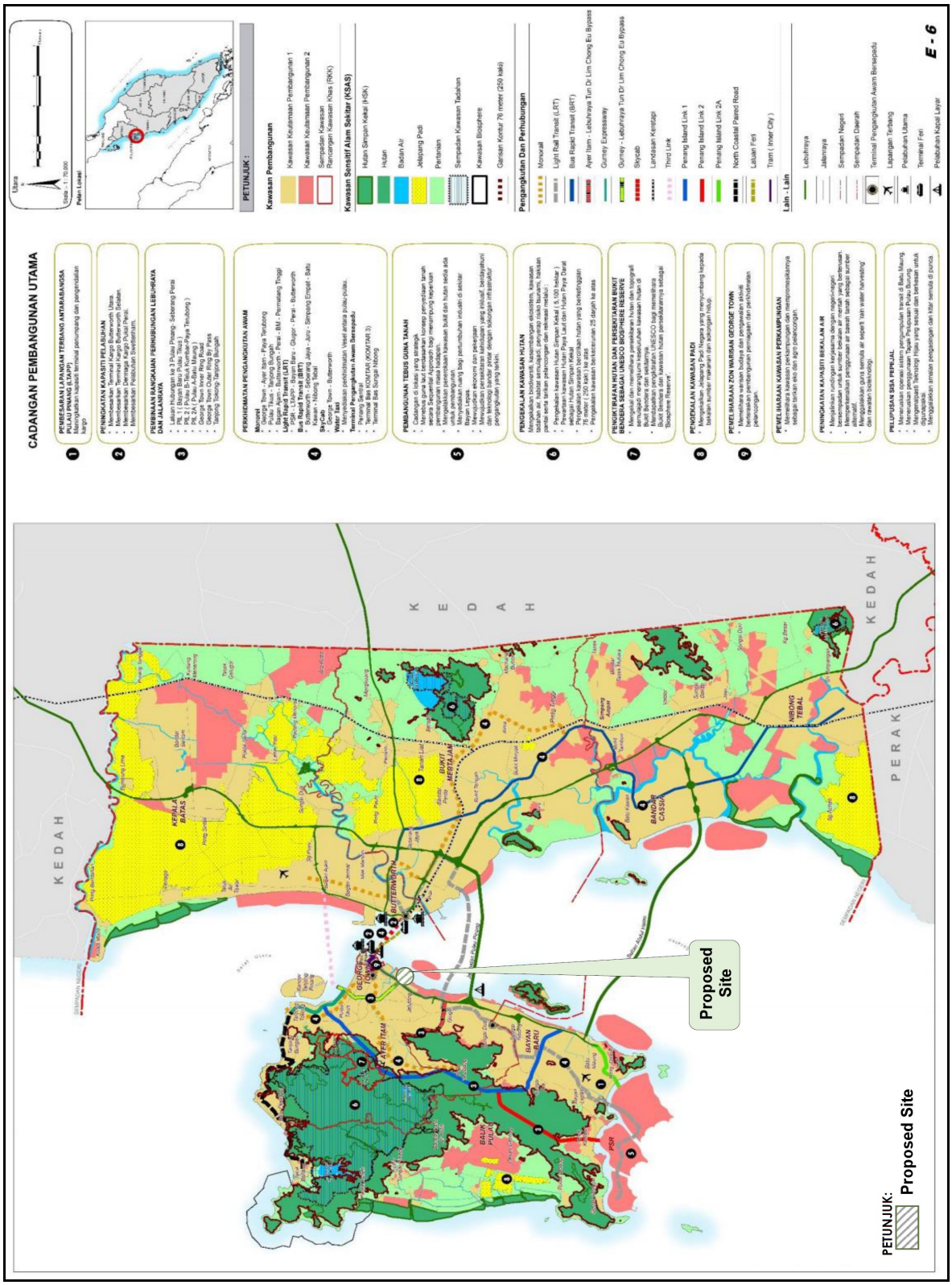
District	2012	2013	Achievement 2014	Projection 2020	Projection 020 (Statistic Department)	Projection 2030 (RSNPP 2030)
DTL	529.4	531.4	533.3	625.3	Projection from Statistic Department is for internal use only and not to be publish for public use	643.1 (28%)
DBD	209.1	211.9	214.7	286.5		390.5 (17%)
SPU	303.0	305.6	308.1	351.9		367.5 (16%)
SPT	384.0	387.7	391.4	509.0		574.2 (25%)
SPS	185.6	191.9	198.2	284.3		321.5 (14%)
Total	1,611.1	1,628.5	1,645.7	2,057.00	1,980.00	2,296.80 (100%)

Source : Rancangan Struktur Negeri Pulau Pinang 2030

With the projected population increase more land has to be made available to cater for Penang's physical expansion to cater for the increasing population. However land in DTL is becoming limited as development is confined to infill development and slopes those within hilly terrains can only be developed if the slope gradient is less than 25^0 and below the 76m contour. As a result, to ensure that there is adequate land to cater for the physical planning for the state, land reclamation in suitable areas are much needed.

The Proposed Project site is located within a new area for development involving land reclamation as shown in **Figure 3.1** as outlined in the RSNPP 2030.

The Proposed Project aims to provide additional land comprising of 28.33 Hectares (70 acres) of reclaimed land and 36.42 Hectares (90 acres) of rehabilitated land to cater for various land use further discussed in **Chapter 5** of this EIA report. Therefore, based on the above, the needs of the Proposed Project is justified as it is in line with the policies outlined in relation to Thrust No. 1 and 2 of the RSNPP 2030.



Source : Rancangan Struktur Negeri Pulau Pinang 2030

Figure 3.1 Areas For Development In Penang

Therefore with the expansion of the urban growth in Penang, private participation is much required as a partnership in the growth of the state and the nation as a whole. PLB Engineering Berhad therefore intends to provide this partnership to provide further growth in Penang.

3.2 Project Benefits

Besides the main function of providing additional land for Penang, economic activities by way of the commercial areas, residential, community/institution facilities as proposed for the entire site, the Proposed Project is expected to generate a number of other benefits at the state and local levels especially for the construction industry and related sector as it generates economic activities. With the implementation of the Proposed Project job opportunities, services and material will be required which will move the State economy forward during the next few years.

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