JOHOR

gang.
25 m²
g lantai
an tema; tapak
m² ruang
matan bas
k 30 buah
60 petak

PERINDUSTRIAN

Kandungan

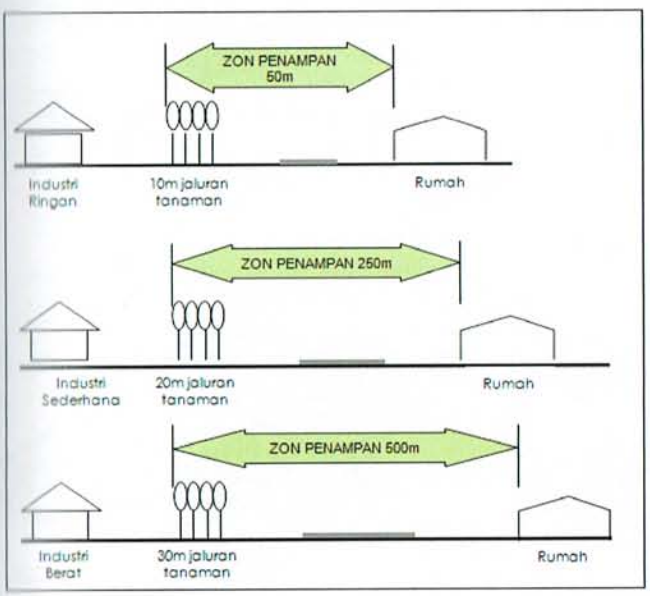
3 PERINDUSTRIAN

3.1 Piawaian Mengikut Jenis Industri

3.1.1 Industri Umum

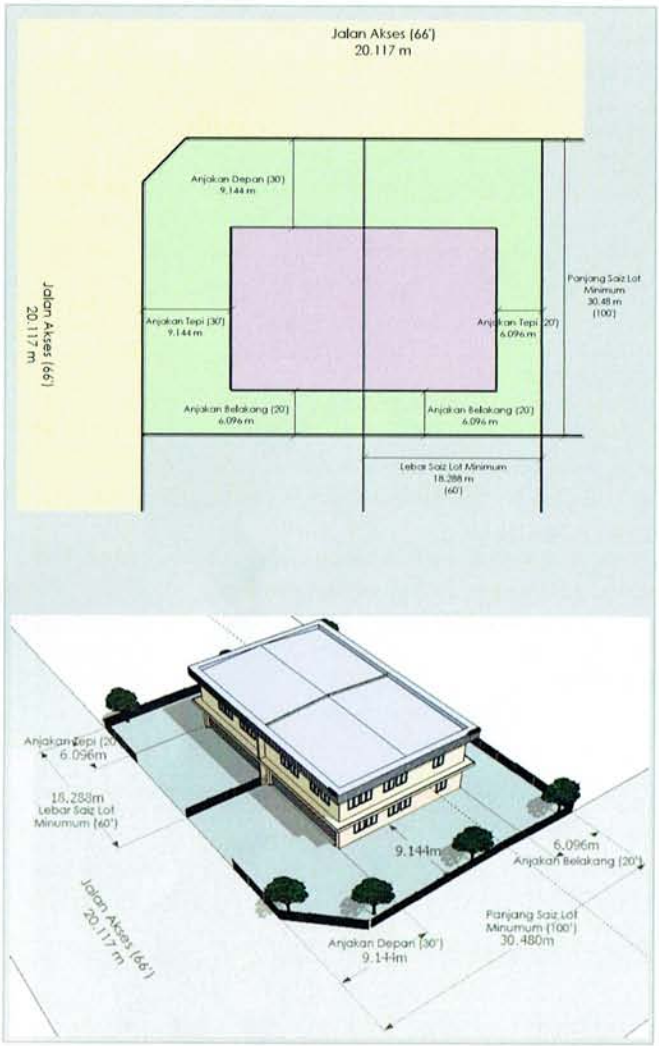
Elemen	Industri Berat	Jenis Industri		
		Sesebuah	Berkembar /Kluster	Teres
i. Luas Lot Minimum (Mp/kp)	1,000 (10,764)	650 (7,000)	557 (6,000)	167 (1,800)
ii. Ukuran Minimum Lot Intermediate (Meter/Kaki)	-	21.336 x 30.480 (70′ x 100′)	18.288 x 30.480 (60′ x 100′) 4 unit /kluster	7.315 x 22.860 (24′ x 75′) Maksimum 300′ bagi satu blok
iii. Ketinggian Bangunan			Tidak melebihi 3 tingkat	
iv. Had Tepubina (Maksimum)	• < 0.5 Ekar ; Mengikut anjakan bangunan • 0.5ekar – 3.0 ekar; 60% • >3.0 ekar ; 70% • Bersempadan dengan rizab sungai; 50%			
v. Garis Anjakan Bangunan (Meter/kaki) (Rujuk Rajah 4.2,4.3 dan 4.4)				
• *Hadapan ke Rizab Jalan*	9.144 (30′)			Tiada Had
• *Ke Sempadan Lot*	6.096 (20′)			
• *Ke lot-lot sudut*	9.144 (30′)			
vi. Kemudahan Tempat Letak Kenderaan	1400 mp (1,5000 kp) yang pertama Selebihnya 1 TLK : 140 mp / (1,500kp) 1 TLM : 93 mp / (10,00kp) 1 TLL : 470 mp / (5,000kp) 1 TLK : 233 mp / (2,500kp) 1 TLM : 930 mp / (10,000kp)			1 TLK : 1 unit 1 TLM : 93 mp / (1,000kp)

Elemen	Industri Berat	Jenis Industri		
		Sesebuah	Berkembar /Kluster	Teres
vii. Sistem Jalan	• Jalan masuk terus ke sistem jalan utama. • Hierarki jalan ialah : - Jalan pengagihan utama dengan lebar rizab jalan 30.5 meter (100 kaki). - Jalan pengagihan dengan lebar rizab jalan 20.0 meter - (66 kaki). - Lorong belakang dan sisi dengan lebar rizab jalan 9.0 meter (30 kaki). • Jalan mati (cul-de-sac) tidak dibenarkan di dalam kawasan industri • Potongan penjuru minimum pada persimpangan jalan ialah 12 meter (40 kaki).			
viii.Kemudahan Dalam Bangunan	• Ruang minimum/kantin - Perlu disediakan berukuran minima 6.0 meter x 6.0 meter • Bilik Sembahyang - Perlu disediakan 2 unit berukuran minima 3.0 meter x 4.0 meter setiap satu dan lengkap dengan tempat berwuduk (ablution area) • Ruang Punggah Memunggah - Hendaklah disediakan dengan ukuran minima 9.0 meter x 8.0 meter dan perlu disediakan dalam bangunan			
xi.Pusat Khidmat Industri	• Komponen : Gerai/Surau/TLK Jentera Berat/Pusat Pengumpulan Sampah dan Lain-lain - Keperluan bergantung kepada Unit/Keluasan			

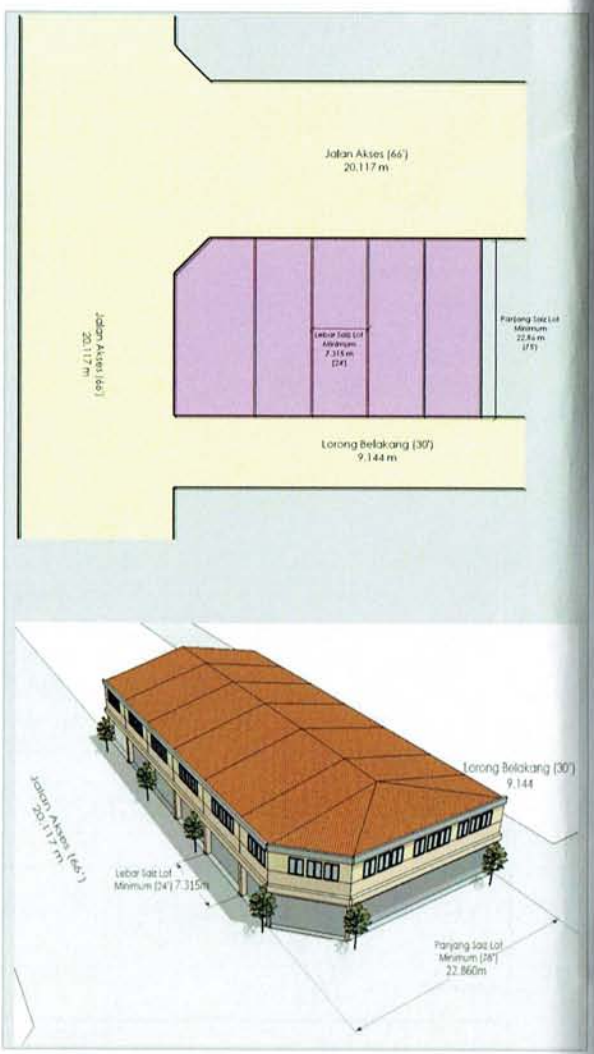


Rajah 3.1: Keperluan zon penampan bagi kawasan industri

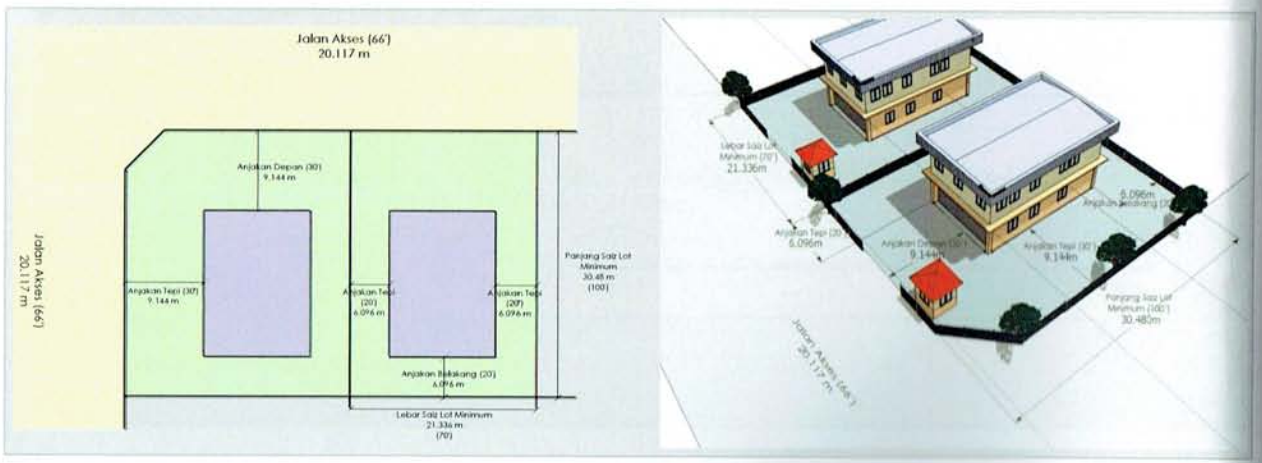
Rajah 3.2: Contoh Saiz Lot dan Anjakan Industri Berkembar



Rajah 3.3: Contoh Saiz Lot dan Anjakan Industri Teres



Rajah 3.4: Contoh Saiz Lot dan Anjakan Industri Sesebuah



3.1.2 Kelas-Kelas Aktiviti Perindustrian

Kelas-kelas aktiviti perindustrian berdasarkan 'Guidelines for Sitting and Zoning of Industries' yang dikeluarkan oleh Jabatan Alam Sekitar adalah seperti beriku

Category	Description of Nature of Industry/ Activity	Indicative Primary Buffer Distance From Sensitive Receptor
1	**High risk industries, installations or activities** characterized by: ▪ Very high risk due to fire, explosion, radiation, and highly hazardous chemicals ▪ Raw material used in production or products may include those classified as 'highly hazardous' ▪ Emit significant levels of residual particulate and/or gaseous air pollutants ▪ Discharge very large quantities wastewater containing significant levels of residual contaminants ▪ Generate large quantities of scheduled wastes some of which are very difficult to treat	▪ **Minimum of 1 km or more**. ▪ Actual buffer to be established from modeling study taking account of the type and level of risks associated with the industry or a
2	**Heavy type industries or activities** are characterized by: ▪ High pollution potential and risk due to fire, explosion, radiation, and/or highly hazardous chemicals ▪ High air pollution potential (including odour) from residual pollutants in air emissions (fugitive and source emissions) ▪ High potential for emission of greenhouse gases and/or ozone depleting substances ▪ Generate excessive noise and/or vibration exceeding safe limits ▪ Generate large quantities of wastewater containing significant levels of residual contaminants ▪ Use large quantities of raw material(s) with potential to cause significant fugitive emissions during handling, transfer and storage ▪ Generate significant amounts of scheduled wastes some of which are difficult to treat or managed.	▪ **Minimum of 300 m or more** ▪ Buffer distance for specific processes or polluting sources which are difficult to control effectively may require greater buffer distances. ▪ Actual buffer for these processes or sources are to be established from modeling studies

Category	Description of Nature of Industry/ Activity	Indicative Primary Buffer Distance From Sensitive Receptor
3	**Medium type industries or activities** are characterized by: ▪ Moderate pollution potential and risk due to fire, explosion, and/or hazardous chemicals ▪ Moderate air pollution potential (including odour) from low levels of residual air pollutants ▪ Moderate potential for emission of greenhouse gases and/or ozone depleting substances ▪ Moderate noise and/or vibration with no significant residual impact ▪ Generate significant quantities of wastewater containing low levels of residual pollutants ▪ Generate scheduled wastes which are mostly readily treated or managed within prescribed facilities	▪ **Minimum of 150 m or more** ▪ Buffer distance for specific processes or polluting sources which are difficult to control effectively may require greater buffer distances. ▪ Where needed, modeling study is to be undertaken to determine actual buffer for these processes or sources.
4	**Light type industries or activities** are characterized by: ▪ None or very low pollution potential for air pollution, noise, vibration, odour, fire or explosion ▪ Does not involve the use hazardous raw materials or production of hazardous products ▪ Use of renewal or low greenhouse gas emission sources of energy ▪ Generate no or very low amounts of wastewater with potential to contribute to water pollution ▪ Generate mostly non-hazardous solid waste and no significant amount of scheduled wastes ▪ Industries are small scale and mostly compatible with each other.	▪ **Minimum of 50 m or more** ▪ Buffer distance for specific processes or polluting sources which are difficult to control effectively may require greater buffer distances. ▪ Where needed, modeling study is to be undertaken to determine actual buffer for these processes or sources

Category	Description of Nature of Industry/ Activity	Indicative Primary Buffer Distance From Sensitive Receptor
5	**Cottage industries** are characterized by: ▪ None or very low pollution potential for air pollution, odour, noise, vibration, fire or explosion ▪ Are home-based or located mostly within residential areas or associated with local communities ▪ Involves mostly the production of goods using natural resources and products are in the form of food items, souvenirs, household items and other items ▪ No mass production of goods which are mostly hand-made using basic tools and requires low energy inputs ▪ Mostly dry processes but some may generate significant amounts of wastewater for washing, cleaning and soaking processes but with low potential to contribute to water pollution ▪ Generate mostly non-hazardous solid waste and no significant amount of scheduled wastes.	▪ **No specified minimum buffer** ▪ Where significant noise and heat is generated, suggested buffer of 10 m or more. ▪ Control on scale of industry is re

Nota : Garis panduan terperinci perlu keluarkan merujuk kepada "Guidelines For Siting And Zoning of Industry And Residential Areas "yang dikeluarkan oleh Jabatan Alam Sekitar Malaysia dan aktiviti jenis industri perlu rujuk Rancangan Tempatan Daerah di dalam kawasan kajian