



**COMMUNITY PERCEPTIONS ON THE IMPACTS OF  
COASTAL DEVELOPMENT IN PANTAI KLEBANG,  
MELAKA**

**BY**

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**A dissertation submitted in fulfilment of the requirement for the  
degree of Master of Urban and Regional Planning**

**Kulliyyah of Architecture and Environmental Design  
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## **ABSTRACT**

This paper presents the perception of local communities regarding coastal development that is growing rapidly along Pantai Klebang, Melaka. Coastal development started many years ago and the development includes commercial buildings and public realm for recreational activities. However, most of the commercial buildings are left vacant and the new areas have not functioned as planned. These developments contribute to the changing socio-economic of communities living near the beach. This research also focuses on the socio-economic impacts of coastal development on local communities. A convenient sampling of 100 sets of questionnaires was distributed to local communities in Pantai Klebang, Melaka. The Relative Important Index (RII), Spearman test and also Chi-square test were selected to correlate the relationship between variables. The results demonstrate that coastal development along Pantai Klebang increases job opportunities for the communities, especially for hawkers but it also affects them negatively as it contributes to social problems, especially among teenagers. Besides, the result also shows that there is significant relationship between some of the demographic characteristics of respondents and perceptions on the impacts of the coastal development. Further analysis and discussion show that some issues can be solved by improving the main road, increasing safety and security, encouraging effective public participation in decision-making, and having public awareness campaigns.

## ملخص البحث

تبحث هذه الدراسة تصورات المجتمعات المحلية على ساحل تطوير المزدهر على طول شاطئ كليغ، ملاك. بدأت التنمية الساحلية قبل عدة سنوات والتنمية بما في ذلك المباني التجارية والمجال العام للأنشطة الترفيهية. ومع ذلك، يتم ترك معظم المباني التجارية فارغة ومجالات جديدة حفرها لا تعمل كما هو مخطط لها . المساهمة في السكان الاجتماعية والاقتصادية الذين يعيشون بالقرب من الشاطئ. وتركز هذه الدراسة أيضا على الآثار الاجتماعية والاقتصادية للتنمية الساحلية على المجتمعات المحلية. ثم توزيع 100 مجموعة من الاستبيانات للمجتمعات المحلية في شاطئ كليغ، ملاك. وقد تم اختيار مؤشر هام النسبية ( RII ) وارتباط سبيرمان ( Spearman ) ووجي سكوير ( Chi-square ) لربط العلاقة بين المتغيرات. وتشير النتائج إلى أن التنمية الساحلية على طول شاطئ كليغ، ملاك زيادة فرص العمل، ولا سيما للبائعين، ولكنه أيضا يؤثر عليهم سلبا حيث تساهم في المشاكل الاجتماعية، وخاصة بين المراهقين. وعلاوة على ذلك، فقد بينت النتائج أيضا أن هناك علاقة بين بعض الخصائص الديموغرافية هام من المشاركين وتصور تأثير التنمية الساحلية. وأظهر مزيد من التحليل والمناقشة أن بعض القضايا يمكن حلها عن طريق زيادة الطريق الرئيسي، وتحسين السلامة والأمن، وتعزيز مشاركة الجمهور الفعالة في صنع القرار، وحملة التوعية العامة.

## APPROVAL PAGE

I certify that I have supervised and read this study and that in my opinion, it conforms to acceptable standards of scholarly presentation and is fully adequate, in scope and quality, as a dissertation for the degree of Master of Urban and Regional Planning.

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## DECLARATION

I hereby declare that this dissertation is the result of my own investigations, except where otherwise stated. I also declare that it has not been previously or concurrently submitted as a whole for any other degrees at IIUM or other institutions.

Maisarah binti Alias

Signature .....

Date .....

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COASTAL DEVELOPMENT IN PANTAI KLEBANG, MELAKA**

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*This thesis is dedicated to my parents,*

***Mak & Baba***

*Who always encourage me through ups and downs,  
also the one who introduced me to 'ilm of dunyah and akhirah.*

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# **CHAPTER ONE**

## **INTRODUCTION**

### **1.1 INTRODUCTION**

The coastal development in Malaysia developed enormously since decades ago. The development has made the coastal area as the main area for the commercial and recreational area. Most of the state capitals and many urban growths for commerce and industry are located within the coastal zone. Further evidence of this is that almost 40% of the population in Peninsular Malaysia work and live within the villages, towns, and the cities which located near to the coastal area (National Physical Plan of Coastal Zone, 2010).

Growing coastal populations have accompanied by new infrastructure for manufacturing, transportation, energy processing and consumption, as well as waste disposal. As mentioned by Hinrichsen (1998), population along the coastal are growing rapidly, which 3.2 billion people lives and works within 200 kilometres along the coastal strip while 4 billion people were found within 400 kilometres of a coast. Coastal area also becomes part of tourism spot because this area has much potential to be developed.

Despite well designed mitigation measures and monitoring programs put in place by some developers and government without a holistic and long term management approach, ecological sustainability is unlikely to be achieved and limited information is available on the full environmental impact of these large scale developments on marine ecosystems (Khan et al., 2008).

This research is focusing on community perceptions on the impacts of coastal development to social and economic in Pantai Klebang, Melaka. This research based on the perspective and opinion of the local people of the study area.

## **1.2 BACKGROUND OF STUDY**

Since the early 1970's with the Brundtland Report and the World Summit on Sustainable Development, major global initiatives have advanced principles, goals, timelines and targets for managing the issues facing the ocean and coasts. It also listed aspirations cutting across the environmental, social and economic pillars of sustainable development (IOC, 2011).

According to Sharifah (1992), Malaysia has a long coastline and associated coastal zone of about 4800km. Its marine waters consist of a continental shelf of 307 (km<sup>2</sup>) and an Exclusive Economic Zone of 450,000 km<sup>2</sup>. This coastal zone area is one of the most valuable assets to the states and country. It is the most bio-productive area for marine and related life, fish and wild life. Besides that, it also provides a gateway for the commercial world and inland trade, port facilities, industry, oil wells and power plant.

As mentioned by Nor Aslinda et al. (2004), a lot of economic activities in the coastal area of Malaysia are for urbanization, recreation and eco-tourism, fisheries, aquaculture and oil gas exploration. These activities flourish because coastal area in Malaysia has a unique and special socio-economic and also important to the environment.

It is reported that about 70% of the total population live in the coastal zones of Malaysia. There are 22 urban settlements along the coastline with population ranging from 10, 000 to 300,000 (Shahrizaila, 1993). The population or community who live near to the coastal area will get the most implications from any coastal developments.

Coastal developments in Melaka are under the supervision of Melaka River and Coastal Development Corporation Enactment 2005. The developments consist of the embankment of 22.5 hectares, which reclamation works along the Melaka coastline has reached nearly one third of the total coastline of 96 km.

The beach of Melaka began its reclamation from the mid 1980s with the development of Melaka Raya area. Subsequent reclamation made around 1998 with the construction of Melaka Island, twin-made island of 40 hectares, which is the first in Malaysia. The coastal area at Pantai Klebang is also part of this development and the development of the island which cost RM 2 billion includes the construction of 1518 units of shop offices, 92 units of bungalow lots, 1012 condominium and hotel units, central jetty, commercial and office complex.

The inclined of demands from human itself towards the coastal area causes too many impacts either positive or negative to social and economic of the local community. In order to get a better coastal development, good proposal and research regarding the impacts to socio-economic should be provided for the community.

### **1.3 PROBLEM STATEMENTS**

Coastal can be beneficial to authority and also developers, thus they developed the coastal zone as it gives pleasure and tranquility to people who come there. Coastal area also gives benefits to the local community as the area may generate more income to them. Coastal development is growing rapidly lately along Pantai Klebang and the development including commercial buildings and development of the public realm for recreational activities.

Hotels were built-up, but most of them are in poor maintenance and services. Shop lots also built up at the new coastal area that includes cafeteria, souvenirs shops, and small-scale hotel. However, most of the commercial buildings were left vacant because of the location. They were located at the very end of the coastal zone and people cannot see the commercial buildings.

The new reclamation area did not function as planned especially at the area for Melaka Island Development. This island project also includes Pantai Klebang itself because the projects started from Bandar Hilir up to Pantai Klebang, and Tanjong Keling. Melaka Island project not only failed to be executed, but it is also more frustrating. This is because, the negative effects also implicated the surrounding area. Ongoing land reclamation along the coast which is the largest in Malaysia gives impacts on many sectors.

Coastal development projects forced the fisherman to leave their economic activities, also damaging the ecology and coastal seas. In all these areas, there are a total of 9 base fishing boats has been damaged by these developments. This involved a total of 250 heads of families who are depending on fishing and shrimp paste, also 'cencaluk geragau' on the coast (New Straits Time, 1997).

As mentioned by Arthur (2005), coastal management is very important as it gives benefits to both authority and also local people because good management at the coastal can create better perceptions especially tourists. In many countries, centralized management of the coastal area and sustainable development has not highlighted on coastal management and also coastal development. The management towards a better coastal development was used by a different group of people which linked between local communities and government, also the private sectors.

These developments contribute too many problems especially towards community who live near the beach because they are the group of people who get the impacts from the coastal development. Thus, this study investigates the impacts of coastal development to social and economic in the study area.

#### **1.4 RESEARCH QUESTIONS**

Based on the problems discussed, these are possible research questions that could be identified for the study of impacts of coastal development in Pantai Klebang, Melaka.

- i) What are the community perceptions towards coastal development in Pantai Klebang?
- ii) How coastal development can give implication to social and economic of local community?
- iii) What can be recommended and suggestions to improve the coastal development?

#### **1.5 AIM AND OBJECTIVES**

This study aims to identify the community perception on the implication of coastal development. Based on the research questions above, it can be translated into these objectives:

- i) To study community perceptions regarding coastal development in Pantai Klebang.
- ii) To analyse the social and economic impacts of coastal development in Pantai Klebang towards the community.
- iii) To propose recommendations for the local authority, private sector and the public in order to improve coastal development in Pantai Klebang.

## **1.6 SIGNIFICANCE OF STUDY**

The output for this research comes out with solutions to improve the coastal development in Pantai Klebang, Melaka.

The first contribution of this study is to the community who are living near to study area because this research leads to a better social living of community and also their economic growth despite from the rapid growth of coastal development. Second contribution is that it will provide recommendations for a better coastal development in the study area.

Besides that, the local can get the information about coastal development in the study area and future understanding about its implications to social and economic. With that, local community will become more aware about the new coastal development in coastal area such as accommodations, public facilities, infrastructure and utilities.

As for the academicians, they have the opportunity to improve the research findings by extending the research in a broader scale such as from the economic and social aspects where they can have more samples to be taken as a measure on how development is harming their surroundings; physically and mentally.

## **1.7 LIMITATION**

The study concentrates only on the community's perception of the coastal development at the study area which covering social and economic aspects in Pantai Klebang, Melaka. In order to complete this study, there are certain limitations throughout the journey. The limitation can be reduced by increasing the number of sample (respondents) because the more sample give more accurate data collection.

In order to collect the data, researcher has to deal with the respondents. However, there are certain respondents who are not giving full co-operation during data collection. The durable of time of this thesis is seven months, which give the researcher limitations in term of data collection and accuracy of the data. Another limitation is about financial because this paper is self sponsored research and the researcher has to use the existing financial source. The cost for this paper includes the cost for the site visit, questionnaire and many more.

### **1.8 STRUCTURE OF THESIS/PROJECT PAPER**

There are five chapters presented in this research paper. Chapter 1 explained about the background of the research which is regarding the implications of coastal development in Pantai Klebang, Melaka. This research paper also has explained about the coastal development in Malaysia and Melaka.

In Chapter 1, the researcher listed the research questions based on issues and problems in the study area. The researcher has come out with the aim and objectives that need to be achieved throughout this research paper after constructing these research questions. Then the researcher has stated the significance of the study which local community and academician can gain knowledge regarding this topic when reading this research paper. The researcher also highlighted the limitations of this study during data collection, the durable of time and financial. Last but not least is the structure for this paper.