

DBKL: High-rise project has met all conditions

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A PLAN for a high-rise project in Kampung Bukit Lanjan, Kuala Lumpur, which caused an uproar among nearby residents, has met the technical planning requirements and complied with the Residensi Wilayah policy to provide affordable housing for first-time buyers, says Kuala Lumpur City Hall (DBKL).

In a statement responding to a *StarMetro* report on Nov 2, 2023, titled "Bkt Lanjan villagers worried about high-rise project", DBKL's corporate communications unit said the project had fulfilled conditions for approval.

DBKL confirmed that the project was approved in October 2020, after an application from the developer was submitted in August 2020 for the 35-storey building which will have 131 free-market residential units and 57 affordable housing units.

There were several concerns raised by Kampung Bukit Lanjan residents at an earlier press conference.



The site of the 35-storey residential development at Kampung Bukit Lanjan in Segambut. — Filepic

The main concerns were having a high-rise building within the hilly landscape, the existing roads not being able to accommodate a doubling of the population, and flash floods.

Residents also highlighted that the development site was located 100m from a landslide which occurred in 2004.

Additionally, they are worried

that the area's development will increase rainwater flowing into the old drainage system.

They pointed out that the site, which sat on Malay reserve land, was gazetted as a low-density area with a low plot ratio.

DBKL said it had taken into account the government's Intensity Alignment Setting Policy for Affordable Housing

Development (Residensi Wilayah) adopted during a technical committee meeting of its One-Stop-Centre (JKTPS) in December 2019.

"This policy states that a population density of up to 600 people per acre is permissible if the applicant provides a 30% affordable housing component within the development site," said the local authority.

It said that the project met the 30% component rule.

DBKL also stated that the Kuala Lumpur City Plan 2020 Volume 2 (Development Control) could allow an increase in plot ratio if it finds that the development added value, contributes to improving the quality of the built environment, and solves urban problems in terms of providing affordable housing.

"This proposal has also complied with the technical planning requirements such as compliance with building setbacks and provision of centralised open spaces, parking spaces and residents' facilities within the proposed site," it added.

While DBKL did not address

the landslide concerns, it said the developer must comply with safety standards set by the local authority.

"The developer will be fully responsible for ensuring there is no damage or threat of damage including soil erosion to the properties adjacent to the construction site," the statement further said.

On flash floods, DBKL said the developer was required to provide an On-Site Detention (OSD) System and was responsible for maintaining it according to the maintenance schedule based on the Urban Stormwater Management Manual (MSMA) 2012 by the Drainage and Irrigation Department.

Kampung Bukit Lanjan residents had complained that they were kept in the dark about the development until last month.

However, DBKL said the application was not subject to the public notice and hearing of objections process laid out in the Federal Territories (Planning) Act 1982 (Act 267) as it was approved after the Kuala Lumpur City Plan 2020 was gazetted.