

SOUTH  
CHINA  
SEA

TANJUNG  
BADAK

Mengkabung  
Bridge

KAMPUNG  
RESERVE

SK  
GAYANG

GAS  
LANDING

RELA

INTAN

SALUT BAY

DAERAH TUARAN

DAERAH KOTA KINABALU

KOTA KINABALU  
POLYTECHNIC

I33  
SMI  
PHASE 1

I34

I35

I36

I37

I38

I39

I40

I41

I42

I43

I44

I45

I46

I47

I48

I49

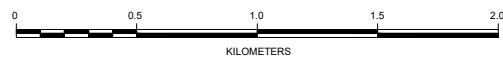
I50

I51

I52

I53

North



# KKIP MASTER PLAN 2024

## Industrial Areas

- Industrial Area
- Special Industrial Area

## Residential Areas

- R(A)
- R(B)
- R(C)

## Commercial Areas

- Commercial Area

## Tourism Area

- Tourism Area

## Landscape and Open Space

- OS Open Space/Green Buffer
- PDG Padang
- Countryside Area
- Mangrove Conservation
- Ridge Conservation
- Wet Area(Salut River, Retention Pond)

## Government Land Uses

- Existing DBKK'S Landfill

## Community Facilities

- Sports Complex
- Exhibition Center
- Exposition Area
- Community Facilities

## Institution

- Institution

- Masjid
- Church

- Sewerage Treatment Plant (STP)
- Sub-Station (S/S)

- BOUNDRY

- CZ = Commercial Zone
- IZ = Industrial Zone
- V = Villages

- RBF = Ready Built Factories
- BG = Burial Ground

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## Industrial Zone Gazetted

IZ	AREA(Acs.)*
1	108
2	168
3	104
4	170
5	84
6	30
7	229
8	115
8A	29
9	103
10	96
11	113
12	149
13	176
14	43
15	35
TOTAL:	1,752

Note:

- \* for information only
- \* gross area development
- Total KKIP area = 8,320 acs.
- Gazetted area = 4,130 acs.
- Ungazetted area = 4,190 acs.



K.K.I.P. SDN BHD  
LOT 11B, EXPORT ORIENTED INDUSTRIAL ZONE PHASE 1,  
KOTA KINABALU INDUSTRIAL PARK (KKIP)  
JALAN SAPANGAR, MENGGATAL,  
88450 KOTA KINABALU, SABAH, MALAYSIA.  
TEL: (088 - 498001) (5 Lines)  
UPDATE: 14 DEC 2023

KARAMBUNAI

MENKABONG BAY

SAPANGAR BAY

SABAH PORT  
AUTHORITY



To Sepangar Port

SAPANGAR PORT

TELIPOK  
TOWN

To Kota Kinabalu Town