



Kaedah-Kaedah Rancangan Pemajuan (Rancangan Struktur dan Rancangan Tempatan) 1987

Development Plans (Structure and Local Plans) Rules 1987

Jenis Sumber Kuasa	Perundangan Subsidiari – Kaedah / Rules @ Regulations
Nombor Sumber Kuasa	Kaedah 2
Versi	Bahasa Inggeris
Nombor Warta	J. P.U. 19 / 1988
Tarikh Warta	09 Jun 1988
Tarikh Berkuat Kuasa	01 Januari 2020





NEGERI JOHOR

TAMBAHAN PERUNDANGAN

Jil. 32	0 Trum 1000	TAMBAHAN No. 6
No. 12	9 Jun 1988	PERUNDANGAN

TOWN AND COUNTRY PLANNING ACT 1976 [ACT 172]

DEVELOPMENT PLANS (STRUCTURE AND LOCAL PLANS) RULES 1987

	ARRANGEMENT OF RUI
--	--------------------

PART I

PRELIMINARY

Rule

- 1. Citation, commencement and application.
- 2. Interpretation.

PART II

SURVEY

- 3. Additional matters to be examined and kept under review.
- 4. Request for joint survey of combined area.
- 5. Joint survey of combined area of two or more adjoining local planning authorities.

PART III

DRAFT STRUCTURE PLAN

- 6. Consultation with neighbouring local planning authorities.
- 7. Joint preparation of Draft Structure Plan.
- 8. Policy and general proposals in a draft structure plan written statement.

- 9. Matters to be contained in a draft structure plan written statement.
- 10. Title of draft structure plan.
- 11. Diagrams and insets.
- 12. Explanation of notation.
- 13. Period for commencement or comprehensive treatment of action areas.
- 14. Preparation and submission of draft structure plan for part of the area.
- 15. Publicity under subsection (1)(a) of section 9.
- 16. Period for making representations pursuant to section 9.
- 17. Submission of draft structure plan to the State Planning Committee.
- 18. Notice of availability of draft structure plan for inspection.
- 19. Notice of withdrawal of draft structure plan.
- 20. Notification of decision of State Planning Committee.
- 21. Notice of local inquiry or hearing in respect of draft structure plan.
- 22. Notification of assent of State Authority.
- 23. Reconciliation of contradictions in draft structure plan.
- 24. Alteration of draft structure plan.
- 25. Alteration of jointly prepared draft structure plan.

PART IV

DRAFT LOCAL PLAN

- 26. Proposals in a draft local plan written statement.
- 27. Matters to be contained in a draft local plan written statement.
- 28. Title, preparation and submission of draft local plan.
- 29. Maps, insets and diagrams.

- 30. Notice of availability of draft local plan for inspection.
- 31. Local inquiry or hearing in respect of draft local plan.
- 32. Report of local inquiry or hearing in respect of draft local plan.
- 33. Certificate of conformity.
- 34. Reconciliation of contradictions in draft local plan.
- 35. Alteration, repeal, or replacement of draft local plan.

PART V

AVAILABILITY AND SALE OF DOCUMENTS AND PLANS

- 36. Provision of copies of report of survey, proposals for draft structure plan, and draft local plan.
- 37. Sale of structure plan and local plan.

FIRST SCHEDULE.

SECOND SCHEDULE.

THIRD SCHEDULE.

FOURTH SCHEDULE.

TOWN AND COUNTRY PLANNING ACT 1976 [ACT 172]

DEVELOPMENT PLANS (STRUCTURE AND LOCAL PLANS) RULES 1987

IN exercise of the powers conferred by section 17 of the Town and Country Planning Act 1976 [Act 172], the State Authority of Johore makes the following rules:

PART I

PRELIMINARY

Citation, commencement and application.

- 1. (1) These Rules may be cited as the **Development Plans (Structure and Local Plans) Rules 1987** and shall be deemed to have come into force on the 1st January 1987.
- (2) These Rules shall apply to all Local Planning Authorities in the State of Johore.

Interpretation.

- 2. In these Rules, unless the context otherwise requires-
- "Act" means the Town and Country Planning Act 1976;
- "authorised officer" in relation to the certification of a document as a true copy, means the person appointed in writing for that purpose by the local planning authority;
- "certified copy" means a copy certified by the local planning authority as being the true copy;
- "document" includes a map, diagram, illustration, or other descriptive matter in any form and, where appropriate, a copy of a document;
- "duly made" in relation to objections or representations, means duly made in accordance with a notice given or served under these rules;
- "written statement" in relation to a draft structure plan, means a written statement required by subsection (3) of section 8 of the Act, and, in relation to a draft local plan, the written statement required by subsection (3) of section 12 of the Act.

PART II

SURVEY

Additional matters to be examined and kept under review.

- 3. (1) Pursuant to paragraph (e) of subsection (3) of section 7 of the Act, the matters set out in the First Schedule are prescribed as any other additional matters to be examined and kept under review under subsection (1) and (2) of that section.
- (2) The local planning authority shall, for the purpose of discharging its functions, consult other local planning authorities.

Request for joint survey of combined area.

- 4. Any two or more adjoining local planning authorities may apply to the State Planning Committee for its consent to their areas or any part thereof being treated as a combined area; and if the State Planning Committee approves, the authorities concerned-
 - (a) may institute a joint survey of the combined area under section 7 of the Act; and
 - (b) may jointly prepare and send to the State Planning Committee a report of that survey under section 7 of the Act.

Joint survey of combined area of two or more adjoining local planning authorities.

- 5. (1) In relation to a survey of a combined area, matters to be examined and kept under review under subsection (3) of section 7 of the Act shall apply to the combined area as a whole and neighbouring areas shall be construed as areas adjoining to the combined area.
- (2) Where a joint survey has been carried out, each of the local planning authorities shall be deemed to have complied with the requirements under subsection (1) of section 7 of the Act.
- (3) In relation to a joint survey of a combined area, the local planning authorities concerned shall collectively consult with the adjoining local planning authority as required under subsection (4) of section 7 of the Act.

PART III

DRAFT STRUCTURE PLAN

Consultation with neighbouring local planning authorities.

6. When preparing a draft structure plan, the local planning authority shall consult all local planning authorities whose areas share a common boundary with the area to which the plan relates with respect to the matters proposed to be included in the plan.

Joint preparation of Draft Structure Plan.

- 7. (1) Any two or more adjoining local planning authorities may, with the consent of the State Planning Committee, and if so directed, prepare and submit a joint draft structure plan covering their combined areas or any part of their combined areas.
- (2) When any two or more adjoining local planning authorities prepare a joint draft structure plan, each of the local planning authorities shall comply with the requirements of subsection (2) of section 9 of the Act for their respective area.

Policy and general proposals in a draft structure plan written statement.

- **8.** (1) The policy formulated in a draft sturcture plan written statement shall relate to such of the matters specified in Part I of the Second Schedule as the local planning authority may think appropriate.
- (2) The policy and general proposals formulated in a draft structure plan written statement shall be set out so as to be readily distinguishable from the other contents thereof.
- (3) A draft structure plan written statement shall include a reasoned justification of the policy and general proposals formulated therein.

Matters to be contained in a draft structure plan written statement.

9. In addition to the other matters required to be contained therein by the Act and by these Rules, a draft structure plan written statement shall contain the matters set out in Part II of Second Schedule.

Title of draft structure plan.

10. A draft structure plan shall be given a title which shall include the name of the local planning authority preparing the plan, and, where the plan relates to part only of the area of the local planning authority, an indication of the area

to which the plan relates; and each document contained in or accompanying a draft structure plan shall bear the title of the plan.

Diagrams and insets.

- 11. (1) A draft structure plan shall contain or be accompained by a diagram, called the key diagram, showing, so far as the local planning authority may think practicable, the policy and general proposals formulated in the written statement.
- (2) Notwithstanding paragraph (1), the policy and general proposals for any part of the area to which a draft structure plan relates may, instead of being shown on the key diagram, be shown on an inset; and the location of any inset shall be shown on the key diagram.
- (3) A diagram or inset contained in, or accompanying, a draft structure plan shall not be on a map base.

Explanation of notation.

12. A diagram or inset contained in, or accompanying, a draft structure plan shall include an explanation of the notation used thereon.

Period for commencement or comprehensive treatment of action areas.

13. Pursuant to subsection (5) of section 8 of the Act, the period of five years from the date on which a draft structure plan is assented by the State Authority is prescribed as the period for the commencement of comprehensive treatment of any action area indicated in the plan.

Preparation and submission of draft structure plan for part of the area.

14. The State Planning Committee may, pursuant to subsection (7) of section 8 of the Act, consent to or give direction for the preparation and submission of a draft structure plan for part of the area of a local planning authority notwithstanding that the preparation of a draft structure plan for the whole of the area has not been commenced or that the draft structure plan for the whole of the area has not been submitted to the Committee.

Publicity under subsection (1)(a) of section 9.

15. The steps to secure that publicity is given pursuant to subsection (1) (a) of section 9 of the Act to a report of survey and to matters that the local planning authority proposes to include in a draft structure plan shall include-

- (a) publication, in three issues of at least two local newspapers, one of which being in the national language, a notice stating that copies of the report and proposals are available for inspection at a place to be specified in the notice; and
- (b) making copies of the report and proposals available for inspection at the place specified in the notice for at least one month.

Period for making representations pursuant to section 9.

16. The period within which representations in respect of matters proposed to be included in a draft structure plan may be made to the local planning authority pursuant to section 9 of the Act is one month from the date of the first appearance of the notice under rule 15 (a) in a local newspaper in the national language.

Submission of draft structure plan to the State Planning Committee.

- 17. (1) A draft structure plan shall be prepared in two copies to be treated as originals.
- (2) One copy shall be submitted to the State Planning Committee together with such number of certified copies thereof as the Committee may direct and a statement containing particulars of the matters specified in subsection 4 (a) and 4 (b) of section 9 of the Act; one copy shall be retained by the local planning authority.

Notice of availability of draft structure plan for inspection.

- 18. (1) The notice to be published pursuant to subsection 2 (a) of section 9 of the Act shall be in Form 1 of the Fourth Schedule.
- (2) Where a draft structure plan is resubmitted to the State Planning Committee as directed under subsection (5) (b) of section 9 of the Act, the notice under subsection (2) (a) of section 9 of the Act shall be in Form 2 of the Fourth Schedule.

Notice of withdrawal of draft structure plan.

19. The notice to be published pursuant to subsection (7) of section 9 of the Act shall be in Form 3 of the Fourth Schedule.

Notification of decision of State Planning Committee.

20. The State Planning Committee shall notify the local planning authority in writing of its decision under subsection (1) of section 10 of the Act on a draft structure plan and of any modification made to the plan in approving it.

Notice of local inquiry or hearing in respect of draft structure plan.

21. Where the State Planning Committee intends to hold a local inquiry or other hearing pursuant to subsection (3) (c) of section 10 of the Act, it shall, at least six weeks before the date of the inquiry or hearing, give notice by advertisement of its intention to hold such an inquiry or hearing. Such an inquiry or hearing shall be open to the public.

Notification of assent of State Authority.

22. The State Planning Committee shall notify the local planning authority in writing of the assent of the State Authority to a draft structure plan immediately upon being informed thereof.

Reconciliation of contradictions in draft structure plan.

23. In the case of any contradiction in a draft structure plan between the written statement and any other document forming part of the plan, the provisions of the written statement shall prevail.

Alteration of draft structure plan.

24. The provisions of these rules relating to draft structure plans shall apply, with any necessary modifications, in relation to proposals for alterations to a draft structure plan as they apply in relation to a structure plan.

Alteration of jointly prepared draft structure plan.

25. Any necessary modifications to be made to a jointly prepared draft structure plan may be made by each individual local planning authority and the provisions of subsection (2) of section 11 of the Act shall have effect.

PART IV

DRAFT LOCAL PLAN

Proposals in a draft local plan written statement.

- **26.** (1) The proposal formulated in a draft local plan written statement shall relate to such of the matters specified in Part I of the Third Schedule as the local planning authority may think appropriate.
- (2) The proposals formulated in a draft local plan written statement shall be set out so as to be readily distinguishable from the other contents thereof.

(3) A draft local plan written statement shall include a reasoned justification of the proposals formulated therein and of the alternatives of such proposals.

Matters to be contained in a draft local plan written statement.

27. In addition to the other matters required to be contained therein by the Act and by these Rules, a draft local plan written statement shall contain the matters set out in Part II of the Third Schedule.

Title, preparation and submission of draft local plan.

- 28. (1) A draft local plan shall be given a title which shall include the name of the local planning authority preparing the plan and, where the plan relates to part only of the area of the local planning authority, an indication of the area to which the plan relates; and each document contained in or accompanying a draft local plan shall bear the title of the plan.
- (2) A draft local plan shall be prepared in two copies to be treated as originals, in which one copy shall be submitted to the State Planning Committee not later than the date in which notice is first given under rule 30 and the other copy shall be retained by the local planning authority.
- (3) The local planning authority, in submitting a draft local plan under this rule shall also submit to the State Planning Committee a statement of the actions as specified under subsections (1) and (2) of section 13 of the Act.

Maps, insets and diagrams.

- 29. (1) The map comprised in a draft local plan in compliance with subsection (3) of section 12 of the Act shall be called the proposals map, and shall-
 - (a) be prepared on a map base reproduced from, or based on, survey sheets;
 - (b) contain a reference to any written statement to which the map relates; and
 - (c) subject to paragraph (2), be prepared to such scale as the local planning authority may think appropriate or at the State Planning Committee may direct.
- (2) The proposals for any part of the area to which a draft local plan relates may be shown to a larger scale on an inset prepared in accordance with paragraph (1)(a); and the proposals shown on an inset may be shown on the proposals map by showing thereon the boundary of the inset.

- (3) Any map forming part of a draft local plan shall show the scale to which it has been prepared; and any map or diagram contained in, or accompanying, a draft local plan shall include such explanation as the local planning authority may think necessary of the notation used thereon.
- (4) In addition to the other matters shown thereon, a proposal map shall show the boundary of any area of urban development.

Notice of availability of draft local plan for inspection.

30. The notice to be published pursuant to subsection (2) of section 13 of the Act shall be in Form 4 of the Fourth Schedule.

Local inquiry or hearing in respect of draft local plan.

- 31. (1) A local inquiry or other hearing held pursuant to subsection (1) of section 14 of the Act shall be open to the public.
- (2) Where such a local inquiry or hearing is to be held, the local planning authority shall, at least six weeks before the date of the inquiry or hearing, give notice thereof by advertisement in Form 5 of the Fourth Schedule, and shall serve a notice in the same terms on any person whose objections or representations have been duly made and are not withdrawn and on such other persons as it thinks fit.

Report of local inquiry or hearing in respect of draft local plan.

32. Where, for the purpose of considering objections to and representations in respect of a draft local plan, a local inquiry or other hearing is held, the local planning authority shall, as part of the consideration of those objections and representations, consider the report of the committee appointed under subsection (1) of section 14 of the Act to hold the inquiry or hearing and decide whether or not to take any action as respects the plan in the light of the report and each recommendation, if any, contained therein; and the local planning authority shall prepare a statement of its decisions to the State Planning Committee.

Certificate of conformity.

33. A draft local plan when adopted shall bear a certificate of the local planning authority to the effect that it conforms generally to the draft structure plan to which the draft local plan relates.

Reconciliation of contradictions in draft local plan.

34. In the case of any contradiction in a draft local plan, between the written statement and any other document forming part of the local plan, the provisions of the written statement shall prevail.

Alteration, repeal, or replacement of draft local plan.

35. The provisions of these rules relating to draft local plans shall apply, with any necessary modifications, in relation to proposals for the alteration, repeal, or replacement of a draft local plan as they apply in relation to the preparation of a draft local plan.

PART V

AVAILABILITY AND SALE OF DOCUMENTS AND PLANS

Provision of copies of report of survey, proposals for draft structure plan, and draft local plan.

- 36. The local planning authority may, on the request of any person and on payment of such fee as may be determined by the local planning authority, provide the person with copies-
 - (a) of the report of survey to which publicity is being or has been given pursuant to subsection (1)(a) of section 9 of the Act, or of any part of the report;
 - (b) of the local planning authority's proposals in respect of matters to be included in a draft structure plan, being matters to which publicity is being or has been given pursuant to subsection (1)(a) of section 9 of the Act, or of any document containing any such matter; or
 - (c) of any draft local plan made available for inspection under subsection (1) of section 13 of the Act.

Sale of structure plan and local plan.

37. The local planning authority shall make copies of the structure plan and local plan available for sale to the public.

FIRST SCHEDULE.

[Rule 3(1)]

ADDITIONAL MATTERS TO BE EXAMINED AND KEPT UNDER REVIEW

1. Recent changes and trends in population.
2. Recent changes and trends in employment, in terms of sectors, sex, race and occupation.
3. Recent changes and trends in unemployment, in terms of sex and race.
4. Distribution and extent of, and recent trends, commitments, and constraints in industry and commerce.
5. Distribution and extent of, and recent trends, commitments, and constraints in housing.
6. Distribution and extent of, and recent trends, commitments, and constraints in social and community services sucl as education, health, community centres, security, fire stations, religious services, and recreational facilities.
7. Distribution and extent of, and recent trends, commitments, and constraints in utility services such as electricity water, sewage and sewerage.
8. Status of environment including conservation, preservation of townscape and landscape.

9. Mineral resources.
10. All the aforesaid matters pertaining to neighbouring areas, so far as they may be expected to affect the area of the local planning authority.
SECOND SCHEDULE.
[Rules 8(1) and 9]
CONTENTS OF DRAFT STRUCTURE PLAN WRITTEN STATEMENT
PART I
[Rule 8(1)]
MATTERS TO WHICH THE POLICY FORMULATED IN A DRAFT STRUCTURE PLAN WRITTEN STATEMENT IS REQUIRED TO RELATE
1. Distribution of population and employment.
2. Housing.
3. Agriculture.
4. Industry and commerce.
5. Shopping.
6. Transportation.
7. Education.
8. Other social and community services.

10. Environment including conservation, preservation of townscape and landscape.
11. Infrastructural and utility services.
12. Institutional and financial management.
PART II
(Rule 9)
MATTERS REQUIRED TO BE CONTAINED IN A DRAFT STRUCTURE PLAN WRITTEN STATEMENT
Such indications as the local planning authority may think appropriate of the following items:
1. The existing structure of the area to which the plan relates and the present needs and opportunities for change.
2. Any changes already projected, or likely to occur, which may materially affect matters dealt with in the plan, and the effect those changes are likely to have.
3. The extent, if any, to which urban development is being, or is to be, carried out in the area to which the plan relates.
4. The existing size, composition, and distribution of population and the state of employment in the area to which the plan relates, and estimates of these matters at such future times as the local planning authority thinks relevant in formulating the policies of the plan, together with the assumptions on which the estimates are based.
the plan relates, and estimates of these matters at such future times as the local planning authority thinks relevant in

9. Recreation and leisure.

5. The regard that the local planning authority has had to current policies in respect of the economic planning and development of its area a whole.

6. The regard that the local planning authority has had to current policies in respect of the social and economic planning and development and the environmental protection of the State and the nation.

7. The board criteria to be applied as respects the control of development in the area, or any part of the area, to which the plan relates.

8. The considerations underlying any major items of policy formulated in the plan as respects matters of common interest to the local planning authority by whom the plan is prepared and the local planning authorities for neighbouring areas, and the extent to which consultations have taken place between the authorities concerned.

9. The regard that the local planning authority has had to the resources likely to be available for carrying out the proposals of the plan.

THIRD SCHEDULE.

[Rules 26(1) and 27]

CONTENTS OF DRAFT LOCAL PLAN WRITTEN STATEMENT

PART I

(Rule 26(1))

MATTERS TO WHICH THE PROPOSALS IN A DRAFT LOCAL PLAN WRITTEN STATEMENT ARE REQUIRED TO RELATE

2. Housing.
3. Agriculture.
4. Industry and commerce.
5. Shopping.
6. Transportation.
7. Education.
8. Other social and community services.
9. Recreation and leisure.
10. Environment including conservation, preservation of townscape and landscape.
11. Infrastructural and utility services.
PART II
(Rule 27)
MATTERS REQUIRED TO BE CONTAINED IN A DRAFT LOCAL PLAN WRITTEN STATEMENT
(a) Such indications as the local planning authority may think appropriate of the following items:
1. The character, pattern, and function of the existing development and other use of land in the area to which the plan relates, and the present needs and opportunities for change.
amon are plan telaces, and the present needs and opportunities for change.

2. Any change already projected, or likely to occur, which may materially affect matters dealt with in the

plan, and the effect those changes are likely to have.

1. Distribution of population and employment.

- 3. The criteria to be applied as respects the control of development in the area, or any part of the area, to which the plan relates.
- 4. The regard that the local planning authority has had to the resources likely to be available for carrying out the proposals of the plan.

(b). The following matters:

- 1. A detailed statement of national, social, and economic policies and considerations and of the regard that the local planning authority has had to such policies and considerations.
- 2. Recommendations as to the manner and stages of implementation of the proposals of the plan.
- 3. A statement in summary form of the relationship between the proposals of the plan and the proposals of the structure plan.

FOURTH SCHEDULE.

Form 1

[Rule 18(1)]

NOTICE OF AVAILABILITY OF DRAFT STRUCTURE PLAN FOR INSPECTION

(Title of draft structure plan)

Copies of the above-named draft stu	cture plan, which was	submitted to the Sta	te Planning Commi	ttee for approval
on the (date), are a	available for inspecti	on at the	(office of the	local planning
authority) and at	(other places)			
The plan relates *to the whole area c	of the	(name of loca	l planning authority	y) /to that part of
the area of the	(name o	f local planning	authority) genera	illy known as

Planning Committe before the+ (date)
Objections should be addressed to
Objections should state the matters to which they relate and the grounds on which they are made.
Date
SEAL
Authorised Officer
* Delete whichever is not applicable.
+ This date must not be earlier than one month after the first appearance of this notice in a local newspaper in the national language.
Form 2
[Rule 18(2)]
NOTICE OF AVAILABILITY OF DRAFT STRUCTURE PLAN (AS RESUBMITTED) FOR INSPECTION
(Title of draft structure plan)
Copies of the above-named draft structure plan, which was resubmitted to the State Planning Committee for approval on the
The plan relates *to the whole area of the

Objections to the plan may be made in writing to the State Planning Committee before the+
Objections should be addressed to (Secretariat of the Committee)
Objections should state the matters to which they relate and the grounds on which they are made.
Date
SEAL
Authorised Officer
* Delete whichever is not applicable.
+ This date must not be earlier than one month after the first appearance of this notice in a local newspaper in the national language.
Form 3
(Rule 19)
NOTICE OF WITHDRAWAL OF DRAFT STRUCTURE PLAN
(Title of draft structure plan)
The above-named draft structure plan, which was submitted to the State Planning Committee for approval on the
Notice is hereby given that copies of the said plan made available for inspection have been withdrawn.
After the plan is resubmitted, objections made to the plan as originally submitted will be considered and there will

be an opportunity to make objections to the plan as resubmitted.

Date
SEAL

Authorised Officer
Form 4
(Rule 30)
NOTICE OF AVAILABILITY OF DRAFT LOCAL PLAN FOR INSPECTION
(Title of draft local plan)
Copies of the above-named draft local plan will begin to be available for inspection on
The plan relates to that part of the area of the
Objections to or representations in respect of the plan may be made in writing to the local planning authority before the* (date)
Objections and representations should be addressed to (appropriate officer and address of local planning authority)
Objections and representations should state the matters to which they relate and the grounds on which they are made.
Date
SEAL
Authorised Officer

* This date must not be earlier than four weel	ks after the above date for inspection.
--	---

Form 5

(Rule 31(2))

NOTICE OF LOCAL INQUIRY OR HEARING IN RESPECT OF A DRAFT LOCAL PLAN

(Title of draft local plan)

A *local inquiry/hearing will be held at the
The *inquiry/hearing will be open to the public.
Date
SEAL
Authorised Officer
* Delete whichever is not applicable.
Made on the 13th day of March, 1988.
K.T. 30/26 Bgn. 3; LAJ. 588 Jld.3.]

MOHD. ZAINI BIN OSMAN,

Clerk of the State Executive Council,

Copyrights Reserved ©
All rights reserved. No part of this publication may be reproduced, stored in retrieval system or transmitted in any form or by any means electronic, mechanical, photocopying, recording and/or otherwise without the prior permission of Lawnet.



Johore