

TOWN AND COUNTRY PLANNING REGULATIONS, 1950

(Section 5)

(G.N.S. 154 of 1950)

[16th October, 1950.]

1. These Regulations may be cited as the Town and Country Planning Regulations, 1950.
2. When a Local Authority has prepared a draft scheme of any scheduled area, or part of such scheduled area, the documents which such Local Authority shall make available for inspection to the public shall be such draft scheme together with a title plan and a memorandum.
3. The draft scheme shall define clearly the area to which it relates and shall include –
 - (a) The general topography of the area;
 - (b) The division of the area into zones showing Oil Storage areas; Wharf areas; Residential areas; Industrial area, divided into 'heavy' and 'light'; Commercial areas, divided into 'first' and 'second' class; Warehouse areas; Warehouse and Commercial areas; and areas for Offensive Trades.
 - (c) Open spaces and other areas to be reserved for recreation;
 - (d) The sites for the main public buildings;
 - (e) The sites for institutional buildings;
 - (f) The sites for markets;
 - (g) The sites for petrol filling stations;
 - (h) Areas to be reserved for vehicle parking purposes;
 - (i) Projected harbour works;
 - (j) The alignment of all roads and footpaths, and the naming of all roads;
 - (k) The lines of any railways, water communications and artificial embankments or canals;
 - (l) The areas where special conditions regarding the type of material to be used in the buildings will be imposed;
 - (m) In all areas, the minimum size of plots, below which there may be no sub-divisions; and
 - (n) All existing buildings within the area.
4. The title plan, which will be separate from the draft scheme, referred to in regulation 2 above, will show all existing leases in the areas covered by the draft scheme.
5. The memorandum to the draft scheme will be in the form of an explanatory note and will cover the following heads:-
 - (a) *Definition of Terms* - An explanatory note will be given defining the terms used on the draft scheme;

- (b) *Roads*, giving a general description of the roads in the draft plan, including the width of the footpaths and giving a note on traffic circulation.
- (c) *Buildings*, giving a general description of the heights and size of buildings to be allowed, the requirements for external decoration of buildings, and the materials which are required in any given area;
- (d) *Sanitation*, giving a general description of the proposed method of night soil disposal and instructions regarding the erection of any special form of septic tank that may be required;
- (e) *Open Spaces* - A note will be included covering the requirements for open spaces in built-up areas, and defining other open spaces for recreation purposes; and
- (f) *Building Lines* - The memorandum will draw attention to the building lines required, and a special note will be made where there is to be any deviation from the minimum requirements of any Building Regulations of any Local Authority.

6. When a draft scheme has been prepared the Local Authority shall give at least two weeks notice by publication once in the *Gazette* and once in a newspaper circulating in the district to which the scheme refers of its intention to exhibit the draft scheme and such notice shall state that any members of the public may make objections to such plan in the manner set out in such notice and within a period of one month from the date of exhibition. At the expiration of such notice, the draft scheme, together with the title plan and the memorandum, shall then be exhibited at the District Office of the area to which the scheme refers and the date of exhibition shall be endorsed on the draft scheme by the District Officer. The scheme will be opened for inspection, free of charge, during normal office hours.

7. Where in accordance with the provisions of section 6 (1) (a) of the Town and Country Planning Ordinance, 1950, a Local Authority has by resolution decided to prepare a draft scheme with respect to any land and thereafter it appears to that Local Authority that it cannot within a reasonable time prepare a draft scheme which will comply with all the provisions of the preceding Regulations for part of such land, such Local Authority may prepare a draft scheme with respect to such part to comply with the provisions of Regulation 3 (a) and (b) zoning such part, and such draft scheme shall be exhibit in accordance with the provisions of Regulation 6.

TOWN AND COUNTRY PLANNING ORDINANCE 1950

(Section 5)

(G.N.S. 154 of 1950)

LIST OF AMENDMENTS

<i>G.N.S. No.</i>	<i>Regulations amended</i>	<i>Effective date of amendment</i>
19/1951	2, 3, 4, 5, 6, 7	15-2-1951

Sabah LawNet