

CONTEMPORARY STUDIES AND METHODOLOGY IN URBAN AND REGIONAL PLANNING IN MALAYSIA



MARIANA MOHAMED OSMAN
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CHAPTER 3

DEVELOPMENT CONTROL IN SABAH WITHIN A CONTEXT OF PLANNING SYSTEM IN MALAYSIA

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INTRODUCTION

Development planning has been one of the functions of the Malaysian government since the 1950s. The initiative to establish a systematic planning system was due to the transformations in the physical environment caused by human's economic and social activities. This is including an introduction of development control process to the development planning system. The concept of development control regulates the process of decision-making by local authority through enforcing requirements for planning permission and imposing material considerations and conditions. As a whole, planning system and the development control process in particular, are the regulatory tools of fulfilling the needs for development and the protection of the environment.

In the context of development planning system in Malaysia, development control always refers to physical land use planning for city, town or country planning. The planning system, also known as planning law is part of an overall system which regulates development control (Morgan and Nott, 1995). Development control is a tool in planning system that enables local authorities to regulate development and use of land. It is also a significant process that enables the local authorities to assess proposed development in relation to national and local planning policies and plans taking into account on relevant factors including impacts of proposals on the environment. Development control includes not only the determinations of applications for planning permission and related matters such as material considerations and impact of development on land, but also the enforcement of planning control (Bruton and Nicholson, 2005; Prior, 2007; Raemaekers,