



Section B Planning and Implementation

Part 3 Physical Planning Initiatives

CHAPTER 9

The Physical Development Plan

9.1 Introduction

The Physical Development Plan (PDP) primarily contained in this chapter of the CDP outlines the management of land use development within the planning area of SJER. The objectives are to influence, control and regulate urban activities so as to create an organically harmonious city through the control of the quality, quantity, location and timing of development and building construction activities and inducing land use development towards a desired direction. This control mechanism may be said to function as follows:-

- Ensuring optimum population distribution levels through the control of disorderly development;
- Conservation of SJER's natural environment;
- Promoting the optimum distribution of housing, commercial, industrial and other urban functions;
- Planned promotion of the development of infrastructure and public facilities such as roads, parks and schools, etc.;
- Control the pace of development through availability of developable land and adequate infrastructure;
- Provide flexibility in development design that reflects the growing needs and desires of the local community;
- Provide quality housing for existing and projected population;
- Preserve and enhance the quality of natural and environmental resources and productive agricultural resources;
- Plan and provide a green network of parks and open spaces;
- Redevelopment of non-economic land;

- Integrate public transportation with land use plans to ensure effective and optimum use of the system;
- Improve accessibility network to provide for safe and efficient movement of people and goods;
- Provide adequate community facilities, services and utilities that are consistent with the future use of the plan; and
- Require new developments to contribute to the cost of community facilities and services.

9.2 The Proposal Map

The Proposal Map for CDP is a land use management plan that will guide development for SJER. It will identify 'land use designations', or types of development that will be considered in certain locations, as well as "Development Permit Areas", where special guidelines apply.

Land use zoning plays an important part in development control. In context of the CDP, zoning reflects the permissible predominant use of land within the areas demarcated and it is most often controlled by a set of uses referred to as '**Land Use Class Order**'. The plan also helps to determine the ancillary, related or compatible activities with the permissible predominant use of land. The CDP can through planning standards and guidelines determine the quantum and type of all ancillary or related uses that may be allowed for the support or management of the predominant use.

The Land Use Class Order is identified by making reference to various classifications and standards such as the industrial classification, the classification of activities in relation to pollution control, as well as planning and land use classification. Some planning authorities relate zoning or use class to permits. This is also a good method of classification, as it shall ensure that land use planning and licensing

is coordinated. Hence, once this list has been finalised it can also be categorised into Uses that do not require a permit, Uses that require a permit and Uses that are prohibited.

9.3 Land Use Zoning District

For the CDP, the land use zoning plan will be zoned into **'Zoning Districts'** where areas are identified based on the urban character of the area and/or function of the area instead of identifying specific land use attached to a specific lot. The zoning district system is made up of two important layerings:

- Base zoning district; and
- Special zones

The base zoning district specifies general land use zones, while the special overlay zone will be overlaid on top of the base zoning district to further specify special controls that would be imposed onto affected areas within the base zoning districts. Such overlays include for example, environmental protection zone, special economic zone, historic area zone and so on.

The main base zoning districts identified for SJER CDP are shown in Table 9.1 below:

Table 9.1: Proposed Land Use Zoning District

Zoning District		Description
District Centre Commercial Zone	DCC	Refers to commercial areas located within the identified boundary of district centres. Certain activities that would normally be permissible within the Johor Bahru CBD ("JB CBD") can be permitted in this zone. Such activities could be entertainment, 24-hour/extended opening hour activities, etc.

Zoning District		Description
Local Centre Commercial Zone	LCC	Refers to commercial areas located within residential neighbourhoods and serves the neighbourhood area to provide small-scale retails and services. Intensity of development and type of activities permissible should be consistent with the character of the neighbourhood area in order to limit adverse impacts on nearby residential areas. It can also refer to commercial areas serving large industrial parks as in Tanjung Langsat and Senai.
Free Access Zone	FAZ	Subject to further approval by the SJA and other authorities, this may refer to areas that allow seamless work, business, entertainment and living environment between Johor and Singapore.
Established Housing	EH	Refers to existing residential areas in planned neighbourhood units.
Residential 1 – Low Density	R1	Low density residential refers to a gross density of nine units/acre and comprises of detached and semi-detached unit homes. Village homes within urban areas that are of good quality and have proper services can also be considered as low density residential.
Residential 2 – Medium Density	R2	Medium density residential refers to a gross density of 24 units/acre and comprises of link homes, low-rise apartments, exclusive condominiums and town houses.
Residential 3 – Medium High Density	R3	Medium high density refers to a gross density of 33 units/acre and comprises of apartments, condominiums, and town houses.
Residential 4 – High Density	R4	High density residential refers to a gross density of 38 units/acre and comprises of apartments or condominiums.
Residential Villages	RV	Refers to villages within non-urban areas.

Zoning District		Description
Mixed-use - Residential, Office, Commercial	MX	Refers to areas zoned for mixed-use (see below for further explanation of mixed-use zone) development within city centre areas such as within Johor Bahru City Centre and Nusajaya City Centre and also within Transit Planning Zones. It is intended to promote a combination of commercial and housing on the same site. It allows developments with increased intensity especially the residential component. This aims to support the strategy of encouraging city living and transit oriented development.
Commercial Zone	CZ	Refers to areas of commercial use and activity.
Established Industry	IE	Refers to existing industrial areas that are well established and still providing employment.
Industrial Park Zone	IP	Area zoned for planned industrial uses that are generally compatible with one another and with adjoining residential and commercial districts. Service commercial uses that are compatible with and complimenting light industrial uses should also be permitted. The intention is to promote a cluster strategy in planned industrial areas incorporating manufacturing clusters, support services, trade, storage and other service industries to facilitate towards achieving k-economy.
Enterprise Zone	EZ	This zone is intended to concentrate high technology industries and industries with a significant amount of research and development activity in line with a cluster strategy. Professional offices, financial institutions and other similar uses may be included when they provide services to the enterprise zone employees.
Port Zone	PZ	Refers to all seaport development areas i.e. namely Tanjung Langsat, Pasir Gudang and Port of Tanjung Pelepas.

Zoning District		Description
Institutional and Community Zone	INS	Major institutional and civic uses such as art galleries, museum, government offices, palace reserve, hospitals, universities and other civic use.
Special Security	SS	Military reserve & emergency operations such as police headquarters.
RAMSAR Zone	RAMZ	Refers to sites approved by RAMSAR. These are wetlands of international importance which are of rare and unique and for conserving biological diversity. The three RAMSAR sites in SJER are Pulau Kukup, Sungai Pulai and Tanjung Piai, which are Environmental Sensitive Areas (ESA) Rank 1.
Free Trade Zone	FTZ	Free Trade Zone refers to an area where special tariffs, quotas and incentives are given, and where bureaucratic requirements are lowered in order to attract companies to do business or locate its business in the area and in particular in the Port of Tanjung Pelepas area.
Public Open Space	OS	Parks and open spaces that are amenities to the general public.
Private Open Space	POS	Refers to private green areas particularly golf courses.
Forest Reserve	FR	Refers to existing forest reserve in the SJER area which are ESA Rank 1.
Agriculture Zone	AZ	Refers to productive agriculture areas.
River Reserve	RR	Rivers and their reserves which are ESA Rank 1.
Cemetery	C	Refers to cemetery reserve land.
Government Reserve	GR	Refers to Government lands that are used for offices, institutional, etc

Source: SJER CDP 2025

A. Mixed-use Zones

Mixed-use refers to the combining of retail/commercial and/or service use with residential or office use in the same building or on the same site in one of the following ways:

- **Vertical Mixed-use.** A single structure with the elevated floors used for residential or office use and a portion of the ground floor for retail/commercial or service use.
- **Horizontal Mixed-use – Attached.** A single structure, which provides retail/commercial or service use in the portion fronting the public or private street with attached residential or office use behind this.
- **Horizontal Mixed-use – Detached.** Two or more structures on one site which provide retail/commercial or service use in the structure(s) fronting the public or private street, and residential or office use in separate structure(s) behind or to the side.

The overall purpose of the mixed-use zone is to allow and encourage flexibility and creativity in the design and development of comprehensively planned, mixed-use centres that would not be possible under conventional zoning districts. It is intended that these zones provide a more adaptable approach to the comprehensive design and development of mixed-use centres than the procedures and regulations applicable under current zoning practices.

The specific purposes of these zones are:-

- To encourage residential use in conjunction with commercial and other compatible activities in order to create an active street life, enhance the vitality of businesses, and reduce vehicular traffic.
- Residential, commercial, and other non-residential uses shall be provided in such a manner as to be co-dependant, functionally integrated, and complementary of each other rather than random, non-integrated, and having non-associated elements.
- To encourage intensification of developments at identified transit-planning zones.
- To provide, where appropriate, higher density residential use

integrated into the overall mixed-use development.

- To assure compatibility of the proposed land uses with surrounding uses by incorporating higher standards of project and site planning than could be accomplished under conventional zoning categories.

At this point, it is recommended that mixed-use zones be further categorised into the following types: -

- **Mixed-use 1**– Refers to areas zoned for mixed-use development within city centre and transit planning zones. It is intended to promote a combination of commercial and housing on the same site. It allows developments with increased intensity especially the residential component. This aims to support a strategy to encourage inner city living in the Johor Bahru CBD and encourage transit-oriented development within transit planning zones.
- **Mixed-use 2** - Refers to areas zoned for mixed-use development as business and employment centres located within transit planning zone.
- **Mixed Use Residential** – refers to mixed-use development within transit planning zones in residential districts.

B. Special Overlay Zone

The above land use zoning districts is further overlaid with a series of overlay zones/boundaries to provide further details for specific areas requiring specific treatment and control. Examples of the special overlay district are as follows:-

Table 9.2: Special Overlay Zones

Special Zones	Description
Johor Bahru CBD	Refers to core commercial areas located within Johor Bahru City Centre. It provides the broadest range of uses and is most intensified in terms of commercial plot ratio and height to reflect its role as the centre of business, finance, and employment of SJER and as the capital city of Johor.

Special Zones	Description
Nusajaya Central Planning Area	Refers to the core commercial and administrative areas located within Nusajaya. It provides a broad range of uses and is intensified in terms of commercial plot ratio and densities to reflect its role as the centre of administration, business, commerce, and employment of SJER and the new growth centre within the Special Economic Corridor (SEC)
Environmental Protection Zone	Overlay of areas identified to require further environmental control by virtue of their identification as Environmental Sensitive Areas (see Chapter 11 on Natural and Green Environment)
Historic Zone	Overlay of historical area boundary over the base zoning district. The intention is to provide specific controls with regards to building and land within the designated boundary.
Coastal Zone	The coastal zone for SJER is the water of Johor Straits within the Malaysian boundary and within a 3km inland zone along the coastline of Johor Straits that also lies within the SEC.
Highway Business District	The Highway Business District is intended to provide development opportunities for commercial uses along the highway requiring or well adapted to location on primary roads and to provide shopping areas for uses that are not generally compatible with residential districts, yet reasonably convenient to the general location of the retail market areas. Uses with the most significant visual, traffic, noise and other impacts are allowed as conditional uses.
Transit Planning Zone	Areas within the 400m radius of rail stations where transit oriented development can be pursued.
Water Catchment Zone	The water catchment area refers to the catchment of Sultan Iskandar Dam; that is an ESA Rank 1 and needs to be protected. Thus, all activities within the water catchment zone must be controlled and no industrial activities should be allowed.

Source: SJER CDP 2025

9.4 USE CLASS SCHEDULE

The above proposed zoning districts are supported by, and are to be read together with a set of use class tables or schedules which prescribe permissible use for land and buildings within the zones. This will allow the system to be more flexible and more inclusive, to allow for various types of land use and building use in a particular zone, depending on suitability within the area. This will also allow the appropriate planning authority to prescribe and control activities through change of use and licensing approval.

The Use Class Schedule functions as a complementary means to zoning plans in controlling the use of land and buildings. Allowable uses and prohibited uses have been condensed into a simpler tabular or matrix format.

The following are the listing of activities arranged in accordance to various classes of main use or activity.

Table 9.3: Listing of Activities for Use Class Schedule

Class	Activities
Class 1 Residential	All Residential Use
Class 2 Wholesale Trade	<p>A. Wholesale Trade In Food and Drinks</p> <ol style="list-style-type: none"> Roasted Meat, Preparation and Sale of Dried and Salted Fish, Prawn Paste and Cuttle Fish Sale of Fruits and Vegetables* Confectionary Rice, Other Grains, Flour Sale of Food Products Sale and Preparation of Fish, Meat and Poultry (Fresh/Frozen), Creameries <p>B. Wholesale Trade In Household & Personal Goods</p> <ol style="list-style-type: none"> Cutlery, Crockery, Enamelware, Aluminium ware and Glassware Pewter ware Electrical Appliances Sewing Machines Records and Musical Instruments Furnitures Carpets, Rugs and Upholstery Textiles Shoes Hides and Skins Cosmetics and Perfumeries Books and Educational Equipments Stationeries Repair and Sale of Clocks, Watches and Pens, Leather and Leather Goods Toys Sale of Joss Sticks and Joss Papers, Plastic Goods Sports Equipments

Class	Activities
	C. Wholesale Trade In Motor Vehicles & Petrol 1. Motorcycles & Parts Thereof, Motor Vehicles 2. Industrial And Commercial Vehicles 3. Petrol, Lubricating Oils, etc.
	D. Wholesale Trade Industrial Agricultural and Business (Office) Equipment and Materials 1. Tractors, Farming And Earth-Moving Equipment & Parts 2. Lumber, Timber & Other Building Materials & Hardware (eg. Paint, Tools Of Trade, Cement, Bricks etc.) 3. Agricultural Products e.g. Fertilisers, Fibres, etc. 4. Office Equipment Machines & Computers
	E. Large General Wholesaling Trade 1. Wholesaling In Two or More Equally Distinctive Specialties eg. Rubber and Rice etc 2. General Storage & Warehouse Storage
	F. Large General Wholesaling Trade 1. Liquor 2. Sale of Cigars, Cigarettes and Tobaccos
Class 3 Retail Trade	A. Provision Store/Sundry Retail Outlet 1. Grocery (Including Sundry and Provision) 2. Mini Market
	B. Other Retail Trade In Food, Drinks and Tobacco 1. Storage of Meat (Not Exceeding 230 kg) 2. Preparation and Sale of Roasted Meat, Meat & Poultry (Fresh/Frozen)* 3. Dried And Salted Fish, Belacan And Cuttle Fish, (Small Scale-Not Exceeding 2,000 sq.ft of Floor Area) 4. Fruits & Vegetables* 5. Confectionary 6. Bakeries (Small Scale-Not Exceeding 2,000 sq.ft of Floor Area) 7. Food Products 8. Cordial Making and Mixing (Small Scale-Not Exceeding 2,000 sq.ft of Floor Area) 9. Cigars, Cigarettes and Tobacco

Class	Activities
Class 3 Retail Trade (con't)	10. Liquor (Small Scale-Not Exceeding 2,000 sq.ft of Floor Area) 11. Creameries (Small Scale-Not Exceeding 2,000 sq.ft of Floor Area) 12. Tea Packing (Small Scale-Not Exceeding 2,000 sq.ft of Floor Area)
	C. Retail Trade In Household and Personal Goods 1. Cutleries, Crockeries, Enamelwares, Aluminium wares and Glasswares 2. Pewter wares 3. Electrical Appliances 4. Sewing Machines 5. Records and Musical Instruments 6. Sale of Furniture (Including Carpentry Small Scale-Not exceeding 2,000 sq.ft of Floor Area) 7. Carpets, Rugs and Upholsteries 8. Textiles 9. Shoes 10. Hides and Skins 11. Cosmetics and Perfumeryies 12. Pharmacies 13. Book Binding (Small Scale-Not Exceeding 2,000sq.ft of Floor Area) 14. Books and Educational Equipments 15. Stationeries 16. Newsagents 17. Repair and sale of Clocks, Watches and Pens, 18. Optical Goods 19. Leather and Leather Goods 20. Toys 21. Artists' Requisites 22. Coffins and Caskets 23. Curios 24. Florists and Potted Plans 25. Joss Sticks And Joss Papers 26. Sale and Repair of Mahjong Sets 27. Plastic Goods 28. Sports Equipments
	D. Retail Trade In Motor Vehicles and Petrol 1. Motor Cars and Motor Vehicles 2. Tyres 3. Spare Parts 4. Petrol, Lubricating Oils, etc.

Class	Activities
	E. Retail Trade In Industrial, Agricultural and Business (Office) Equipment and Materials 1. Machineries 2. Agricultural Implements and Products 3. Hardwares 4. Sanitary Wares and Fittings 5. Lumbers, Timbers & Other Building Materials & Hardwares (eg. Paints, Tools, Cement, Bricks, etc.) 6. Agricultural Non Food Products E.g. Fertilisers, Fibres, etc. 7. Office Equipments, Machines and Material 8. Others Retail Trade-In Industrial , Agricultural and Business Equipments and Materials 9. Fishing Equipments 10. Repair and Sale of Scientific Instruments
Class 4 Business and Professional Services	A. Banks and Financial Institutions 1. Banks 2. Stock Brokers 3. Other Financial Institutions eg. Commodity Dealers, 4. Investment Companies, Trust Companies, etc* B. Insurance 1. Life Insurance (Including Re-Insurance) 2. Social Security Organisations 3. Insurance Services (Including Organisations Servicing 4. Insurance Carries, Consultants for Policy Holders and Adjusting Agencies C. Real Estates and Other Business Services 1. Real Estate Agencies, Engaged In Renting, Buying, Selling, Managing and Approving Real Estate for Others on A Fee or Control Basis

Class	Activities
	D. Professional Services 1. Legal Services (Office of Advocates and Solicitors in Private Practice, Patent Attorneys, and Notaries Public). 2. Accounting, Auditing and Book Keeping/ Computer Services 3. Engineering Services 4. Architectural Services 5. Advertising Services 6. Clinics And Dispensaries 7. Dental Services (Private only) 8. Valuation Services 9. Animal Clinics E. Other Business and Professional Services Not Elsewhere Categorised (NEC) 1. Film Distributors 2. Money Changers 3. Sale of Pets
Class 5 Personal & Household Services	A. Repair Services 1. Electrical Appliances, Manufacture, Repair and Reconditioning of 2. Repair of Shoes & Bag, Watches/Clocks 3. Repair Of Typewriters, Cameras, Sporting Goods and Other Hardware Goods 4. Repair Of Bicycles B. Laundry services (including Dyeing, Dry-Cleaning and Steam Laundry) C. Tailoring and Dressmaking 1. Tailors And Outfitters Including Tailoring 2. Boutiques D. Barbers and Beauty Shops 1. Hair Dressing Saloons/Barbers 2. Hair Dressing Goods E. Photographic Studios 1. Sale of Photographers Studios, Photographic Equipment, Sound Projectors 2. Photo Frame Makers

Class	Activities
	F. Private Educational Services <ol style="list-style-type: none"> 1. Driving Schools 2. Dancing/Music Schools 3. Tailoring 4. Hairdressing 5. Modelling 6. Art Schools 7. Other Private Educational Services (other than School/Colleges)
	G. Personal And Household Services N.E.C <ol style="list-style-type: none"> 1. Funeral Parlours And Undertakers 2. Astrologers 3. Pawnshops 4. Pest Exterminators 5. Taxi And Car Rental Agencies 6. Interior Decorators (Offices & Showrooms)
Class 6 Hotel	Hotel/Motel/Inn
Class 7 Service Apartment	<ul style="list-style-type: none"> • Service Apartments
Class 8 Hostel	<ul style="list-style-type: none"> • Students Hostel • Workers Hostel • Youth Hostel • Transient Hostel
Class 9 Restaurant	<ul style="list-style-type: none"> • Restaurants (Associated With 1st Class Tourist Hotels, or Multi-Storey Office Blocks) • Restaurants • Bars
Class 10 Entertainment	<ul style="list-style-type: none"> • Cinema/Theatrettes • Discotheques/Bars (Including Restaurants) • Arcades • Amusement Parks • Lotteries Including Four Digits, Sale of Tickets and Coupons • Ice Skating Rink • Bowling Alleys

Class	Activities
Class 11 Petrol Station	
Class 12 Industry	All manufacturing activities <i>Note: The listing is still being compiled and compared.</i>
Class 13 Service Industry	Many of the activities listed under licensed activities by the Licensing Department of the local authority can be classified under this class
Class 14 Health and Medical Facilities	<ul style="list-style-type: none"> • Government Hospitals • Private Hospitals • Government Clinics
Class 15 Security and Emergency Facilities	<ul style="list-style-type: none"> • Police Headquarters • Police Stations • Fire Stations • Neighbourhood Watch Centres
Class 16 Welfare Institution	<ul style="list-style-type: none"> • Welfare Homes • Old Folks Homes/Day Care Centres • Homes/Centres for the disabled
Class 17 Religious	<ul style="list-style-type: none"> • Mosque/Surau • Church • Temple • Cemetery/Crematorium
Class 18 Education	<ul style="list-style-type: none"> • Universities • Colleges • Training Centres • Secondary Schools • Primary Schools • Kindergartens/Childcare centres
Class 19 Community Facilities	<ul style="list-style-type: none"> • Community Hall • Public Library • Postal Service

Class	Activities
Class 20 Open Space and Parks	<ul style="list-style-type: none"> • Public Open Space • Public Park • Private Open Space/Park
Class 21 Sports and Recreation Facilities	<ul style="list-style-type: none"> • Stadium • Courts • Recreation Facilities
Class 22 Theme Park	<ul style="list-style-type: none"> • Theme Park Facilities
Class 23 Golf Courses	<ul style="list-style-type: none"> • Golf Courses • Driving Ranges
Class 24 Institution	<ul style="list-style-type: none"> • Government offices • Cultural Exhibits (museums, art galleries) • Embassies • Research Centres • Courts
Class 25 Utility & Infrastructure	<ul style="list-style-type: none"> • Electricity • Water Supply • Solid Waste Facilities • Others

Source: SJER CDP 2025

The application of the Use Class Schedule in the Zoning District is summarised in a simplified matrix for easy reference and understanding of the activities permitted within a certain zone, permitted with control element, and those not permitted at all as they might not be compatible or would be a hindrance to the local community if allowed.

9.5 The Physical Plan of the CDP

Based on the above categorisation of Zoning Districts and Special Overlay Zone, the Physical Plan of the CDP now represents a developmental road map for land use development and management up to 2025 for SJER. The plan provides for the designation of areas for urbanisation, conservation of natural resources, as well as protection and conservation of the environmentally sensitive areas. The plan will form the basis of future planning, as well as guiding investors towards the focal point of the development.

The Physical Plan of the CDP establishes goals, key objectives and strategies with regards to various components and areas of development in SJER. These include urban transportation, urban infrastructure, parks and open spaces, housing, urban centres, industrial development and economic growth. These elements are reflected in the future land use plan, a geographic depiction of the development's location and its intensity within the planning period. Existing public policies are also embodied in this future land use plan that is to be implemented through the CDP land use zoning map.

All agencies and technical departments are required to utilise the CDP as the basis for their program development and preparation of their budget. Managing the growth of SJER is not just a matter of providing adequate utilities, services and infrastructure to keep pace with demands of new development. The CDP is intended to enhance the quality of life of SJER residents but to do so it needs to minimise the negative impact of proposed development through the implementation of strategies contained in this document.

9.6 Goal

The Physical Plan of the CDP will have the following goals:

Goal of The Physical Plan of the CDP

To ensure land use and development is managed consistent with the overall objective of SJER to create a strong and sustainable conurbation of international standing

The Physical Plan of the CDP land use zoning plan provides sufficient vacant land to meet the demands associated with projected residential, commercial and industrial land use. The local planning authority will use the plan to monitor demand for development and economic growth to ensure that the CDP can provide a logical balance of land for development while allowing for the preservation of environmental resources.

▼ **To encourage development of a coordinated network of environmental resources and open spaces through preservation initiatives and planned development processes.**

The CDP will protect environmental resources, preserve and enhance open spaces. The future land use plan encourages the control of these areas, as well as activities and uses surrounding the areas in an effort to address bio-diversity and environmental degradation.

▼ **To control the pace of development through availability of developable land and adequate infrastructure.**

The CDP advocates smart growth where development is allowed and encouraged only where there exists current or planned infrastructure investments. The future land use plan will promote development of locations in accordance with its planned spending strategy and will conversely discourage growth in areas lacking in infrastructure investments or in area with limited on-site capacity.

▼ **Provide flexibility in development design that reflects the growing needs and desires of the local community**

The CDP zoning district systems allows for flexibility where uses and activities allowed are not singular in nature and design as community spaces need to address the quality of life objectives and build a sense of community.

9.7 Key Objectives

In line with the above goals, the following key objectives have been identified for the Physical Plan of the CDP :

Objective 1: To ensure that the future land use plan provides for an appropriate mix of land uses while preserving existing area characteristics

Objective 2: Protect, conserve and enhance natural, agricultural and open space resources to improve the quality of life

Areas designated for open spaces, natural green areas and agriculture areas need to be conserved and protected.

Objective 3: Development approval only where adequate infrastructure exists or will be available, including in brownfield sites.

The infrastructure, utilities and community facilities have been projected in line with the future land use plan of CDP. Hence, development should only be approved in accordance with these provisions.

Objective 4: Promote in-fill and redevelopment in existing areas

Areas that are undeveloped or its use is currently uneconomical within existing urban centres and community areas need to be identified and form the main priority in promoting redevelopment. This will provide new additional spaces for residential, commercial and other developments that will capitalize upon existing resources. However, redevelopment and in-fill projects will be challenging and require commitment and cooperation of the public and private sector in order to succeed.

Objective 5: Promote sustainable design in community planning

The principles of sustainable community planning will be incorporated into the development of new communities and strengthen existing communities. The designation of community densities include higher densities in urban centres and mid to lower densities as communities move away to the peripheral areas. Sustainable community planning will emphasise the quality of living where provisions of public spaces to promote community integration will be incorporated. Streets, roads and pedestrian systems must be safe and provide the best layout for the community, as well as individual development.

9.8 Land Use

The land use planning for SJER is based on the optimum land required for development to support economic and population growth.

Sustainable land use principles are adopted and the objectives of the CDP are translated onto the land use plan that will chart the future growth for SJER. Overall, the main land use at SJER will be agriculture with 35.3% of the total landbank zoned for this use. Residential use is another major use with more than 54,946.45 hectares of land or 26.7% reserved accordingly. This area includes existing and future residential needs of the growing population of SJER.

Protection of the bio-diversity of the area is reflected from the reserve for uses such as forest, mangrove, river and the RAMSAR sites. In total, these areas constitute 12.9% of the total area.

Within SJER, 55% or 121,118.28 hectares of land will be for non built-up areas. The built-up areas account for only 45% of the total landbank, including roads and infrastructure. This indicates a balanced distribution of uses.

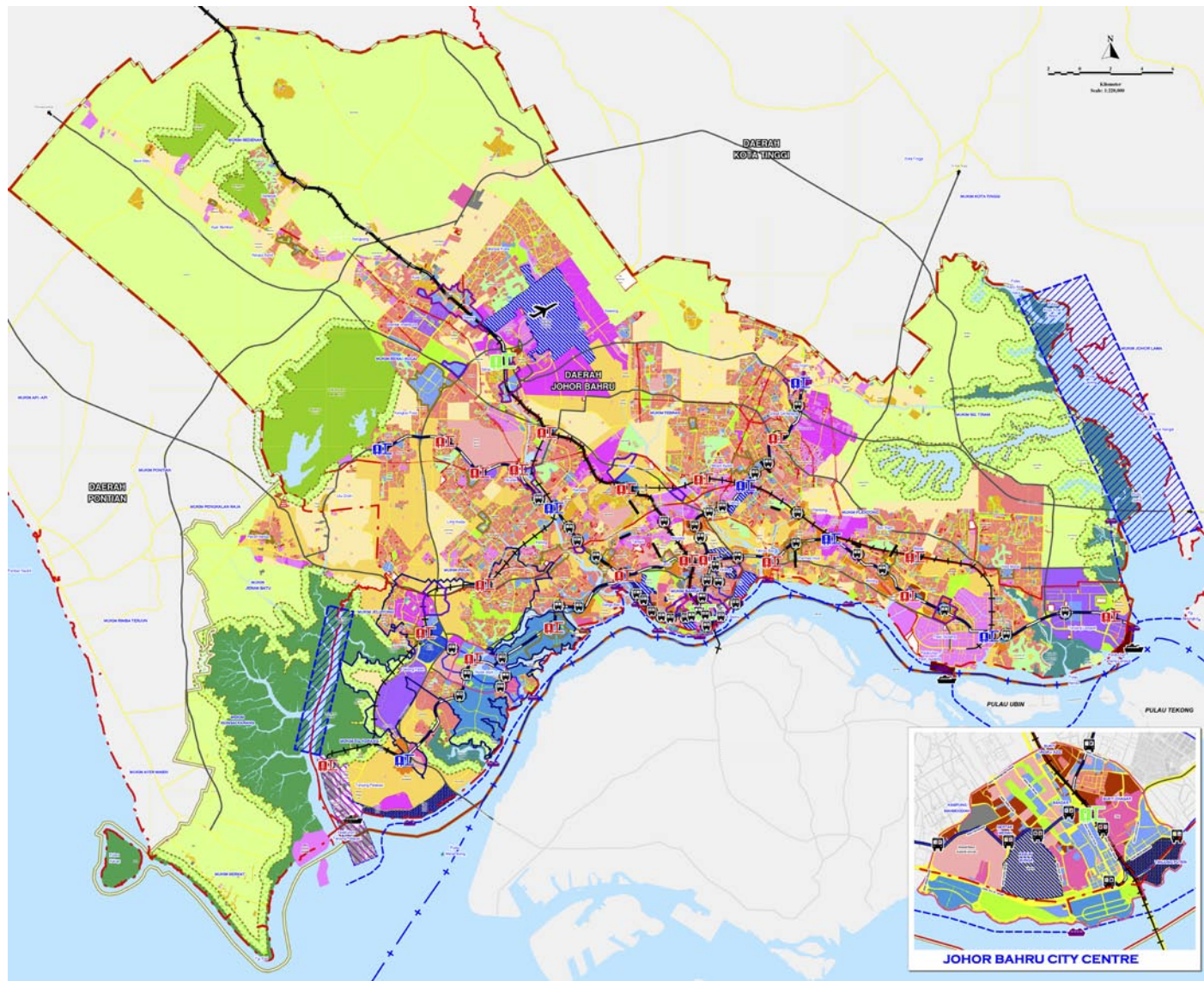
Table 9.4: Summary of Land Use for CDP







































LAND USE CATEGORY	AREA (hectare)	% Percentage
Establishing housing	22,359.32	10.89
High density residential	366.29	0.18
Medium high density residential	1,059.85	0.52
Medium density residential	11,364.00	5.53
Low density residential	16,064.46	7.82
Villages	1,384.03	0.67
Commercial	3,752.41	1.83
Mixed use 1	2,608.50	1.27
Mixed use 2	285.32	0.14
Established industry	5,072.82	2.47
Industrial park	4,102.43	2.00
Enterprise/R&D zone	2,764.94	1.35
Free Access Zone	565.77	0.28
Free Trade Zone	1,109.73	0.54
Special Use (Istana, Army Camp, Airport)	2,511.40	1.22
Port	131.81	0.06
Institutional and Community Facilities	5,338.07	2.60
Government Reserve	754.47	0.37
Cemeteries	335.39	0.16
Public Open Space	4,221.70	2.06
Private Open Space (Golf)	1,911.45	0.93
Forest	6,321.08	3.08
Mangrove Forest	11,258.21	5.48
RAMSAR Zone	1,748.60	0.85
River/Pond/Drain	7,140.68	3.48
Agriculture	72,476.14	35.29
Infrastructure & utility	2,696.39	1.31
Road Reserve/ Parking	15,653.44	7.62
Total	205,358.70	100.00
Sea	16,275.40	
GRAND TOTAL	221,634.10	

Source: SJER CDP 2025

The proposal map of the CDP is illustrated in the following page.

Figure 9.1: CDP - Proposal Map



 Established Housing	 Industrial Park	 Private Open Space	 Major Road
 High Density Residential	 Enterprise/R&D zone	 Forest	 KTM/MRT route
 Medium High Density Residential	 Free Access Zone	 Mangrove forest	 LRT route
 Medium Density Residential	 Free Trade Zone	 RAMSAR zone	 ERL route
 Low Density Residential	 Special Use	 River/Pond	 Monorail Route
 Villages	 Port	 Agriculture	 Ferry Route
 Commercial	 Institutional And Community Facilities	 Infrastructure & Utility	 Multimodal Station
 Mix Use	 Government Reserve	 Road Reserve	 Regional Station
 Established Industry	 Cemeteries		 Local Station
 Industrial Park	 Public Open Space		 Halt Station

The CDP Zoning District and Allowable Use Classes

To guide development of SJER, the land use zoning district identified for the Proposal Map has identified the allowable use and activities within the area.

The table below summarises the activities permitted, permitted with control, and non-permitted activities for the various zoning districts.

Table 9.5: Allowable Activity Classes with Zoning District*

Class	Zoning District																					
	DCC	LCC	FAZ	MX1	MX2	R	RV	MXR	CZ	IP	EZ	PZ	INS	SS	RAMZ	OS	POS	FR	AZ	RR	C	GR
Class 1 - Residential	C	C	C	C	N	P	P	P	N	N	C	N	P	N	N	N	N	N	C	N	N	N
Class 2 - Wholesale Trade	C	N	C	N	P	N	N	N	C	P	N	N	N	N	N	N	N	N	N	N	N	N
Class 3 - Retail Trade	P	P	P	P	P	C	C	P	P	C	N	N	C	N	N	C	C	C	N	N	N	N
Class 4 - Business and Professional Services	P	P	P	P	P	C	N	P	P	C	C	N	C	N	N	N	N	N	N	N	N	N
Class 5 - Personal & Household Services	P	P	P	P	P	C	N	P	P	C	N	N	C	N	N	N	N	N	N	N	N	N
Class 6 - Hotel	P	C	C	P	C	N	N	C	P	N	N	N	P	N	N	C	C	N	N	N	N	N
Class 7 - Service Apartment	P	N	P	P	C	N	N	P	C	N	N	N	C	N	N	N	C	N	N	N	N	N
Class 8 - Hostel	P	N	C	P	C	C	N	P	C	C	C	N	C	N	N	N	N	N	N	N	N	N
Class 9 - Restaurant	P	P	P	P	P	N	N	P	P	C	C	N	C	N	N	C	C	C	N	N	N	C
Class 10 - Entertainment	P	N	P	C	P	N	N	C	P	C	N	N	N	N	N	C	C	N	N	N	N	N
Class 11 - Petrol Station	P	P	P	P	P	C	N	P	P	P	N	N	P	N	N	N	N	N	N	N	N	N
Class 12 - Industry	N	N	N	N	C	N	N	N	N	P	N	C	N	N	N	N	N	N	N	N	N	N
Class 13 - Service Industry	C	C	C	N	P	N	N	N	N	P	N	C	N	N	N	N	N	N	N	N	N	N
Class 14 - Health and Medical Facilities	P	P	P	P	N	P	P	P	P	N	N	C	P	N	N	N	N	N	N	N	N	P
Class 15 - Security and Emergency Facilities	P	P	P	P	C	P	N	P	P	C	N	C	P	P	N	C	N	N	N	N	N	P
Class 16 - Welfare Institution	P	P	N	N	N	P	N	P	N	N	N	N	P	N	N	N	N	N	N	N	N	P
Class 17 - Religious	P	P	P	P	C	P	P	P	P	C	C	N	P	C	N	N	N	C	N	N	N	P
Class 18 - Education	P	P	N	P	N	P	C	P	P	N	C	N	P	N	N	N	N	C	N	N	N	P
Class 19 - Community Facilities	P	P	P	P	C	P	P	P	P	N	C	N	P	N	N	C	N	N	N	N	N	C
Class 20 - Open Space and Parks	P	P	P	P	P	P	P	P	C	P	P	N	P	C	N	P	P	P	N	P	N	C
Class 21 - Sports & Recreation Facilities	P	P	P	C	C	P	C	C	C	C	C	N	P	N	N	P	C	N	N	C	N	N
Class 22 - Theme Park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N
Class 23 - Golf	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	P	N	N	N	N	N
Class 24 - Institution	P	P	P	C	C	P	N	C	C	N	C	C	P	N	N	N	N	N	N	N	N	P
Class 25 - Utility & Infrastructure	P	P	P	P	P	P	C	P	P	P	P	C	P	C	N	C	P	C	C	N	N	C

Note: P – Outright Permitted C – Permitted with condition N – Not allowed

* Not including FTZ and EH

Source: SJER CDP 2025

9.9 Development Intensity

Urban activities cannot be controlled by land use regulations alone due to its rather general nature. Hence, SJER will also regulate the development intensity of South Johor in order to ensure developments are not overdone. This is achieved through density controls, as well as plot ratio controls for commercial development.

Housing Density

Density is used in planning for new residential development to measure the amount of new housing to go on a piece of land. Density is also a form of control against development sprawl due to cheaper land cost for areas outside the city or urban areas and concentrates development within areas covered by public transportation and infrastructure.

For SJER, five forms of residential densities are used as a control measure. They are:-

Table 9.6: Density Control in Residential Zones

Types of Residential Zones	Gross Density – Units/Acre	Gross Density – Persons Per Acre
High Density	38 units per acre	170 ppe
Medium High Density	33 units per acre	148 ppe
Medium Density	24 units per acre	108 ppe
Low Density	9 units per acre	40 ppe
Village Residential	4 units per acre	18 ppe

Note: The average household size for Johor Bahru District is 4.5
Source: SJER CDP 2025

The densities above refer to 'gross residential density' targets, which include areas which will be developed for housing and its directly associated uses, such as access within the site, car parking areas, open space, major and local distributor roads, schools, mosques, suraus, open space serving a wider area and landscape buffers.

Incentives - Increased Densities

To encourage sustainable patterns of development, increasing densities within a city will assist in urban regeneration, by making more intensive use of existing infrastructure, support local services and employment, encourage affordable housing provision and sustain the alternative modes of travel proposed in SJER and SEC.

Thus, the increase in density can be applied in the overlay of **a Transit Planning Zone, the Johor Bahru CBD and the Nusajaya Central Planning Area**, which have been identified as the main growth centres.

Table 9.7: Densities in Overlay Zones

Overlay Zones	Gross Density – Units/Acre	Gross Density – Persons Per Acre
Transit Planning Zones (TPZ) within Johor Bahru CBD	88 units per acre	400 ppe
Transit Planning Zones (TPZ) within CPA Nusajaya	88 units per acre	400 ppe
Transit Planning Zones (TPZ) inside SEC	66 units per acre	300 ppe
Transit Planning Zones (TPZ) outside SEC	50 units per acre	225 ppe

Source: SJER CDP 2025

For Johor Bahru CBD, the increase in density is to promote and develop in-fill areas and uneconomic land or brownfield sites. For the Nusajaya CPA, the rationale to increase the density is to capitalise on existing infrastructure development and resources already in place.

Incentives – Increased Densities in Replacement of Land Zone for Town Park and District Park

Any land or properties that have been designated (as per the Proposal Map) as areas for town park or district park will be given a bonus of additional densities above the maximum densities allowed for its adjacent land or balance of land base to recover whatever densities was lost in the land designated for town parks and district parks.

Example: Normal condition

• Land Area	5 hectares
• Maximum Density Allowed	38 units per acre
Total units to be built	38 X 5 = 190 units

Source: SJER CDP 2025

Note : Brownfield Sites may be defined as “any land which has been subjected to building, engineering or other operations, excluding temporary uses or urban green spaces” and generally comprises industrial lands, former barracks, hospitals or old dilapidated housing areas.

Example: Land/Lot Zone for Town Park

• Land Area	5 hectares
• Maximum Density Allowed	38 units per acre
• Land zone for Town Park in the original lot	1 hectare
• Units to be built on balanced land	38 X 4 = 152 units
• Bonus given on 1 hectare land zone for town park	1 X 38 = 38 units
Total units to be built on 4 hectare land with bonus	190 units

Floor Area Requirement (FAR)

Floor Area Requirement (FAR) limitations will be imposed for commercial development as well as mixed-use development within all major centres i.e. the Johor Bahru CBD, commercial areas outside Johor Bahru CBD, Nusajaya Central Planning Area, District Commercial Centre and Local Centres. Such limitations on FAR will be controlled by means of the Plot ratio which is defined by the Town and Country Planning Act 1976 (Act 172) as:

...” the ratio of the total floor space area of a building to the area of the building plot as measured between the boundary lines.”

The gross plot ratio for **Commercial Use** in major growth centres are as follows:-

Table 9.8: Plot Ratio Guidelines For Commercial Use

Planning Zone	Overall Guide For Gross Plot Ratio
Johor Bahru CBD Zone	1 : 5.0
Johor Bahru Central Planning Area (exclude CBD)	1 : 4.0
Nusajaya Central Planning Area	1 : 1.40
District Commercial Centre Zone	1: 3.0
Local Centre Commercial Zone	1 : 2.0
Highway Business District Zone	1: 1.0

Source: SJER CDP 2025

To encourage communities to live in cities in order to sustain the development of the city, mixed-use development is encouraged, particularly Mixed-use 1; where the mix of residential, commercial and offices are both allowed and encouraged.

For the Free Access Zone areas, generally Mixed Use 2 of commercial and industrial use is encouraged.

Hence, the guiding gross plot ratio of **Mixed-use** is as follows:-

Table 9.9: Plot Ratio Guidelines for Mixed-use

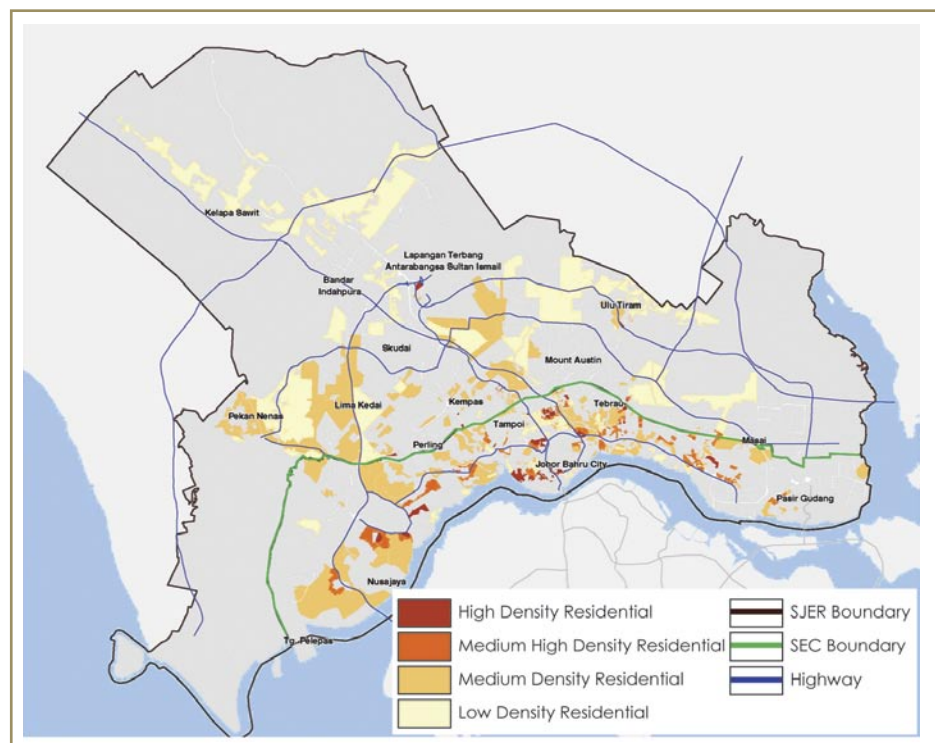
Planning Zone	Overall Guide For Gross Plot Ratio
Mixed-use in Johor Bahru CBD and Johor Bahru Central Planning Area	1 : 7.0
Type of Mixed-use – Mixed-use 1 (ratio of mixed is 60% commercial and 40% residential)	1 : 7.0
Mixed-use in Nusajaya Central Planning Area Type of Mixed-use – Mixed-use 1 (ratio of mixed is 60% commercial and 40% residential)	1 : 7.0

Planning Zone	Overall Guide For Gross Plot Ratio
Mixed-use in other centres (ratio of mixed is 40% commercial and 60% residential)	1 : 1.40
Mixed-use in Johor Bahru Central Planning Area Free Access Zone Type of Mixed-use – Mixed-use 2 only	1 : 4.0
Mixed-use in Nusajaya Free Access Zone Type of Mixed-use - Mixed-use 1 and Mixed-use 2	1 : 4

Source: SJER CDP 2025

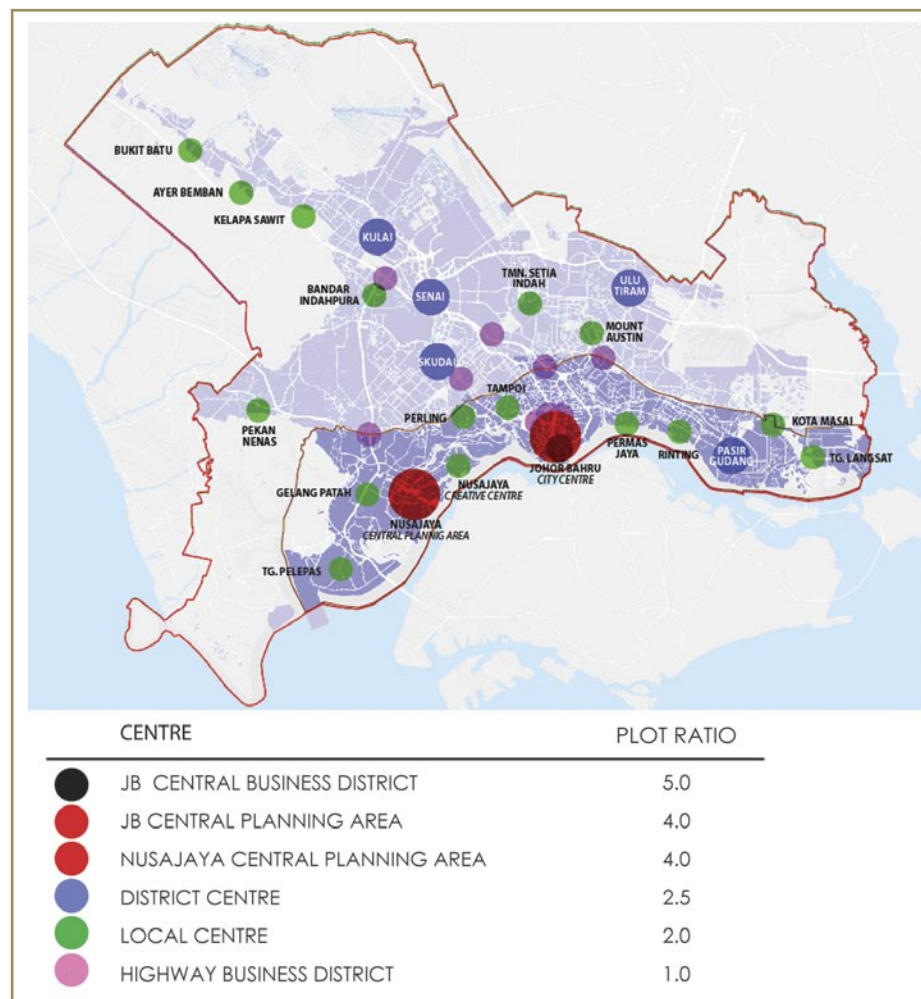
However for Johor Bahru CBD Area, the above gross guide of plot ratio is for the overall area.

Figure 9.2: SJER Density Control Map



Source: SJER CDP 2025

Figure 9.3: SJER Plot Ratio Control Plan



Source: SJER CDP 2025

9.10 Development Promotion Areas

In summary, the CDP Proposal Map can be translated into three development promotion areas namely the primary urban promotion areas, secondary urban promotion areas and the agriculture and tourism promotion areas.

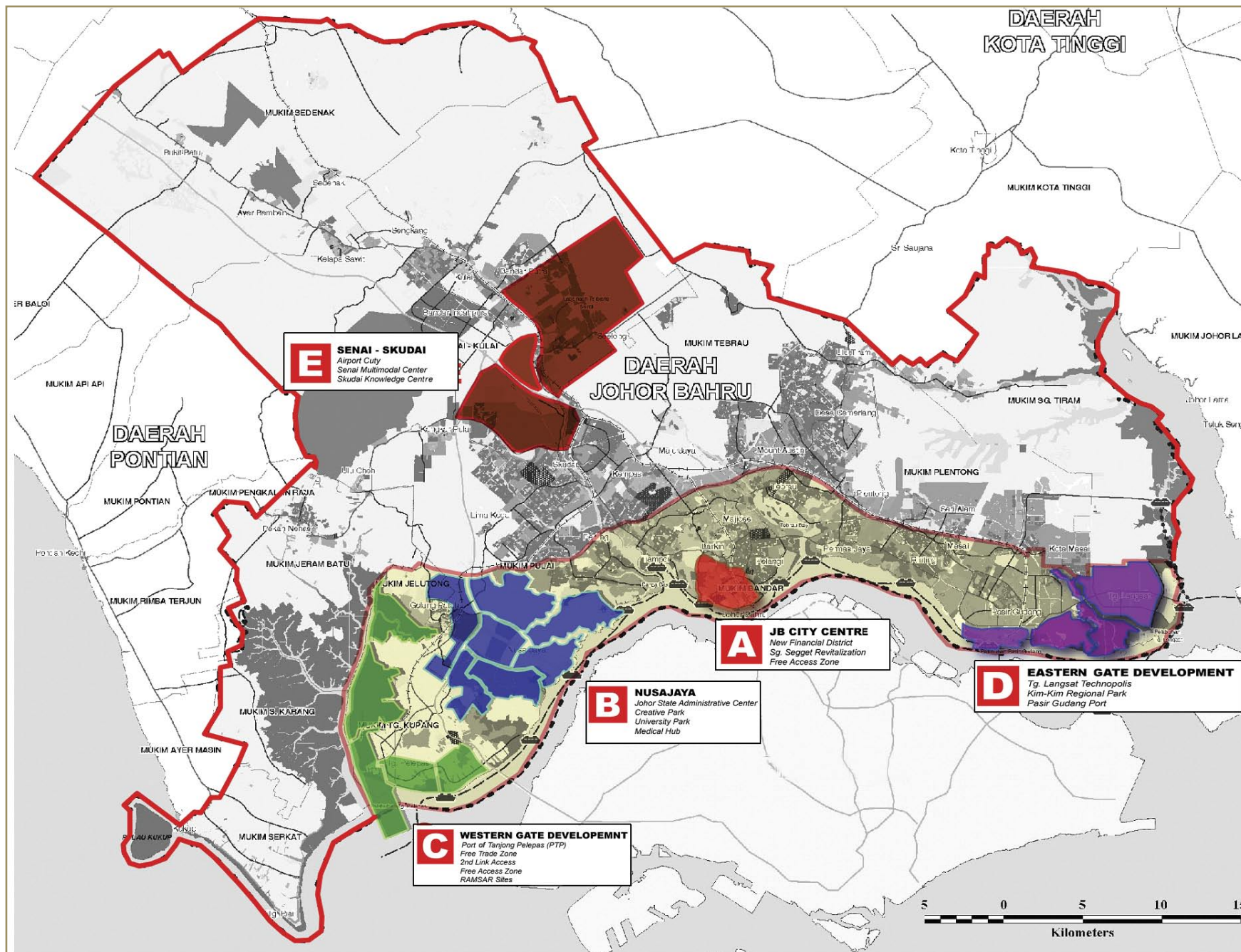
A. Primary Urban Promotion Areas

The primary urban promotion areas within SJER are the areas within the SEC. This has been discussed in Section A of this report as reproduced in Figure 9.4. In particular there are five Flagship Zones, four in the SEC namely Johor Bahru City Centre, Nusajaya, West Gate Development and East Gate Development. The fifth Flagship Zone is located in the Senai-Skudai area.

In this primary urban promotion area, most of the area has been planned for urban development such as residential, commercial, new initiatives development, mixed-use, research and development, institution and also industrial activities. The continuous zone of

development will be enhanced by a public transportation network. This will lead to a compact SEC region that is continuous along the corridor. The focus on this zone will also enhance the three key initiatives identified by the Economic and Social Aspect Report, 2006:

Figure 9.4: Flagship Zones in SJER



Source: SJER CDP 2025

Table 9.10: Economic and Spatial Initiatives

Initiative	Economic Initiative	SJER CDP Initiative
Initiative 1	Initiating immediate measures to enhance SJER	Measures to enhance SJER will be through the implementation of CDP involving land owners, developers and investors
Initiative 2	Creation and Development of Premier Areas In Nusajaya	Nusajaya will be a major growth centre where the Nusajaya Central Planning Area has been identified as the city centre of SJER. Nusajaya has also been identified as a MSC Cybercity where its infrastructure will meet the 10 Bills of Guarantee. New investments into SJER will also focus in Nusajaya
Initiative 3	Creation of Free Access Zones (FAZ) as a niche Property Market Segment	FAZs will be proposed with the SEC, subject to approval by the SJA. Two FAZs have been identified in Johor Bahru City and Nusajaya

Source: SJER CDP 2025

The Guiding Principles for development within the Primary Urban Promotion Area are:

- Strengthen the economic growth centres within SEC to create centres for major employment and sites for development catalyst. The growth centres within this area is the Johor Bahru Central Business District, the Nusajaya Central Planning Area and growth centres like Pasir Gudang, Port of Tanjung Pelepas, Tanjung Langsat, Danga Bay, Permas Jaya and Tebrau Bay.
- Promote the development of agriculture land within this area with more enhanced economic activities.
- Promote the development of traditional villages into low-density residential areas with quality infrastructure and social amenities.
- Encourage in-fill development, as well as redevelopment of areas with uneconomic use or activity.
- Promote coastal development that balances the development and the environment.
- Promote Transit Oriented Development where land use intensification

surrounding transit nodes will be encouraged.

- Ensure high accessibility and mobility patterns within the corridor e.g. East to West linkages.

B. Secondary Urban Promotion Areas

The secondary urban promotion areas will be dependent upon development catalysts that are located in specific areas which act as growth nodes to give a spill-over effect to its surrounding areas. These growth nodes could be a stand-alone catalyst or a cluster of economic activities that will help to generate balanced growth for the areas outside SEC, which is the primary urban promotion area.

The main nodes in this secondary promotion area are:-

- Aviation logistic hub and airport in Senai; and
- University Teknologi Malaysia (UTM) in Skudai

The Guiding Principles for development within the Secondary Urban Promotion Area are:

- The core development catalyst for this area shall be the aviation logistic hub and airport in Senai. A multi-modal terminal will be located here, where the integration of air, rail and bus modes of public transportation will be focused in this area;
- Promote UTM as a centre of excellence for education that can support the growth and development of SJER;
- Encourage in-fill development as the main priority, to be followed by large tracts of land already approved and committed for the development such as Indahpura;
- Development should not encroach into protection zones and all environmentally sensitive areas;
- Promote development along major transit lines and nodes;
- Promote development within areas with ready infrastructure;
- Promote R&D and institutional development that can support the agriculture activities such as an Agro-biotechnology Park, Food Innovation and Incubation Centre and a Halal Food Hub that can support the third tier agriculture promotion zone; and
- Formalise unplanned and ad-hoc industrial activities into planned industrial sites to control pollution and problems related to industrial development.

C. Agriculture and Tourism Promotion Areas

The current main use and activity for this area is agriculture where the main crop here is generally palm oil. Most of these areas are of Class 2 and 3 agriculture land. The Class 2 lands are the areas that have very little constraints and are suitable for a wide range of agriculture crops. As encouraged by the National Agriculture Policy (NAP3), the Class 2 areas should be conserved and protected for high productive agriculture crops and more importantly for food crops.

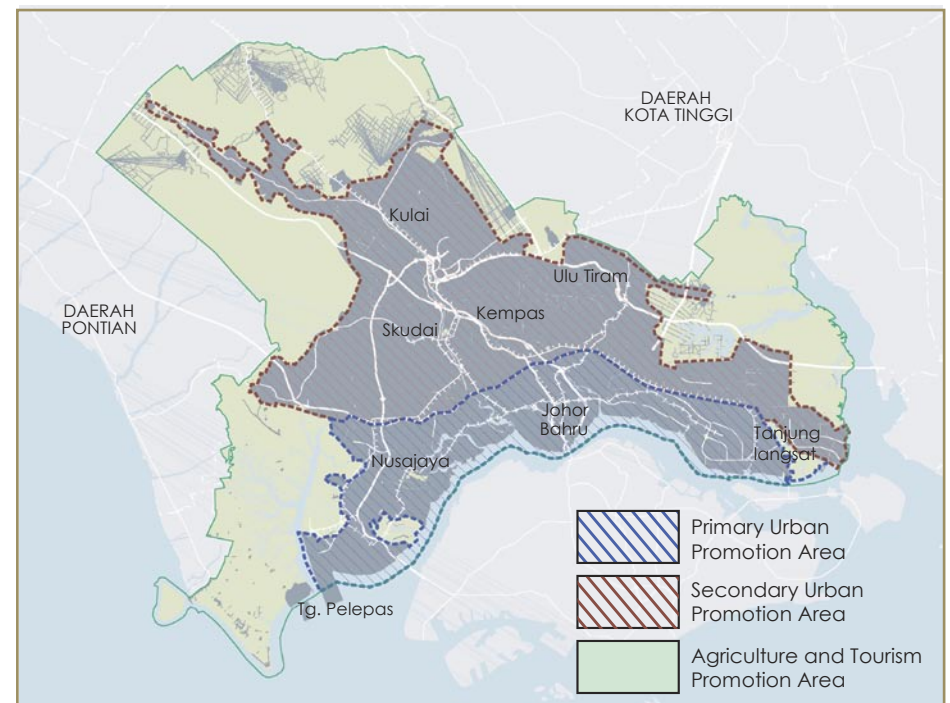
The agriculture promotion area will support the Food Industry Cluster initiative identified by the SJER Economic and Social Development Report 2006. These industries are found within the primary and secondary urban promotion areas. The good infrastructure linkages between the agriculture promotion areas to these industries are needed to enhance this economic sector. The natural environment areas of Gunung Pulai, the RAMSAR sites, the Sultan Iskandar Dam and Mangrove Forest in Kim-Kim, along Sungai Johor must be protected for tourism development in SJER.

The Guiding Principles for development within the Agriculture and Tourism Promotion Area are:

- Main use and activity shall be agriculture and natural environment areas such as forest, rivers and dams.
- Protect such areas from urbanisation.
- Existing activities other than agriculture e.g. village settlements, industrial, commercial, etc. can remain within this area. However, should there be polluting industries within the area, measures must be taken to ensure that the activities does not pollute the area and subsequently encouraged to be relocated.
- Mechanism to transfer development rights of these agriculture and tourism promotion zones to primary and secondary zones should be evaluated in detail and encouraged in order to ensure no loss in agriculture area.
- Isolated low scale research and development facilities can be encouraged within these areas, especially those nearer to the growth centres.
- Enhanced existing village areas, as well as Orang Asli settlement areas with urban infrastructure and social amenities.

- Promote the area as a Village Tourism Hub where home-stay programmes in villages such as in Tanjung Piai can be further enhanced.
- Promote sustainable eco-tourism in RAMSAR sites, as well as the Gunung Pulai area.

Figure 9.5: Urban Promotion Area Map



Source: SJER CDP 2025

