

CB(1) 1322/99-00(01)



Town Planning Bill

Bills Committee -
Meeting on 6.4.2000



1



Part III - Preparation of Draft Plans

- * contents of draft plans
- * preparation and publication of planning studies
- * preparation and publication of draft plans and submission of representations
- * submission and approval of draft plans
- * amendment of plans
- * revocation, replacement and amendment of approved plans



2



Types of Draft Plans

- Outline Zoning Plans

- Development Permission Area Plans
(where provisions relating to enforcement against unauthorized development apply)

(clause 6(1)(a))



Contents of Draft Plans

Existing Ordinance

TPB may show on draft plans the various uses specified in s.4(1) of the existing Ordinance

Town Planning Bill

Apart from the currently specified uses, draft plans may show:

- **environmentally sensitive areas**
- **special design areas**
- **special areas designated under the Country Parks Ordinance**
- **marine parks**
- **marine reserves**
- **designated developments**

(clause 7)





Contents of Draft Plans (cont'd)

Existing Ordinance

Any matters may be shown or provided for on draft plans

Town Planning Bill

Express provisions for TPB to control various planning matters on draft plans, e.g. those relating to buildings, urban design, traffic, environment, preservation of monuments and infrastructure (clause 9)



Development Permission Area Plans

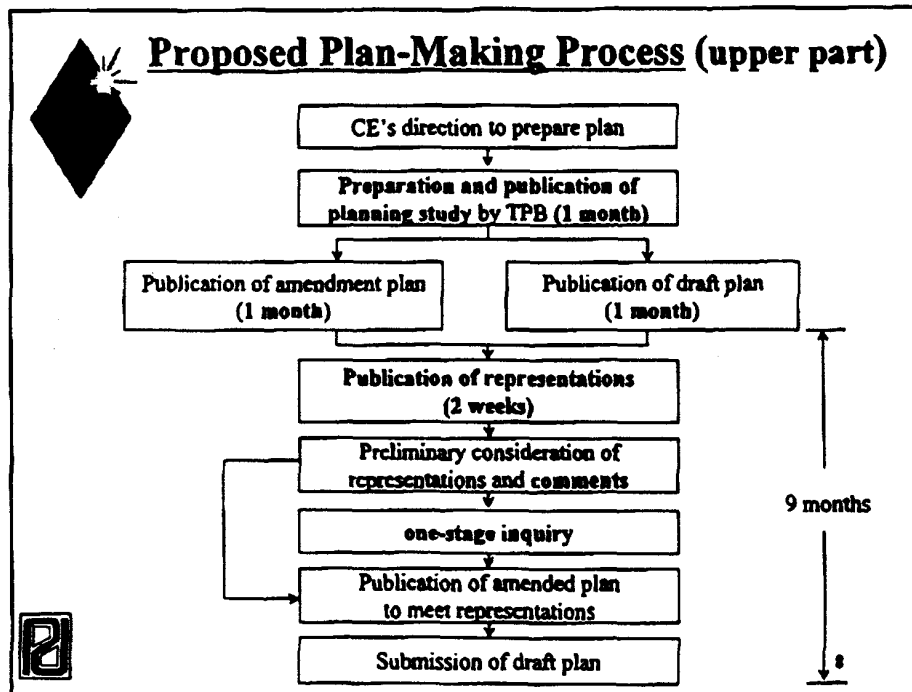
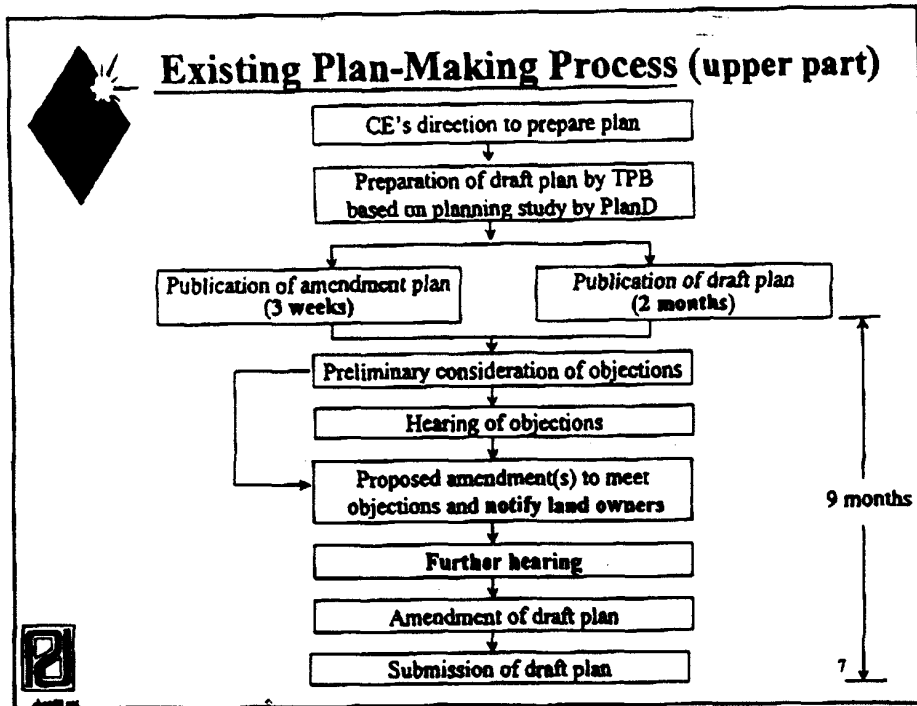
Existing Ordinance

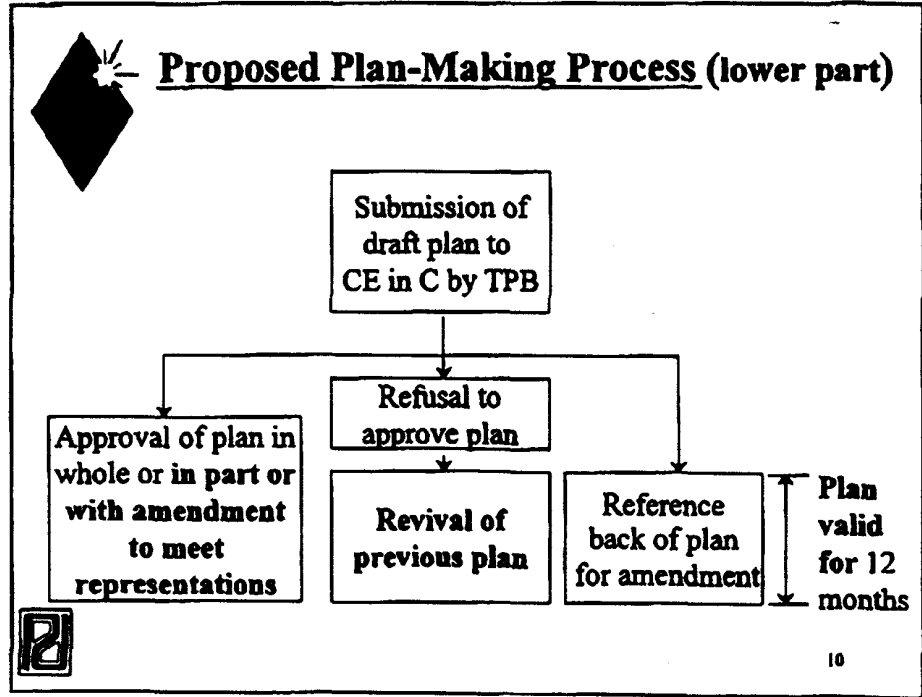
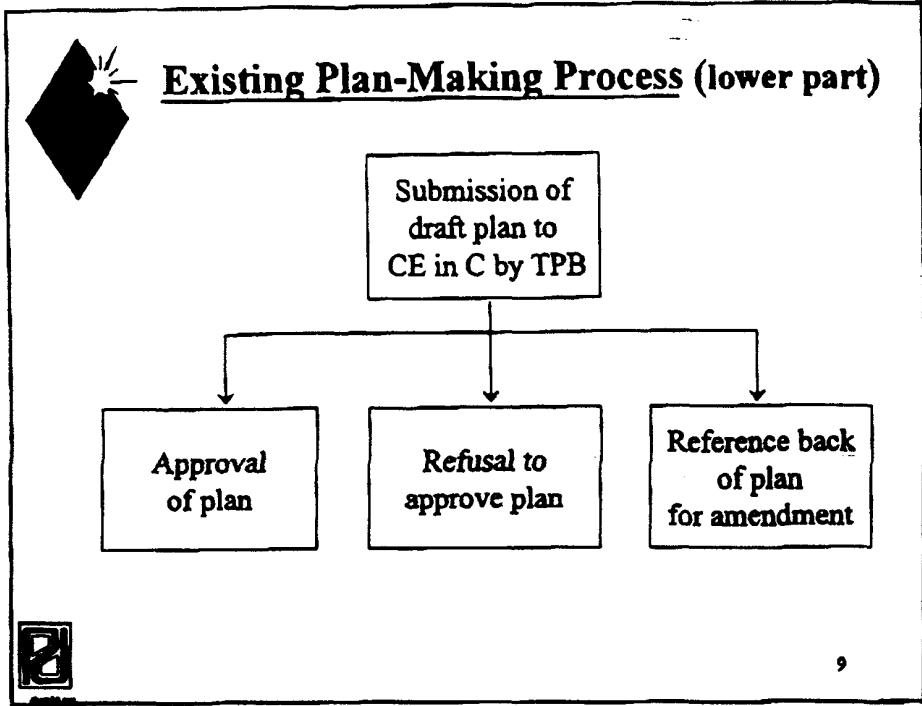
CE in C may extend the effective period of a development permission area plan for up to 1 additional year

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The power is transferred to CE. (clause 10(2))









Amendment of Plans

Existing Ordinance

TPB may amend a draft plan before CE in C's approval of the draft plan

No express provision

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TPB may amend any part of a draft plan not being the subject of an **adverse representation** before submission of the draft plan to CE in C

(clauses 28(1) and 29(4))

Express provision for any person to **apply for amendment of a statutory plan** and TPB has to consider within **3 months** (clause 29) 11



Revocation, Replacement or Amendment of Approved Plans

Existing Ordinance

CE in C may :

- revoke approved plans
- refer approved plans to TPB for replacement or amendment

Town Planning Bill

- CE in C retains such power

- the power is transferred to CE

(clause 30)

