

## **Types of Statutory Plans**

### **Background**

At the Bills Committee meeting held on 11.4.2000, Members requested the Administration to provide a paper explaining the different types of statutory plans prepared by the Town Planning Board (the Board) and a map showing their distribution.

### **Types of Statutory Plans**

2. There are two types of statutory plans prepared and published by the Board, namely, Outline Zoning Plans (OZPs) and Development Permission Area (DPA) Plans.
3. The system of DPA Plans, which extended planning control to the rural New Territories, was introduced after the enactment of the Town Planning (Amendment) Ordinance 1991. Before that, only OZPs covering the urban areas and new towns had existed. DPA plans are interim plans for rural areas which require immediate planning control prior to the preparation of more detailed OZPs. The DPA Plans will be replaced by OZPs within three years, subject to extension up to one year with the approval of the Chief Executive in Council (Chief Executive under the Bill).
4. Both OZPs and DPA Plans go through similar plan exhibition, objection consideration/hearing and plan approval procedures, except that planning studies for new or replacement OZPs are required to be published for comments under the Bill whereas DPA Plans are not subject to the same requirement. It is because DPA plans are interim plans prepared usually within a very short period of time in order to introduce immediate planning control to areas so require. If the preparation of DPA Plans is made known to the public prior to the gazetting of the plans, it will likely lead to the emergence of speculative developments, which would pre-empt effective planning control.
5. Both draft and approved OZPs and DPA Plans have statutory effect and they are used to guide and control development.

### **Coverage of Statutory Plans**

6. Up to 13.4.2000, there are 95 OZPs (including 36 rural OZPs which replaced DPA Plans) and 4 DPA Plans in force. The OZPs and DPA Plans cover about 46% of the land area of the territory. The remaining areas not covered by statutory plans are mainly country parks and special areas designated under the Country Parks Ordinance (Cap. 208). The coverage of these plans as well as the other areas designated as country parks and special areas are shown in the plan at the Annex.