

A photograph of the Golden Gate Bridge in San Francisco at dusk. The bridge's suspension cables and towers are visible against a dark blue sky with some clouds. The bridge deck is illuminated with lights, and the water below reflects the bridge and the sky. The text "Town Planning (Amendment) Bill 2003" is overlaid in a large, pink, serif font with a black outline.

Town Planning (Amendment) Bill 2003

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Main Objectives

- Streamline and expedite the planning process
- Enhance fairness and openness of the planning system
- Strengthen enforcement control on unauthorized development in the rural NT



Expediting the Plan-Making Process

Existing Procedures

Publish draft plan for 3 wks or 2 months for objection

Preliminary consideration of objections in the absence of objectors

Hearing of objections

Publish proposed amendment to meet objections, affected persons may lodge objection within 14 days

Hearing of further objections (if any), confirm amendment

Submission of draft plan to CE in C for approval

Proposed Procedures

Publish draft plan for 1 month for representation ('representers' may submit further information within 4 wks upon expiry of the 1-month period)

Publish representation for 3 wks for public comments

Hearing ('representers' and 'commenters' are entitled to attend); propose amendments to draft plan

6 months + 3 months

9 months + 6 months



Expediting the Plan-Making Process

Existing Procedures

Submit draft plan incorporating amendments made to meet objections to CE in C

- Approve the draft plan
- Refuse to approve the draft plan
- Refer the draft plan to TPB for further consideration and amendment

Exhibit the approved plan for public inspection

CE in C may refer approved plan to TPB for replacement / amendment

Proposed Procedures

Submit draft plan and the **proposed amendments to meet representations** to CE in C

- Approve the draft plan **subject to any of the amendments proposed by TPB to meet representations**
- Refuse to approve the draft plan
- Refer the draft plan to TPB for further consideration and amendment

CE may refer approved plan to TPB for replacement / amendment



Streamlining the Planning Approval Process

- Minor amendments to approved development scheme:
Class A amendments to be exempted from further planning application
Class B amendments to be processed by public officer under delegated authority
- Expand the scope of delegation of TPB's powers and functions to its committees (to review relatively simple planning applications)

Application for Amendment of Statutory Plan

Anyone may apply for amendment of statutory plan (the site should not relate to any published amendment)



Applicant shall obtain consent of or notify the owner



TPB shall publish the application for 3 weeks for public comments by posting site notices or publishing notices in newspapers



TPB shall consider the application within 3 months, the applicant or his representative is entitled to attend meeting and be heard

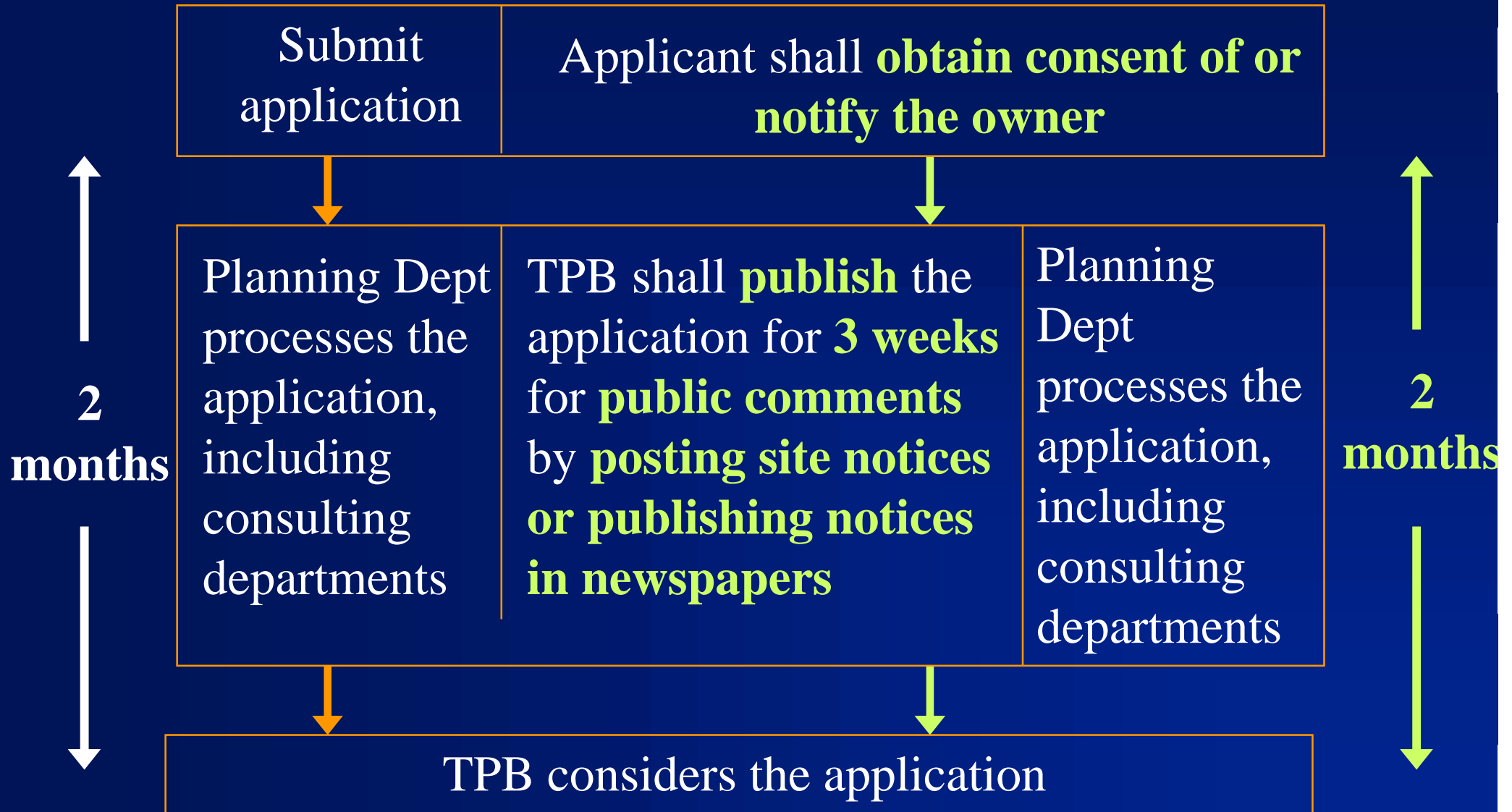


Normal gazetting procedure will follow if TPB agrees to amend plan

Application for Planning Permission - to enhance fairness and openness

Existing Procedures

Proposed Procedures



Recovering the cost incurred in processing planning applications

- An applicant for amendment of statutory plan or planning permission shall pay a fee prescribed by the Secretary for Housing, Planning and Lands in the Town Planning (Fees) Regulations for recovering the cost incurred by the Government



Review of Application for Planning Permission

- Application under review to be published by TPB for **3 weeks** for **public comments**
- Continue to be considered by TPB or its **review committee** within **3 months**
- No fee charges for reviews

Strengthening Planning Enforcement Control on Unauthorized Development in Rural NT

- Compliance of an Enforcement Notice (EN) shall be confined to discontinuing an unauthorized development (UD) (Under the existing ordinance, obtaining planning permission by a specified date is also a way to comply with an EN. Prosecution action has to be suspended if the right of review and appeal relating to the application has not been exhausted)
- Managers of 'Tso/Tong' are regarded as landowners
- Planning Authority may issue a written notice to request related persons to provide information on suspected UD