

The Association of Planning Consultants of Hong Kong

c/o Room 3106, China Merchants Tower, Shun Tak Centre,
200 Connaught Road Central, Hong Kong
Tel: 2418 2880 Fax: 2858 2468

Your Ref.: CB1/BC/12/02
Dated: 8 January 2004

Our Ref.: APC/2
Date: 9 February 2004

Clerk to Bills Committee,
Bills Committee on Town Planning Amendment Bill 2003,
Legislative Council,
Legislative Council Building,
1 Jackson Road,
Hong Kong

Dear Sir,

Bills Committee on Town Planning (Amendment) Bill 2003 Invitation for Submissions

Thank you for your letter of the 8 January 2004 and the enclosed paper from the Administration. We are pleased to see that the Administration has taken account of the comments made and have proposed amendments. In summary our response to the points made are as follows:-

1. **Plan Publication Period:** the two month period is supported as it will provide adequate time for members of the public to become aware of the changes and to prepare a more reasoned response;
2. **The Two Stage Process:** the two stage process now proposed is better than the one stage process. However, a major problem still remains in that the Town Planning Board will not have considered the submissions before the hearing, will not have formed a view and that view would not be available for the objectors or submitters to consider. This preliminary view of the Board may become more important than today as the submissions they receive will not only be from objectors but will be more diverse "representations". The most important aspect of the preliminary consideration process is the time that it provides for the public to respond to the points raised by the Government. This cannot be properly achieved in the 1 week that is currently available between the time that papers are received from the Board prior to the actual hearing. There therefore remains a strong justification for the Preliminary Consideration stage to be retained
3. **Powers of the CE in C. upon submission of the Draft Plan.**

We fully support the retention of the existing situation as it is essential that the public be involved in any part of the process by having the Town Planning Board gazette any changes arising from the CE in C not accepting any amendment.

4. **Amendments by the Board to an Outline Zoning Plan**

We have commented that the Government, or the Board, in proposing amendments to an Outline Zoning Plan should be subject to the same process as the public when proposing an amendment to a Plan. We have suggested that the Government be subject to the provisions of the proposed section 12A. In

view of the 2 stage process now proposed, the application of this procedure in section 12A to ANY amendments to a Plan would provide adequate opportunity for the public to make submissions to the Board.

Should ALL amendments be subject to section 12A then it would be possible to provide more support to the 2 stage objection hearing process.

My apologies for the late reply.

Yours faithfully,

I. T. Brownlee
Chairman