

Key revisions incorporated in the Revised Documents:

Plan-making

- Reflecting the shorter statutory time limit from 9 months to 5 months for submitting plans to the Chief Executive in Council (CE in C) for approval after the two-month period for receiving representations.
- Enhancing the procedures of plan-making by dispensing with the invitation of comments on representations.
- Encouraging representers to attend the representation hearing and present their cases in person, while allowing representers who cannot attend in person for reasons accepted by TPB to nominate authorized representatives (ARs) to attend on their behalf.
- Preserving the existing arrangement of 10-minute presentation time per representer or AR, while counting the 10-minute requirement on a non-accumulative basis¹. Allowing representers in need of assistance for presentation (such as elderly persons) to attend with accompanying person(s) subject to the 10-minute requirement.
- Enhancing the procedures of further representation by allowing any person to submit further representation and dispensing with hearing.
- Enabling CE in C to approve plans in whole or in part so as to facilitate acceleration of necessary projects.
- Streamlining procedures for referral of approved plans to the TPB for replacement or amendment and those for granting extension of time limit for submitting plans to the CE in C for approval.

Planning Applications

- Avoiding duplication of procedures in the plan-making process by dispensing with the invitation of comments on section 12A applications thus enabling the statutory time limit for processing section 12A applications to be shortened from 3 months to 2 months.
- Focusing time and resources in processing section 12A applications with realistic prospect of implementation by specifying the eligibility of applicants.
- Rationalising the review application mechanism by requiring the applicants to set out grounds for review.
- Avoiding delays in consideration of planning applications by specifying periods for the submission of further information.

¹ Each representer or his/her AR regardless of the number of representer(s) that AR is representing will be given 10 minutes to speak once in the hearing meeting.

Enforcement Power

- Empowering the Secretary for Development to designate areas in the New Territories covered by Outline Zoning Plans but not previously covered by any Development Permission Area plans as “regulated areas” for the purposes of nature conservation and/or protecting the area from environmental degradation.