

## Town Planning Board Guidelines

From 2012 to 2014, the Board promulgated four revised sets of Town Planning Board Guidelines. The sets of guidelines in force remains as 32.

### Revised Town Planning Board Guidelines on Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C)

The revised set of Guidelines was promulgated on 16 May 2014 to include Hoo Hok Wai in the Wetland Conservation Area so as to provide guidance for consideration of applications for different uses and developments within the area. A new paragraph has been added and Figure A and Appendix A have been revised to justify and show the new boundaries of the Wetland Conservation Area and the Wetland Buffer Area; and to specify that the exemption of two uses ('Government Refuse Collection Point' and 'Public Utility Installation') from Ecological Impact Assessment does not apply to the "OU" annotated "Eco-lodge" zone.

### Revised Town Planning Board Guidelines on Publication of Applications for Amendment of Plan, Planning Permission and Review and Submission of Comments on Various Applications (TPB PG-No. 30A)

The revised set of Guidelines was promulgated on 2 May 2014 to reflect a streamlined practice of not sending acknowledgement and notification letters to the commenters on all sections 12A and 16 applications in order to save resources and be environmentally friendly. A new statement advising that information regarding the arrangements on consideration of planning application at the appropriate location of the Board's website has been added to the revised guidelines.

### Revised Town Planning Board Guidelines on 'Owner's Consent/Notification' Requirements under Sections 12A and 16 (TPB PG-No. 31A)

The revised set of Guidelines was promulgated on 2 May 2014 to specify the requirement on sending request for consent or notice of application to the postal address of the current land owner or relevant parties to fulfill the 'owner's notification' or 'reasonable steps' requirements. A footnote has been added to the revised guidelines specifying that sending written notification to non-postal address is not normally accepted unless successful delivery is proved by advice of receipt.

### Revised Town Planning Board Guidelines on Extension of Time for Commencement of Development (TPB PG-No. 35C)

The revised set of Guidelines was promulgated on 16 May 2014 to avoid the criterion on commencement of development from creating unnecessary hurdles for development. The revised set of Guidelines has specified the new criterion on commencement of development for URA development schemes that they could be considered as commenced upon the approval of the resumption application. Also, government projects are considered commenced upon the approval of necessary funding for the detailed design/construction works; and a longer validity period of more than 4 years could be considered for large-scale comprehensive development schemes.