

TOWN PLANNING ORDINANCE (Chapter 131)

APPLICATION FOR PLANNING PERMISSION SUBMISSION OF FURTHER INFORMATION

Pursuant to section 16(2D)(b) of the Town Planning Ordinance (the Ordinance), the Town Planning Board (the Board) has published newspaper notice(s) of the planning application(s) made under section 16(1) of the Ordinance as set out in the Schedule below. Pursuant to section 16(2K) of the Ordinance, the Board has accepted further information from the applicant(s) to supplement the information included in the application(s). The further information is now available for public inspection during normal office hours at the following locations -

- (i) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong; and
- (ii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories.

In accordance with sections 16(2K)(c) and 16(2F) of the Ordinance, any person may make comment to the Board in respect of the further information. The comment should state the application number to which the comment relates and should be made to the Secretary, Town Planning Board by hand, post (15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk), or through the Board's website (<http://www.info.gov.hk/tpb/>) not later than the date specified in the Schedule.

Any person who intends to make comment is advised to read the "Town Planning Board Guidelines on Publication of Applications for Amendment of Plan, Planning Permission and Review and Submission of Comments on Various Applications under the Town Planning Ordinance" (the Guidelines) for details. The Guidelines are available at the above locations, the Secretariat of the Board (15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong) as well as the Board's website (<http://www.info.gov.hk/tpb/>).

In accordance with sections 16(2K)(c) and 16(2I) of the Ordinance, any comment made to the Board will be available for public inspection during normal office hours at locations (i) and (ii) above until the Board has considered the application in question under section 16(3).

The gists of the applications (including location plans) can be viewed at the above locations, the Secretariat of the Board and the Board's website.

The tentative date of the Board to consider the application has been uploaded to the Board's website (<http://www.info.gov.hk/tpb/>). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5061), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis.

The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of meeting.

After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

Statement on Personal Data

The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the processing of the application which includes making available the name of the person making the comment (hereafter known as “commenter”) for public inspection when making available the comment for public inspection; and
- (b) facilitating communication between the “commenter” and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

Schedule

Application No.	Location	Applied Use/ Development	Further Information	Deadline for Making Comment on the Further Information
A/FSS/270	Various Lots in D.D. 51, Fanling, New Territories	Proposed House and Social Welfare Facility (Residential Care Home for the Elderly)	The applicant provides further information including a table of responses to departmental comments, a revised Sewerage Impact Assessment, and rectification of editorial error on the Environmental Assessment	8 June 2019
A/TW/505	Tsuen Wan Town Lot 128, 14-18 Ma Kok Street, Tsuen Wan	Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Industrial Building Redevelopment	The applicant provided responses to departmental comments by revising the proposed parking provision and building height of the proposed development. New Traffic Impact Assessment, revised Sewerage Impact Assessment and architectural drawings showing the revised development scheme are also submitted.	8 June 2019

Application No.	Location	Applied Use/ Development	Further Information	Deadline for Making Comment on the Further Information
A/YL-KTN/647	Lots 215 S.C, 242 S.B RP, 264 S.B RP, 266 S.A, 266 RP, 267, 268, 269 S.B RP, 269 S.B ss.2 RP, 270, 271, 272, 275, 277 (part), 295 (part) and 296 S.B RP (part) in D.D.103 and Adjoining Government Land, Ha Ko Po Tsuen, Kam Tin, Yuen Long	Proposed Residential Development (Flat)	The applicant submitted further information on technical assessments, including (i) new assessment on swept path analysis and junction capacity; (ii) revised estimated sewage and disposal scheme; (iii) additional assessment on climate change impact of Drainage Impact Assessment; (iv) revised air ventilation performance, and (v) additional noise assessment results and clarification on mitigation measures, in response to departmental comments.	8 June 2019
A/YL/253	16 Hi Yip Street, Tung Tau Industrial Area, Yuen Long, New Territories (Yuen Long Town Lot No. 443)	Proposed Minor Relaxation of Plot Ratio Restriction for Proposed Office cum Public Car Park with Ground Floor Retail Shops	The applicant has submitted a revised Traffic Impact Assessment, photomontages and a revised floor plan which includes a revision to the proposed GFA distribution, increase in building height, reduction in public carparking spaces for private car and reduction in loading/unloading bays for light goods vehicle.	8 June 2019
A/TY/135	Tsing Yi Town Lot 108 RP (Part), Sai Tso Wan Road, Tsing Yi, New Territories	Proposed Temporary Asphalt Plant for a Period of 5 Years	The applicant submitted further information which includes responses to departmental comments and public comments and a revised Traffic Impact Assessment.	14 June 2019
A/TY/136	Tsing Yi Town Lot 108 RP (Part), Sai Tso Wan Road, Tsing Yi, New Territories	Proposed Temporary Concrete Batching Plant for a Period of 5 Years	The applicant submitted further information which includes responses to departmental comments and a revised Traffic Impact Assessment.	14 June 2019

Application No.	Location	Applied Use/ Development	Further Information	Deadline for Making Comment on the Further Information
A/YL/251	8 Yuen Long Pau Cheung Square, Yuen Long, New Territories	Proposed Office and Shop and Services	The applicant submitted a revised traffic impact assessment (TIA) to address Transport Department (TD)'s comments to review the assessment of the trip generation rate of a major road junction and adopted in this revised TIA an approved HKHA's TIA as a traffic flow reference basis for re-assessment of the operating performance of the subject road junction. The applicant also submitted a revised B3/F floor layout plan to add 2 motorcycle parking spaces as well as a swept path analysis plan in response to TD's comments.	14 June 2019
A/K22/24	New Kowloon Inland Lot No. 6556, Muk Yuen Street, Kai Tak, Kowloon	Proposed Comprehensive Development for Office, Hotel, Shop and Services, Eating Place and Public Transport Terminus	The applicant provided further information which includes responses to departmental comments, revised environment assessment report, traffic impact assessment and sewerage impact assessment, a new water demand estimation, a revised master layout plan showing removal of the proposed vehicular ingress/egress at Muk Yuen Street and elaborations on the design and operation of the hotel on 11/F to 16/F.	21 June 2019

Application No.	Location	Applied Use/ Development	Further Information	Deadline for Making Comment on the Further Information
A/KC/460	57-61 Ta Chuen Ping Street, Kwai Chung, New Territories	Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Industrial-Office Redevelopment	The applicant submitted further information including response to departmental comments, revised master layout plan and floor plans, revised Sewerage Impact Assessment and review on possible air quality impact.	21 June 2019
A/KTN/55	Lots 78 RP (Part), 79 (Part), 80 (Part), 81 (Part), 83 (Part), 176 (Part), 177, 178 (Part), 181 (Part), 182, 183, 186, 188, 193, 194 S.A, 196 RP, 199 S.A, 806 (Part), 825 (Part), 826, 827 (Part), 831 S.A (Part), 831 S.B (Part), 841 (Part), 856 (Part), 858 RP (Part), 861 (Part), 865, 866 RP (Part), 867, 868 RP (Part), 869 (Part), 870 (Part), 871 (Part), 872 (Part), 873 (Part), 889 (Part), 1009 (Part), 1010 (Part), 1011 (Part), 1012 (Part), 1013 (Part), 1014 (Part) and 1015 (Part) in D.D. 95 and Adjoining Government Land, Kwu Tung North, New Territories	Proposed Minor Relaxation of Maximum Plot Ratio and/or Building Height Restrictions for Permitted Residential Development	The applicant provided responses to departmental comments with revised technical impact assessments and a new visual impact assessment.	21 June 2019

Application No.	Location	Applied Use/ Development	Further Information	Deadline for Making Comment on the Further Information
A/SK-SKT/21	Various Lots in D.D.221 and Adjoining Government Land, Sha Ha, Sai Kung	Proposed Comprehensive Residential Development	The applicant submitted further information which includes responses to departmental comments, preliminary archaeological review, updated drainage impact assessment, updated sewerage impact assessment, updated environmental assessment, replacement page of updated air ventilation assessment, indicative junction arrangement of the development run-in/out on Wai Man Road and extract of the relevant traffic requirements in the approved planning brief.	21 June 2019
A/YL/254	Lot 1846 RP (Part) in D.D. 120 and Adjoining Government Land, Ma Tin Pok, Yuen Long, New Territories	Proposed Minor Relaxation of Building Height Restriction for Permitted Social Welfare Facility (Residential Care Home for the Elderly)	The applicant clarified on the planning statement and submitted revised traffic impact assessment, environment assessment, sewerage impact assessment and additional plans for the submitted visual impact assessment to respond to departmental comments.	21 June 2019

31 May 2019

Town Planning Board