

## **TOWN PLANNING ORDINANCE (Chapter 131)**

### **APPLICATION FOR AMENDMENT OF PLAN** **SUBMISSION OF FURTHER INFORMATION**

Pursuant to section 12A(7)(b) of the Town Planning Ordinance (the Ordinance), the Town Planning Board (the Board) has published newspaper notice(s) of the application(s) for amendment of plan made under section 12A(1) of the Ordinance as set out in the Schedule below. Pursuant to section 12A(14) 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 12A(14)(c) and 12A(9) 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 of the 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](mailto: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 12A(14)(c) and 12A(12) 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 12A(16).

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](mailto: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), uploaded to the Board's website before the meeting 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**

<b>Application No.</b>	<b>Location</b>	<b>Proposed Amendment</b>	<b>Further Information</b>	<b>Deadline for Making Comment on the Further Information</b>
Y/YL-NSW/6	Various Lots in D.D. 115 and Adjoining Government Land, Nam Sang Wai, Yuen Long	To rezone the application site from "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" to "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area 1"	The applicant submitted further information, including a table of responses to departmental comments, Pedestrian Assessment Paper and replacement pages of Traffic Impact Assessment Report.	29 July 2022
Y/YL-NSW/8	Lots 8 RP (Part), 8 S.A RP, 12, 13, 14 S.B ss.2, 14 S.B RP, 14 S.C RP, 16, 17, 31 S.B RP, 33 RP, 36 RP, 45, 55 S.A and 1740 S.A RP in D.D.107 and Adjoining Government Land, West of Castle Peak Road – Tam Mi, Yuen Long	To rezone the application site from “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” to “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area 1”	The applicant provided further information which includes a table of responses to departmental comments, land holding plan, revised Visual Impact Assessment, revised landscape design proposal and revised Ecological Impact Assessment.	29 July 2022
Y/YL-NSW/9	Lots 1910 RP (Part) and 1743 S.C RP (Part) in D.D. 107 and Adjoining Government Land, West of Castle Peak Road – Tam Mi, Yuen Long	To rezone the application site from “Industrial (Group D)”, “Open Storage” and area shown as ‘Road’ to “Residential (Group E)”	The applicant provided further information which includes a table of responses to departmental comments, replacement page of the proposed amendments to the Explanatory Statement, revised Visual Impact	29 July 2022

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
			Assessment and revised landscape design proposal.	
Y/YL-NTM/6	Lot 2091 (Part) in D.D. 105, Shek Wu Wai, Yuen Long	To rezone the application site from "Comprehensive Development Area" to "Residential (Group A)"	The applicant provided further information which includes a table of responses to departmental comments, revised indicative development schedule and indicative ground floor layout plan, revised visual impact assessment, revised air ventilation assessment – expert evaluation and revised water supply impact assessment.	29 July 2022
Y/YL-NTM/7	Lot 2091 (Part) in D.D. 105, Shek Wu Wai, Yuen Long	To rezone the application site from "Comprehensive Development Area" to "Comprehensive Development Area (1)"	The applicant provided further information which includes a table of responses to departmental comments, revised indicative development schedule and revised visual appraisal.	29 July 2022
Y/ST/49	Lot Nos. 2 & 671 in D.D. 181 in Tai Wai, Sha Tin	To rezone the application site from "Residential (Group B)" and "Green Belt" to "Other Specified Uses" annotated "Religious Institution with Columbarium"	The applicant submits further information to address departmental comments, together with a revised traffic management plan with traffic impact assessment and an updated Recommend Schedule of Use for the Notes of the Sha Tin Outline Zoning Plan.	5 August 2022
Y/TM/24	Lots 1744 S.D ss.1 (Part) and 1744 S.D RP (Part) in D.D. 132, Hing Fu Street, Tuen Mun, New Territories	To rezone the application site from "Green Belt" to "Government, Institution or Community"	Responses to departmental comments and enclosing a revised Traffic Impact Assessment Report.	5 August 2022
Y/TM/28	Tuen Mun Town Lots 79, 80, 81 and Adjoining Government Land, Tuen Mun, New Territories	To rezone the application site from "Comprehensive Development Area (1)", "Comprehensive Development Area (2)" and area shown	The applicant provided further information which include revised Sewerage Impact Assessment, revised Air Ventilation Assessment, replacement pages of Environmental Assessment	5 August 2022

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
		as 'Road' to "Commercial (2)"	and responses to departmental comments.	
Y/YL-SK/1	Lots 246, 247 (Part), 251 (Part), 253 (Part), 254, 255 (Part), 256, 257, 258 (Part), 260, 263 S.A, 263 RP, 273 RP, 274, 275, 277, 278 S.B, 279, 280, 284, 294 RP, 295, 849, 850, 851 (Part), 853, 856 (Part), 859 (Part), 861 (Part) and 862 in D.D. 112 and Adjoining Government Land, Kam Sheung Road, Shek Kong, Yuen Long, New Territories	To rezone the application site from "Residential (Group D)" to "Residential (Group C)" and amend the Notes of the zone applicable to the site	The applicant provided responses to departmental comments, supplementary information and technical assessments including Ecological Impact Assessment, Drainage Impact Assessment, etc.	5 August 2022
Y/FSS/19	Sheung Shui Lot 2 RP and adjoining Government land, New Territories	To rezone the application site from "Comprehensive Development Area" to "Comprehensive Development Area (1)" and Amend the Notes of the zone applicable to the site	Responses to departmental comments with submission of revised Environmental Assessment, revised Air Ventilation Assessment, replacement pages of Sewerage Impact Assessment, replacement pages of Drainage Impact Assessment, replacement pages of Visual Impact Assessment, replacement pages of Landscape Master Plan with Tree Survey Report, and replacement pages of Water Supply Impact Assessment.	12 August 2022
Y/NE-KTS/16	Lot No. 953 RP (Part) in D.D. 92 and adjoining Government Land, Kam Hang Road, Kwu Tung South, Sheung Shui	To rezone the application site from "Recreation" to "Government, Institution or Community (1)"	The applicant submitted further information, including a table of responses to departmental comments, a revised drainage impact assessment, a revised sewerage impact assessment and a revised indicative	12 August 2022

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
			master layout plan and G/F plan.	
Y/NE-KTS/17	Lots 959 RP, 998 RP (Part), 999 RP (Part), 1005 RP, 1006 to 1009, 1011, 1012, 1013 RP and 2272 in D.D. 92 and adjoining Government Land, Kam Hang Road, Kwu Tung South, N.T.	To rezone the application site from "Agriculture" and "Recreation" to "Residential (Group B)"	The applicant submitted further information, including a table of responses to departmental comments, a new water supply impact assessment, a revised drainage impact assessment, a revised sewerage impact assessment and revised indicative architectural drawings.	12 August 2022
Y/YL/18	Lots No. 2281 S.A, 2282 RP, 2283 RP, 2960 RP, 2964 S.B in D.D. 120 and adjoining Government Land at Lam Hi Road, Area 13, Yuen Long, New Territories	To rezone the application site from "Other Specified Uses" annotated "Art Storage and Public Open Space" to "Other Specified Uses" annotated "Private Subsidised Housing and Art Storage with Public Open Space"	Responses to the comments of the Transport Department and enclosing a revised traffic impact assessment.	12 August 2022
Y/YL-LFS/12	Various Lots in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories	To rezone the application site from "Green Belt" to "Residential (Group A)1" on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) and from "Open Space (1)" to "Residential (Group A)2" and an area shown as 'Road' on the Tin Shui Wai OZP	The applicant submitted further information in response to departmental comments with revised Sewerage Impact Assessment and Environmental Assessment.	12 August 2022
Y/YL-LFS/14	Lots 3 S.A ss.1, 3 S.B, 4, 5 S.A RP, 9, 10 RP, 12 S.A, 12 RP, 13, 14 S.A ss.1 S.A, 14 S.A ss.1 RP, 14 S.A ss.2, 14 S.A RP,	To rezone the application site from "Residential (Group C)" and "Residential (Group D)" to "Residential (Group B)"	The applicant provided responses to departmental comments of Buildings Department, Drainage Services Department, Environmental Protection Department, Lands	12 August 2022

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
	14 S.B ss.1 S.A, 14 S.B ss.1 RP, 14 S.B RP, 14 RP, 15 S.A ss.1, 15 S.A RP, 15 S.B, 15 RP, 16 S.A, 16 S.B, 16 RP, 17 S.A ss.1, 17 S.A RP, 17 S.B, 17 S.C and 17 RP in D.D. 128, Lots 2128, 2129, 2136 RP, 2138 RP, 2148, 2153 S.A and 2388 S.A ss.2 (Part) in D.D. 129, and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories		Department, Urban Design & Landscape Section of Planning Department, Social Welfare Department, and Transport Department, and submitted a revised Traffic Impact Assessment, revised Environmental Assessment, and revised Visual Impact Assessment.	
Y/YL-NSW/7	Various Lots in D.D. 104 and adjoining Government land, Wing Kei Tsuen, Nam Sang Wai, Yuen Long	To rezone the application site from "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" to "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area 1"	The applicant submitted further information, including a table of responses to departmental comments with a revised traffic impact assessment and a revised ecological impact assessment, and replacement pages of drainage impact assessment, landscape master plan, tree survey and tree preservation proposal, wetland restoration and creation scheme (fish pond operation plan).	12 August 2022
Y/YL-ST/1	Lots 768 RP (Part), 769 RP (Part) in D.D. 99, Lot 1889A (Part) in D.D. 105 and Adjoining Government Land, Lin Barn Tsuen, San Tin, Yuen Long	To rezone the application site from "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" to "Other Specified Uses" annotated "Comprehensive Development to include Wetland	The applicant provided further information which includes a table of response to departmental comments, revised Traffic Impact Assessment, revised Ecological Impact Assessment and replacement pages of Drainage Impact Assessment, Wetland Restoration and Creation Scheme (Fish Pond Operation Plan), Landscape Master Plan	12 August 2022

<b>Application No.</b>	<b>Location</b>	<b>Proposed Amendment</b>	<b>Further Information</b>	<b>Deadline for Making Comment on the Further Information</b>
		Restoration Area (1)" and amend the Notes of the zone applicable to the site	and Tree Survey and Tree Preservation Proposal.	

22 July 2022

Town Planning Board