

## **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/TW/16	Lot Nos. 1177 S.A RP, 1181 and 1205 in D.D. 453, Fu Yung Shan, Tsuen Wan	To rezone the application site from "Green Belt" and "Village Type Development" to "Residential (Group B) 9" and amend the Notes of the zone applicable to the site	The applicant provided responses to departmental comments, and submitted revised Ecological Impact Assessment and revised Air Ventilation Assessment.	17 March 2023
Y/YL-TYST/8	Various Lots in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories	To rezone the application site from "Residential (Group B) 1" and "Residential (Group C)" to "Residential (Group B) 4" and to Amend the Notes of the zone applicable to the site	The applicant responded to departmental comments and submitted a revised Visual Impact Assessment, and replacement pages of the planning statement and Air Ventilation, Environmental and Sewerage Impact Assessments.	17 March 2023
Y/H12/2	Nos. 24 and 15 Stubbs Road, No. 7 Tung Shan Terrace and adjoining Government land, Mid-levels East, Hong Kong (IL Nos. 8371, 2958 and 2939)	To rezone the application site from "Residential (Group C) 1", "Government, Institution or Community (4)" and "Green Belt" to "Residential (Group C) 3" Amend the Notes of the zone applicable to the site	Responses to comments of the government departments and enclosing a revised Drainage Impact Report.	24 March 2023

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
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 traffic impact assessment and supplementary information of COVID-19 data in traffic survey.	24 March 2023
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 revised traffic impact assessment and supplementary information of COVID-19 data in traffic survey.	24 March 2023
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, 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	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 Drainage Services Department, and submitted a revised Drainage Impact Assessment.	24 March 2023
Y/YL-MP/6	Various Lots in D.D. 104 and Adjoining Government Land, Kam Pok Road, Mai Po, Yuen Long	To rezone the application site from "Residential (Group D)" to "Residential (Group C) 1" and amend the Notes of	The applicant made revisions to the development parameters of the proposal and the proposed amendment to the OZP, and submitted a revised master layout plan, revised landscape sectional	24 March 2023

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
		the zone applicable to the site	drawings and revised photomontages, an ecological review and technical notes on Traffic Impact Assessment, Environmental Assessment, Air Ventilation Assessment, Drainage Impact Assessment, Sewerage Impact Assessment and Water Supply Impact Assessment.	
Y/YL-NTM/9	Lot 4823 in D.D. 104, Ngau Tam Mei, Yuen Long	To rezone the application site from "Residential (Group C)" to "Government, Institution or Community"	The applicant submitted further information including a table of responses to departmental comments, revised environmental assessment, new landfill gas hazard assessment, new quantitative risk assessment for high pressure town gas pipeline and technical note of methodology for traffic noise impact assessment.	24 March 2023
Y/ST/52	Various Sha Tin Town Lots and Lot 750 RP & Ext. in D.D. 176 and Adjoining Government Land, Fo Tan, Sha Tin, New Territories	To rezone the application site from "Industrial" to "Residential (Group E)", "Government, Institution or Community", "Open Space" and area shown as 'Road'	The applicant submitted revised Environmental Assessment and supplementary information for other impact assessments in response to departmental comments.	31 March 2023
Y/ST/57	Lots No. 484 (Part), 494 (Part), 495 (Part), 540 S.A and 540 RP (Part) in D.D. 185 and adjoining Government Land, Sheung Wo Che, Sha Tin, New Territories	To rezone the application site from "Village Type Development" to "Other Specified Uses" annotated "Religious Institution with Columbarium"	The applicant submitted a revised Traffic Impact Assessment Report in response to departmental comments.	31 March 2023

<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/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 as 'Road' to "Commercial (2)"	Responses to departmental comments. Submission of a revised Traffic Impact Assessment, a revised development parameters table, a revised plan showing tree planting proposal, as well as replacement pages of Environmental Assessment and Air Ventilation Assessment.	31 March 2023
Y/YL-MP/7	Lots 3211 RP, 3212 RP, 3213 RP, 3214 S.A, 3214 S.B, 3215, 3216, 3217, 3218 RP, 3250 S.B ss.23 RP and 3250 S.B ss.33 RP in D.D. 104 and Adjoining Government Land, Yau Pok Road, Mai Po, Yuen Long	To rezone the application site from "Recreation" and "Residential (Group C)" to "Residential (Group C) 1" and amend the Notes of the zone applicable to the site	The applicant submitted a revised Traffic Impact Assessment.	31 March 2023
Y/YL-MP/8	Lots 3054 S.A ss.1, 3156 S.A, 3200 RP (Part), 3200 S.A RP, 3201 RP (Part), 3202 (Part), 3203 RP, 3204 RP and 3205 RP in D.D. 104 and Adjoining Government Land, Yau Pok Road, Mai Po, Yuen Long	To rezone the application site from "Recreation" to "Residential (Group C) 1" and amend the Notes of the zone applicable to the site	The applicant submitted a revised Traffic Impact Assessment.	31 March 2023

10 March 2023

Town Planning Board