

TOWN PLANNING BOARD REPORT

2015-2017



Contents

Chairperson's Foreword	2
------------------------	---

Town Planning Board's Work of 2015-2017 at a Glance	4
---	---

Part 1 Establishment and Functions

Town Planning Board and Planning Committees	5
• Establishment and Functions	
• Membership, Meetings and Members	
• Composition of Town Planning Board in 2017	
Overseas and Local Site Visits	12

Part 2 Highlights of 2015-2017

Reviewing Land Use and Increasing Development Intensity	17
Railway Property Development	21
Conservation and Development in Northern Lantau	23
Innovation and Technology Park at the Lok Ma Chau Loop	26

Part 3 Other Major Work of 2015-2017

Protecting the Countryside and Village Setting	27
Urban Renewal and Heritage Preservation	30
Housing Development in Yuen Long South	34
Town Planning Board Guidelines	35
Amendments to the Master Schedule of Notes to Statutory Plans, Definition of Terms Used in Statutory Plans and Board Use Terms	36
Electronic Planning Application Submission System	36

Appendices

Appendix I	Plan Preparation	37
Appendix II	Representations and Comments on Representations	54
Appendix III	Applications for Amendment of Plan	64
Appendix IV	Planning Applications	70
Appendix V	List of Town Planning Board Guidelines as at 31 December 2017	79

Chairperson's Foreword



Land is pivotal to sustaining Hong Kong's housing, economic and social development. In the developed urban area, there is a pressing need for dealing with the aging building stock and providing improvement to densely developed districts while addressing expectations for optimising the use of prime sites. In the rural area, the major challenges are in preserving the natural environment and village setting, containing proliferation of brownfield sites and unlocking the development potential of suitable land areas to address the shortfall in land supply. While the nature of planning issues to be dealt with in the urban and rural areas may be different, the quests for a more liveable, green and sustainable environment on the one hand and for the sufficient provision of social, community and infrastructure facilities on the other remain the same. It has become increasingly challenging for the Town Planning Board (the Board) to strike a right balance that would serve the best interest of Hong Kong.

In the three-year period from 2015 to 2017, the Board continued to devote its efforts in meeting the housing demand as well as the economic and social development needs of the community. The Board considered during the report period various land use reviews and approved a total of 44 sites for rezoning to residential use. The Board also examined the potential of topside development at railway stations and related sites along existing and new railway lines with a view to optimising the use of such land. In considering proposals of increasing the development intensity in Kai Tak, the Board duly considered the urban design principles, the Harbour Planning Principles and Guidelines, provisions of infrastructure and community facilities and the views of key stakeholders. In dealing with representations and comments received in respect of amendments to expand the airport at Chek Lap Kok into a three-runway system, the Board carefully balanced the diverse interests of different stakeholders and the need for the development.

Land is pivotal to sustaining Hong Kong's housing, economic and social development.

Based on the recommendations of the Tung Chung New Town Extension Study, the Board published three Outline Zoning Plans (OZPs) to provide guidance for developing Tung Chung into a community of 270,000 population with 40,000 new job opportunities and new community facilities to meet the needs of the existing and future residents. Besides, the Board also published the draft OZPs for Lok Ma Chau Loop and Hung Shui Kiu new development area (HSK NDA), with a view to facilitating respectively the development of a new Innovation and Technology Park with a maximum gross floor area of 1.2 million m² in Lok Ma Chau and the development of HSK NDA which will be another regional and civic hub in the North West New Territories.

The Board completed the preparation of statutory plans to incorporate country park enclaves for better planning control in these sensitive areas. In this regard, during the report period, eleven OZPs were prepared to replace the Development Permission Area Plans for the enclaves with a view to preserving the natural environment and rural setting whilst allowing for sustainable village development.

On urban renewal and heritage preservation, the Board agreed to gazette two development scheme plans of Urban Renewal Authority's projects in Hung Hom and considered proposals regarding two historic buildings, namely the Central Market and Carrick at Coombe Road.

I wish to take this opportunity to extend my sincere gratitude to all Members of the Board for their dedicated service in promoting good town planning and sustainable development in Hong Kong. The Board would not be able to complete its tasks without their support, commitment and valuable contribution.



Ms Bernadette Linn

*Chairperson, Town Planning Board**

* The Chairperson of the Town Planning Board from 31.8.2015 to 30.6.2017 was Mr Michael Wong.

Town Planning Board’s Work of 2015-2017 at a Glance

	2015	2016	2017
No. of section 16 Planning Applications Considered	951	835	847
No. of section 16A Planning Applications Considered	736	849	911
No. of section 17 Reviews Processed	69	54	43
No. of New Statutory Plans Exhibited	6	7	6
No. of Statutory Plans Exhibited under section 5 or 7	22	20	28
No. of Statutory Plans Notified under section 6C	4	4	3
No. of Representations Heard under section 6B	77021	16103	16969
No. of Further Representations Heard under section 6F	847	2391	386
No. of Statutory Plans Submitted to the Chief Executive in Council for Approval	41	16	23
No. of section 12A Applications for Amendment of Plan Considered	45	40	42

Part 1

Establishment and Functions

Town Planning Board

Establishment and Functions

The Town Planning Board (the Board) is a statutory body established under the Town Planning Ordinance, Cap. 131 (the Ordinance). To promote the health, safety, convenience and general welfare of the community, the Board is charged with the principal duties to prepare statutory plans (namely, Outline Zoning Plans (OZPs) and Development Permission Area (DPA) Plans) for the layout of such areas of Hong Kong as the Chief Executive (CE) may direct, as well as the types of buildings suitable for erection therein.

Listening to the views of the public is an important part of the plan-making process. The Board is required under the Ordinance to publish the draft plans (and amendments to the draft plans), consider representations to the draft plans, comments on the representations and further representations in respect of any proposed amendments to the draft plans, and submit the draft plans together with any representations, comments and further representations and any amendments made to the draft plans to the CE in Council (CE in C) for approval. The Board also considers applications for amendment of plan under section 12A, for planning permission under section 16 and for amendment to planning permission under section 16A of the Ordinance and conducts, under section 17, reviews on its decisions on section 16 and section 16A applications. Under the provisions of the Ordinance, plans and applications would also be published for public comments. Public views would be included in the submissions for the Board's consideration.

Furthermore, under section 25 of the Urban Renewal Authority (URA) Ordinance, Cap. 563 and section 21 of the West Kowloon Cultural District Authority (WKCDA) Ordinance, Cap. 601, URA and WKCDA may submit any plan prepared under subsection (3)(a) of the URA Ordinance and subsection (6) of the WKCDA Ordinance respectively to the Board for consideration. Upon the submission of a plan so prepared by URA or WKCDA, the Board may deem the plan as suitable for publication, with or without amendments, or may refuse to deem the plan as being suitable for publication. A plan which the Board deems suitable for publication shall be deemed to be a draft plan prepared by the Board for the purposes of the Ordinance and the provisions of the Ordinance shall apply accordingly.

Membership

All members of the Board are appointed by the CE under section 2(1) of the Ordinance. Although the tenure of appointment is not laid down in the Ordinance, it is usually for a period of two years. Members may be reappointed upon expiry of their tenure of appointment.

In 2017, the membership of the Board was 36, comprising the Chairperson, the Vice-chairperson, five official Members and 29 non-official Members. A public officer was appointed as the Secretary to the Board.



Members of the Town Planning Board in 2017

Meetings

The Board meets regularly to discharge its functions, normally on alternate Fridays of each month. Special meetings will also be arranged, if and when necessary. A total of 26^{*}, 28[#] and 29[^] meetings were held in 2015, 2016 and 2017 respectively.



^{*} Including four special meetings, one with two sessions, one with three sessions, one with four sessions and one with five sessions.

[#] Including four special meetings, one with two sessions, two with four sessions and one with nine sessions.

[^] Including five special meetings, two with two sessions, one with three sessions, one with six sessions and one with nine sessions.

Members of the Town Planning Board from 2015 to 2017

Chairperson

Permanent Secretary for Development
(Planning and Lands)

Mr. Thomas CHOW, J.P.
(up to 30.8.2015)

Mr. Michael WONG Wai-lun, J.P.
(from 31.8.2015 to 30.6.2017)

Ms. Bernadette LINN Hon-ho, J.P.
(from 1.7.2017)

Vice-chairperson

Mr. Stanley WONG Yuen-fai, S.B.S., J.P.
(up to 31.3.2016)

Professor WONG Sze-chun, B.B.S., J.P.
(from 1.4.2016)

Non-official Members

Mr. Roger LUK Koon-hoo, B.B.S., J.P. [#]

Mr. Lincoln HUANG Ling-hang, J.P.

Mr. CHEUNG Hau-wai, S.B.S.

Dr. CHAN Fuk-cheung, B.B.S.

Ms. Bonnie CHAN Jo-ying [#]

Dr. Eugene CHAN Kin-keung, J.P.
(Resigned on 16.1.2015)

Professor CHAU Kwai-cheong, B.B.S., J.P.

Mr. CHEUNG Kwok-kit [^]

Ir Dr. Wilton FOK Wai-tung

Mr. Ivan FU Chin-shing, J.P.

Mr. Wilson FUNG Ying-wai [^]

Dr. HAU Chi-hang [^]

Mr. Sunny HO Lap-kee, J.P.

Professor HO Puay-peng, J.P. [#]

Mr. Thomas HO On-sing, J.P. [^]

Professor Eddie HUI Chi-man, M.H. [#]

Mr. IP Tak-kong
(Resigned on 13.2.2015)

Mr. IP Tin-yau, M.H. [^]
(Resigned on 1.11.2016)

Mr Philip KAN Siu-lun ^{*}

Mr. Alex LAI Ting-hong [^]

Ir Janice LAI Wai-man

Mr. Dominic LAM Kwong-ki

Dr. LAU Chi-pang, J.P. [#]

Mr. Patrick LAU Hing-tat, J.P.

Ms. Julia LAU Man-kwan [#]

Ms. Christina LEE Maisenne

Mr. LEUNG Hing-fung

Mr. Clarence LEUNG Wang-ching, J.P. [#]

Mr. Laurence LI Lu-jen, J.P. [#]

Dr. Lawrence LI Kwok-chang, J.P. [^]

Mr. Stephen LIU Ling-hong [^]

Professor LIU Tik-sang [^]

Mr. David LUI Yin-tat, B.B.S.

Miss Winnie NG Wing-mui, J.P. [^]

Ms. Anita MA Wing-tseung [#]

Dr. Lawrence POON Wing-cheung, J.P. ^{*}

Ms. Sandy WONG Hang-ye, J.P. [^]

Mr. Stephen YAU How-boa, S.B.S., M.H., J.P.

Dr. YAU Wing-kwong, J.P. [#]

Dr. Frankie YEUNG Wai-shing, B.B.S., M.H., J.P.

Mr. Franklin YU [^]

Mr. Peter YUEN Ka-tat

* From 1.3.2015 # Up to 31.3.2016 ^ From 1.4.2016

Official Members

Director of Planning

Deputy Secretary (Transport) 1, Transport and Housing Bureau

[Alternate Members:

Principal Assistant Secretary (Transport),
Transport and Housing Bureau;
Assistant Commissioner for Transport (New Territories),
Assistant Commissioner for Transport (Urban),
Chief Traffic Engineer (Hong Kong),
Chief Traffic Engineer (Kowloon),
Chief Traffic Engineer (New Territories East)
and Chief Traffic Engineer (New Territories West),
Transport Department]

Director of Home Affairs

[Alternate Members:

Deputy Director (1), Deputy Director (2),
Assistant Director (1), Assistant Director (2),
Assistant Director (3) and Chief Engineer (Works),
Home Affairs Department]

Director of Environmental Protection

[Alternate Members :

Deputy Director of Environmental Protection (1),
Assistant Director (Environmental Assessment),
Principal Environmental Protection Officer
(Metro Assessment), Principal Environmental
Protection Officer (Regional Assessment), and Principal
Environmental Protection Officer (Strategic Assessment),
Environmental Protection Department]

Director of Lands

[Alternate Members:

Deputy Director/General, Assistant Director/
Regional 1, Assistant Director/
Regional 2 and Assistant Director/Regional 3,
Lands Department]

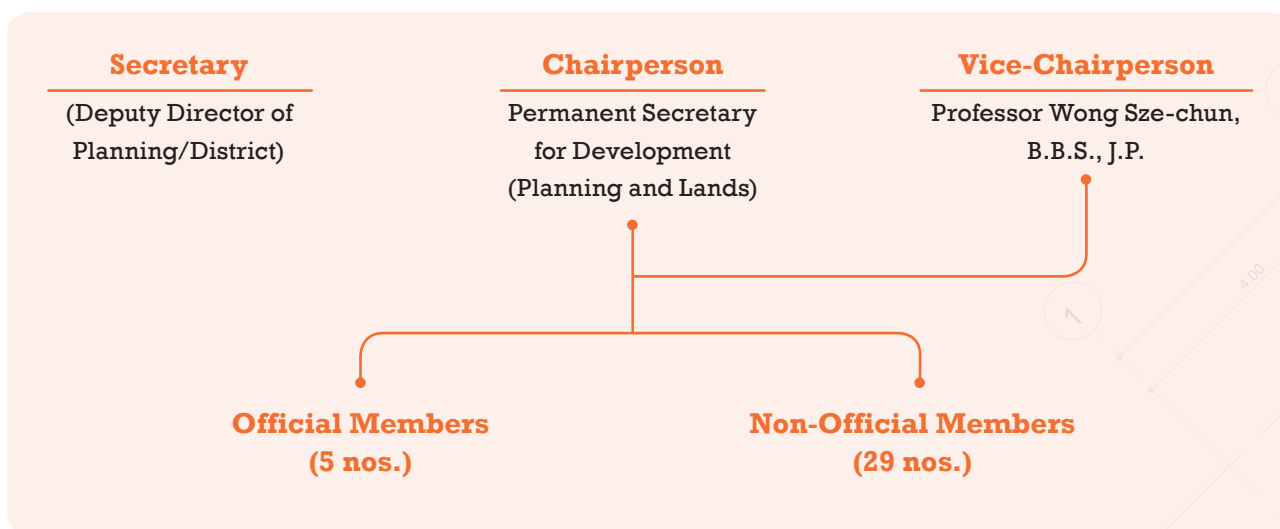
Secretary

Deputy Director of Planning (District)

Mr. Raymond LEE Kai-wing, J.P.
(up to 21.11.2016)

Ms. Jacinta WOO Kit-ching
(from 22.11.2016)

Composition of Town Planning Board in 2017



Planning Committees

Establishment and Functions

With the expansion of statutory planning jurisdiction/coverage to the non-urban areas and to cope with the increase in the Board's workload, two Planning Committees, the Metro Planning Committee (MPC) and the Rural and New Town Planning Committee (RNTPC), were set up in July 1991.

The Board has, under section 2(5)(a) of the Ordinance, delegated the following powers and functions to the two Committees:

- to prepare draft OZPs and DPA Plans under section 3 and section 4(1);
- to consider and approve Master Layout Plans (MLPs) and their subsequent amendments in respect of Comprehensive Development Areas under section 4A;
- to publish draft plans and amendments to approved plans upon reference back by the CE in C under section 5;
- to make and publish amendments to draft plans under sections 7(1) to 7(3);
- to consider and decide on applications for amendment of plan under section 12A;
- to consider and decide on applications for planning permission under section 16;
- to consider and decide on applications for amendments to planning permission under section 16A; and
- to designate DPAs under section 20(1) of the Ordinance.

Membership

All Members of the Committees are appointed by the CE from Members of the Board in accordance with section 2(3) of the Ordinance. The CE also appoints a Chairperson and Vice-chairperson for each Committee. In 2017, there were 17 members (four official and 13 non-official) and 18 members (four official and 14 non-official) on the MPC and RNTPC respectively, other than the Chairperson and Vice-chairperson. The two Committees were served by a Secretary who was a public officer.

Meetings

The two Committees meet regularly to discharge their functions, usually on the other Fridays of each month when there is no meeting of the Board. The meeting of the MPC is held in the morning while that of the RNTPC is held in the afternoon. A total each of 23, 24 and 23 MPC and RNTPC meetings were held in 2015, 2016 and 2017 respectively.

Members of the Metro Planning Committee from 2015 to 2017

Chairperson

Director of Planning

Mr. LING Kar-kan, J.P.
(up to 21.11.2016)

Mr. Raymond LEE Kai-wing, J.P.
(from 22.11.2016)

Vice-chairperson

Mr. Roger LUK Koon-hoo, B.B.S., J.P. [#]
(up to 31.3.2016)

Mr. Lincoln HUANG Ling-hang, J.P.
(from 1.4.2016)

Non-official Members

Ms. Bonnie CHAN Jo-ying [#]

Mr. CHEUNG Hau-wai, S.B.S. [#]

Mr. CHEUNG Kwok-kit [^]

Ir Dr. Wilton FOK Wai-tung

Mr. Wilson FUNG Ying-wai [^]

Mr. Sunny HO Lap-kee, J.P.

Professor HO Puay-peng, J.P. [#]

Mr. Thomas HO On-sing, J.P. [^]

Mr. IP Tak-kong
(Resigned on 13.2.2015)

Mr. IP Tin-yau, M.H. [^]
(Resigned on 1.11.2016)

Mr. Dominic LAM Kwong-ki

Mr. Patrick LAU Hing-tat, J.P.

Ms. Julia LAU Man-kwan [#]

Mr. Clarence LEUNG Wang-ching, J.P. [#]

Mr. Laurence LI Lu-jen, J.P. [#]

Professor LIU Tik-sang [^]

Dr. Lawrence POON Wing-cheung, J.P. ^{*}

Ms. Sandy WONG Hang-ye, J.P. [^]

Mr. Stephen YAU How-boa, S.B.S., M.H., J.P.

Dr. Frankie YEUNG Wai-shing, B.B.S., M.H., J.P.

Mr. Franklin YU [^]

* From 1.3.2015 # Up to 31.3.2016 ^ From 1.4.2016

Official Members

Deputy Secretary (Transport) 1,
Transport and Housing Bureau
[Alternate Members:
Assistant Commissioner for Transport (Urban),
Chief Traffic Engineer (Hong Kong) and
Chief Traffic Engineer (Kowloon), Transport Department]

Director of Home Affairs
[Alternate Members:
Deputy Director (2), Assistant Director (2),
Assistant Director (3) and Chief Engineer (Works),
Home Affairs Department]

Director of Environmental Protection

[Alternate Members :
Assistant Director (Environmental Assessment),
Principal Environmental Protection Officer
(Metro Assessment), Principal Environmental Protection
Officer (Regional Assessment) and Principal Environmental
Protection Officer (Strategic Assessment),
Environmental Protection Department]

Assistant Director/Regional 1,
Lands Department

[Alternate Member:
Assistant Director/Regional 2, Lands Department]

Secretary

Deputy Director of Planning (District)
Mr. Raymond LEE Kai-wing, J.P.
(up to 21.11.2016)

Ms. Jacinta WOO Kit-ching
(from 22.11.2016)

Members of the Rural and New Town Planning Committee from 2015 to 2017

Chairperson

Director of Planning

Mr. LING Kar-kan, J.P.
(up to 21.11.2016)

Mr. Raymond LEE Kai-wing, J.P.
(from 22.11.2016)

Vice-chairperson

Professor WONG Sze-chun, B.B.S., J.P.
(up to 31.3.2016)

Mr. CHEUNG Hau-wai, S.B.S.
(from 1.4.2016)

Non-official Members

Dr. CHAN Fuk-cheung, B.B.S.

Dr. Eugene CHAN Kin-keung, J.P.
(Resigned on 16.1.2015)

Professor CHAU Kwai-cheong, B.B.S., J.P.

Mr. Ivan FU Chin-shing, J.P.

Dr. HAU Chi-hang [^]

Professor Eddie HUI Chi-man, M.H. [#]

Mr. Lincoln HUANG Ling-hang, J.P. [#]

Mr. Philip KAN Siu-lun ^{*}

Mr. Alex LAI Ting-hong [^]

Ir Janice LAI Wai-man

Dr. LAU Chi-pang, J.P. [#]

Ms. Christina LEE Maisenne

Mr. LEUNG Hing-fung

Dr. Lawrence LI Kwok-chang, J.P. [^]

Mr. Stephen LIU Ling-hong [^]

Mr. David LUI Yin-tat, B.B.S.

Miss Winnie NG Wing-mui, J.P. [^]

Ms. Anita MA Wing-tseung [#]

Dr. YAU Wing-kwong, J.P. [#]

Mr. Peter YUEN Ka-tat

^{*} From 1.3.2015 [#] Up to 31.3.2016 [^] From 1.4.2016

Official Members

Deputy Secretary (Transport) 1,
Transport and Housing Bureau

[Alternate Members:

Assistant Commissioner for Transport (New Territories),
Chief Traffic Engineer (New Territories East),
and Chief Traffic Engineer (New Territories West),
Transport Department]

Director of Home Affairs

[Alternate Members:

Deputy Director (1), Assistant Director (1),
Assistant Director (2) and Chief Engineer (Works),
Home Affairs Department]

Director of Environmental Protection

[Alternate Members :

Assistant Director (Environmental Assessment),
Principal Environmental Protection Officer
(Metro Assessment), Principal Environmental Protection
Officer (Regional Assessment) and Principal Environmental
Protection Officer (Strategic Assessment),
Environmental Protection Department]

Assistant Director/Regional 3,
Lands Department

[Alternate Member:

Assistant Director/Regional 1, Lands Department]

Secretary

Deputy Director of Planning (District)

Mr. Raymond LEE Kai-wing, J.P.
(up to 21.11.2016)

Ms. Jacinta WOO Kit-ching
(from 22.11.2016)

Overseas Visit

A delegation of the Board led by the Chairperson visited Amsterdam and Rotterdam, Netherlands and Berlin, Germany from 4 to 10 September 2016.

The main themes covered in the visit included strategic planning, spatial planning, heritage conservation and revitalisation, housing strategy and urban redevelopment in these cities.

During the time in the Netherlands, briefing and site visits were arranged on planning and development of the IJburg Artificial Islands, a newly developed community built on islands of sand dredged up from the IJ Lake; and Zuidas, a new financial district located in the southern part of Amsterdam covering about 270 ha and developed around a transportation node with focus on integration of different land uses. The delegation also took the opportunity to meet with the Ministry of Infrastructure, the Department of Urban Planning and Sustainability and the Department of Monuments and Archaeology of the Amsterdam Municipal Government, as well as the architects from MVRDV who were responsible for the development of Markthal, a substantial combination of retail, leisure, living and parking in Rotterdam.

*Ministry of Infrastructure,
the Netherlands*



*IJburg Artificial Islands,
Amsterdam*



Zuidas, Amsterdam



Markthal, Rotterdam



*Department of
Urban Planning
and Sustainability,
the Netherlands*





Tempelhof Airport, Berlin

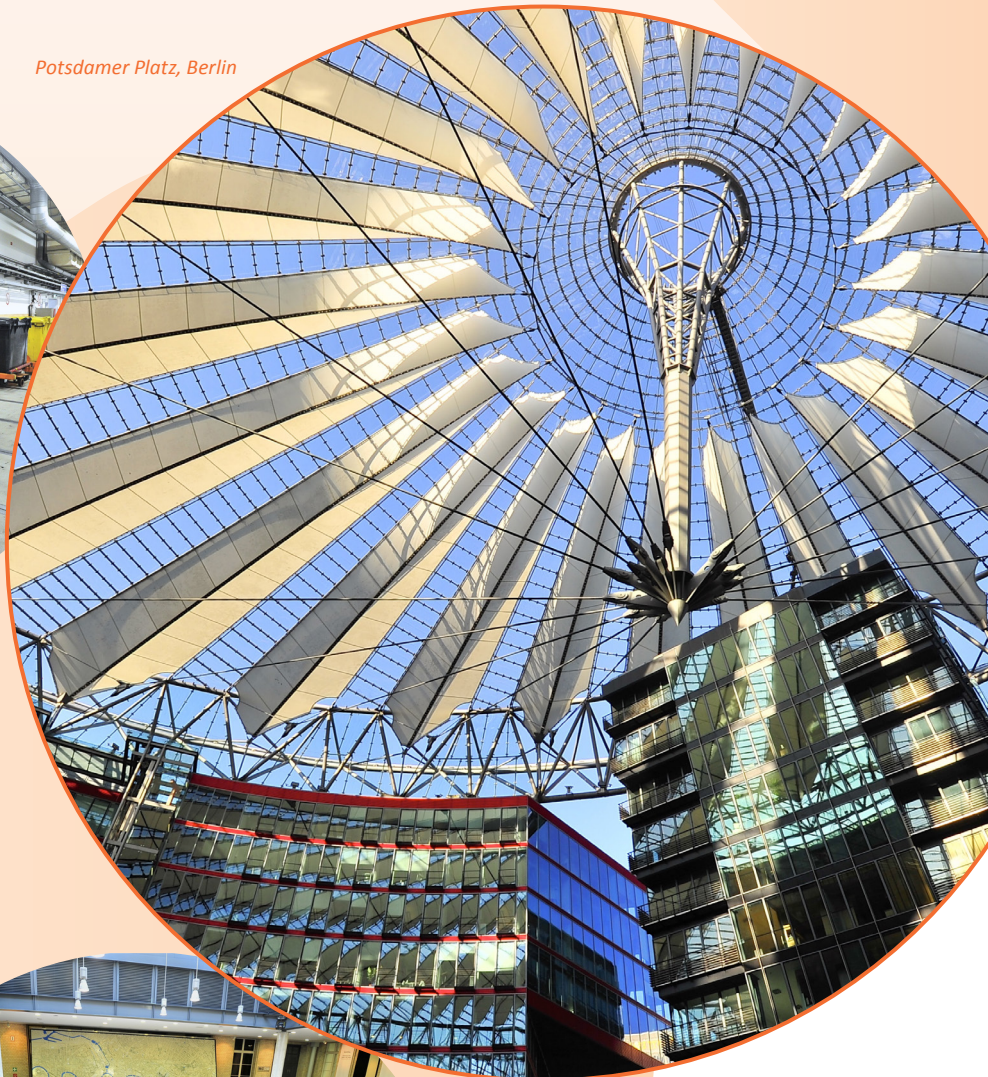
In Berlin, the delegation first visited the City Model of Berlin and was briefed by the Senate Department for Urban Development and the Environment on Berlin's strategic plan, Urban Development Concept Berlin 2030 and by the Housing Coordination Office on Berlin's housing strategy. The delegation also attended a briefing and visited Potsdamer Platz, which was one of the most well-known large scale inner city redevelopment projects in Europe in the 1990s. With the support of the local authorities, visits to several renowned revitalisation and heritage conservation projects including Tempelhof Airport, the Horseshoe Estate - Hufeisensiedlung and Reichstag were also arranged.

Through the meetings and visits, the delegation gained useful information and insights from the Dutch and German counterparts on the latest development in strategic planning, spatial planning and heritage conservation, and exchanged experience and ideas on how the integration of different land uses such as residential, market and recreational could help meet the needs of the community.

Underground supply and disposal centre, Potsdamer Platz, Berlin



Potsdamer Platz, Berlin



Horseshoe Estate – Hufeisensiedlung, Berlin



City Model of Berlin

Local Site Visits

Hung Shui Kiu and Lok Ma Chau Loop

On 15 March 2017, Members of the Board visited the proposed Hung Shui Kiu (HSK) new development area (NDA) and the Lok Ma Chau Loop (LMCL) development area. They were briefed on the existing land uses and planned development of the HSK NDA and LMCL. Through the visit, Members gained much insight on the unique opportunities and challenges for development in these areas, as well as the rationales behind the development plans of the areas and how they had struck a balance among the need for development, preserving the environment and maintaining the social fabric.

Briefing on HSK NDA development plan



Briefing on LMC Loop development plan



Hung Shui Kiu



Tang Ancestral Hall, Hung Shui Kiu



Visit to Hung Shui Kiu

Hung Fuk Estate, Hung Shui Kiu



Visit to Hung Fuk Estate, Hung Shui Kiu





Tanner Hill
Source: Hong Kong Housing Society

Tanner Hill

On 16 June 2017, Members of the Board visited the Tanner Hill, North Point, a non-subsidised housing project by the Hong Kong Housing Society (HKHS) and Hong Kong's first quality housing for senior citizens aged 60 or above. During the visit, representatives of the HKHS briefed Members on the project objectives, design features and facilities. Members also visited the show flats, Joyous Hub, Residents Club and Skilled Care Facilities so as to have an in-depth understanding of the modern facilities of elderly housing.



Sha Tau Kok

Lai Chi Wo and Sha Tau Kok

On 1 December 2017, Members of the Board visited Lai Chi Wo and Sha Tau Kok. Members were briefed on the land use, village settlement and rural revitalization at Lai Chi Wo. When visiting Sha Tau Kok, Members were briefed on the land use planning and the latest development of Sha Tau Kok Town and development history of Chung Ying Street. Through the visit, Members had a better understanding on the land use, features with high ecological and landscape values and conservation of rural environment of these areas.



Briefing at Lai Chi Wo



Preservation of Natural Environment



Village House 'Showroom' at Lai Chi Wo



Hip Tin Temple at Lai Chi Wo



Agricultural Rehabilitation at Lai Chi Wo

Part 2

Highlights of 2015-2017

Reviewing Land Use and Increasing Development Intensity

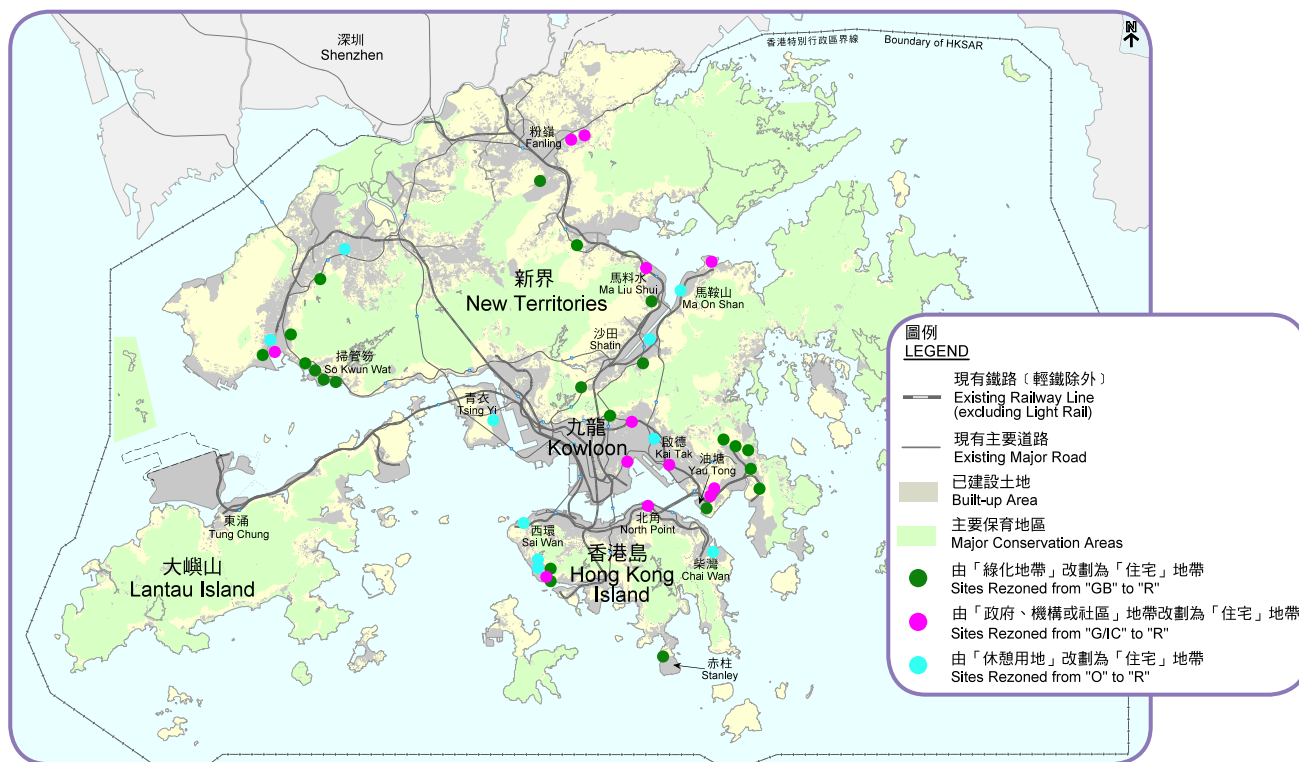
It is the Government's continuous effort to supply land to meet Hong Kong's continued housing demand as well as other development needs. The most immediate and effective way to augment housing land supply in the short to medium term is to make optimal use of the developed areas in the existing urban areas and new towns, as well as nearby land in the vicinity of existing infrastructures, through land use reviews and increasing development intensity where planning terms permit.

Land Use Reviews

Under the multi-pronged approach to increase land supply, the Government had carried out a number of land use reviews in the "Government, Institution or Community" ("G/IC"), "Open Space" ("O") and "Green Belt" ("GB") zones with a view to optimising the use of land resources. The reviews covered the government land currently vacant, under short-term tenancies or different short-term uses, as well as with no development plan. Land with development potential was usually in the fringe of the built-up areas, adjacent to existing roads and other infrastructures, and with relatively low conservation value and buffering effect.

From 2015 to 2017, a total of 44 sites (about 95 ha) were approved by the Board for rezoning to residential use (including 12 "G/IC", 10 "O" and 22 "GB" sites) with the provision of about 60,700 flats in total.

In examining the suitability of a site for housing or other developments, the Board had adopted a holistic approach to consider various relevant factors, including site suitability, the need and development programme of the originally planned use, availability of alternative sites, the location and size of the site, local characteristics, various impacts including traffic, environment, air ventilation, ecology, infrastructures, urban design and landscape, etc., as well as provision of open space, recreational and community facilities in the district.



Rezoning of 44 Sites between 2015 and 2017 to Residential Use

The 12 "G/IC" sites included the sites at Java Road in North Point, the junction of Ma Tau Wai Road/Ma Hang Chung Road in To Kwa Wan, Sheung Fung Street in Tsz Wan Shan, sites at Ko Chiu Road in Yau Tong, Whitehead in Ma On Shan, the Queen's Hill sites in Lung Yeuk Tau, Pok Yin Road in Tai Po, Wah Lok Path in Pok Fu Lam, Ting On Street in Kwun Tong and the west of Nerine Cove in Tuen Mun.

The 22 "GB" sites included the sites at west of Wong Ma Kok Road in Stanley, Yan Wing Street in Yau Tong, north of Tai Po Road in Tai Wai, north of To Shek Service Reservoir in Sha Tin, north of Lai Ping Road in Kau To, south of Yung Shing Court in Fanling, the junction of Lung Cheung Road and Lion Rock Tunnel Road, Ma Wo Road in Tai Po, three sites in So Kwun Wat, Tuen Mun, five sites in Tseung Kwan O, two sites in Pok Fu Lam, south of Tan Kwai Tsuen South Fresh Water Service Reservoir in Tong Yan San Tsuen and sites in Tuen Mun (near Wu Shan Road, Tuen Hing Road and Harrow International School Hong Kong).

The 10 “O” sites included the sites at the junctions of Victoria Road/Cadogan Street in Kennedy Town, Chai Wan Road/Wing Ping Street/San Ha Street in Chai Wan, Hang Kin Street/Hang Ming Street in Ma On Shan, Tsing Hung Road in Tsing Yi, On Muk Street in Sha Tin, Wang Chiu Road in Kowloon Bay, west of Long Tin Road in Tong Yan San Tsuen, two sites in Pok Fu Lam and a site abutting Wong Chu Road in Tuen Mun.

After giving consideration to the representations and comments against the proposed zoning amendments of the Tsing Yi and Kennedy Town & Mount Davis OZPs, the Board had agreed to rezone two proposed residential sites* back to their original “O” zoning.

A total of 186 further representations objected to the proposed amendment to revert the zoning of the site at On Mok Street from “Residential (Group A)6” (“R(A)6”) to “O” for the draft Sha Tin OZP were received. On 12 February 2018, in view of the pressing housing need, the Board agreed that priority should be given to public housing development and the “R(A)6” zoning for the site was appropriate.

Increasing Development Intensity in Kai Tak Development

The Review Study of Kai Tak Development (KTD) confirming the technical feasibility and environmental viability of increasing office and housing supply as well as enhancing the land use planning in KTD was completed by the Government in 2016. The Board was briefed on the findings of the Review Study on 24 October 2016. Members provided views on the proposals recommended under the Review Study including the adoption of a maximum domestic plot ratio of 6.5 for KTD in general. Members also noted that the proposal of increasing the development intensity would not have significant impacts on the capacity of the infrastructures and the provision of other community facilities, nor give rise to any unacceptable noise, air ventilation and visual impacts. The proposal would increase the total domestic gross floor area (GFA) of KTD to 2,900,000 m² which would contribute towards meeting the community’s imminent housing demand.



Viewing from Kwun Tong Waterfront (Baseline)



Viewing from Kwun Tong Waterfront (Increased Intensity)

*Remarks: a site at Tsing Hung Road (part) in Tsing Yi and Cadogan Street Temporary Garden in Kennedy Town.

In response to the views and strong demand for public housing, four residential sites with a total site area of about 4.8 ha providing about 6,000 flats were reserved for public housing. Refinements were also made for improving the urban design and building height profile of the sites in Area 4 (i.e. the former runway). The views of Members on the refined scheme were mainly on the detailed design. To address the concern on design, the Explanatory Statement of the OZP had been updated to reflect the design requirement in respect of the proposed Vocational Training Council Campus development at the Cha Kwo Ling Harbourfront. Subsequently, the proposed OZP amendments were considered and agreed by the Board on 20 January 2017.

The draft Kai Tak OZP No. S/K22/5 was exhibited under section 5 of the Town Planning Ordinance on 17 February 2017. A total of 12,154 valid representations and 1,428 comments on representations were received. The representations and comments were considered by the Board in eight hearing sessions between December 2017 and January 2018.



Viewing from Quarry Bay Park (Baseline)



Viewing from Quarry Bay Park (Increased Intensity)

Railway Property Development

As announced in the 2016 Policy Address, the Government has been actively exploring the development potential of stations and related sites along existing and new railway lines to make optimal use of such land.

Kam Sheung Road Station and Pat Heung Maintenance Depot

To take forward the planning for residential development at the two West Rail sites at Kam Sheung Road Station and Pat Heung Maintenance Depot with a view to increasing the supply of housing land, proposed amendments to the approved Kam Tin South OZP No. S/YL-KTS/11 were agreed by the Board on 8 May 2015. The two West Rail sites were rezoned to “Other Specified Uses” (“OU”) annotated “Railway Station and Public Transport Interchange with Commercial/Residential Development” and “OU” annotated “Railway Depot with Commercial/Residential Development” zones respectively. It was estimated that the two sites would provide about 8,752 flats with a population of about 21,400. The proposed amendments of the two West Rail sites were exhibited for public inspection on 29 May 2015. After giving consideration to the 55 representations and 330 comments, the Board on 11 March 2016 decided not to uphold the representations. The draft OZP was approved by the CE in C on 30 August 2016 and renumbered as S/YL-KTS/13.



Pat Heung Maintenance Depot Conceptual Scheme Plan



Kam Sheung Road Station Conceptual Scheme Plan

Yau Tong Ventilation Building

To take forward MTR Corporation Limited (MTRCL)'s proposal for residential development at the Yau Tong Ventilation Building site and the adjoining Government land, the Board agreed on 10 June 2016 to rezone the site from "OU" annotated "Ventilation Building", "G/IC" and "GB" to "Residential (Group A)7" ("R(A)7"), "R(A)" and an area shown as 'Road' to facilitate the proposed development. The draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/24 incorporating amendments, inter alia, was exhibited for public inspection on 24 June 2016. Both "R(A)7" and "R(A)" sites were subject to a maximum domestic/total plot ratio of 7.5/9 and a maximum building height of 190mPD and 170mPD respectively. One of the residential towers would be developed on top of the ventilation building without affecting its operation.

After giving consideration to the 456 representations and two comments, the Board on 6 January 2017 decided not to propose any amendment to the draft OZP. The draft OZP was approved by the CE in C on 11 April 2017 and renumbered as S/K15/25.



Proposed Rezoning to "R(A)7" and "R(A)"

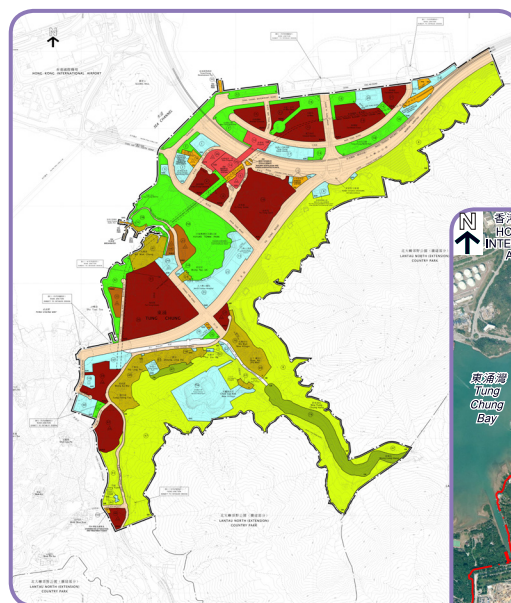
Conservation and Development in Northern Lantau

To ensure the sustainable development in Northern Lantau, different options of land use had been explored to meeting the housing, environment and economic needs of Hong Kong.

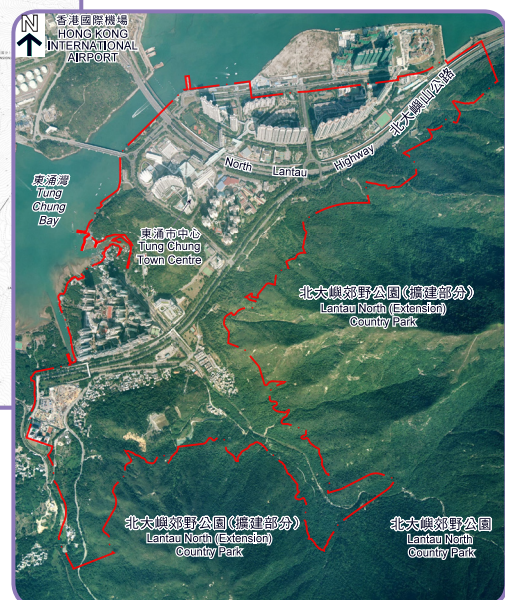
Further Development of Tung Chung New Town

The Tung Chung New Town Extension Study (the TCNTE Study) commissioned by the Civil Engineering and Development Department (CEDD) and Planning Department (PlanD) was completed in 2012 with the overall objective to extend Tung Chung into a distinct community and propose a development plan which can meet housing, social, economic, environmental and local needs. The three OZPs for Tung Chung (Tung Chung Extension Area, Tung Chung Town Centre Area and Tung Chung Valley) mainly incorporated land use proposals which were recommended under the TCNTE Study were agreed by the Board on 11 December 2015 and exhibited for public inspection on 8 January 2016. According to the TCNTE Study, about 49,400 additional flats would be provided and some 40,000 new job opportunities would be created in the new town extension area. The total population for Tung Chung New Town and its extension area upon full development would be about 270,000.

While one of the objectives of the TCNTE was to meet territorial housing and economic needs, due care had been exercised to ensure that the development be balanced against environmental considerations. The proposed reclamation would avoid encroachment onto waters of high ecological value such as Tung Chung Bay and Tai Ho Wan. An eco-shoreline would be provided along the new seawall to enhance the ecological functions and facilitate the growth of general marine water habitat.

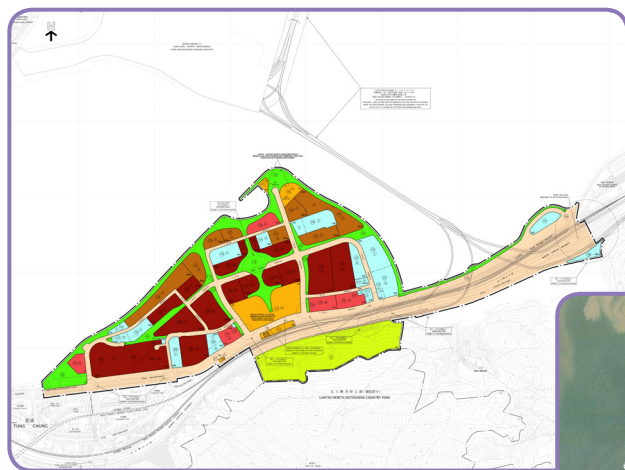


Tung Chung Town Centre Area OZP



Planning Scheme of Tung Chung Town Centre Area OZP

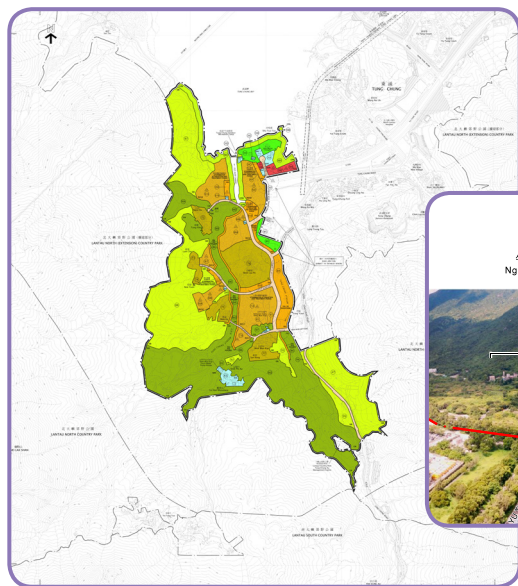
Tung Chung Valley was characterised by its rural and natural setting together with the presence of a number of recognised villages. The existing villages were respected with the provision of “Village Type Development” (“V”) zones. Conservation related zonings such as “Conservation Area” (“CA”), “Coastal Protection Area” (“CPA”) and “GB” have been proposed at various locations, taking into account the ecological function and environmental conditions of the area including the riparian zone of Tung Chung Stream and mature woodlands. A river park covered by an “OU” zoning was also proposed to protect and retain the existing natural landscape, ecological and topographic features of Tung Chung Stream for leisure, educational and research purposes. Land was also reserved for the provision of a sustainable drainage and flood prevention system to control the water quality of the Tung Chung Stream and prevent flooding risk to the development along the Stream.



Tung Chung Extension Area OZP



Planning Scheme of Tung Chung Extension Area OZP



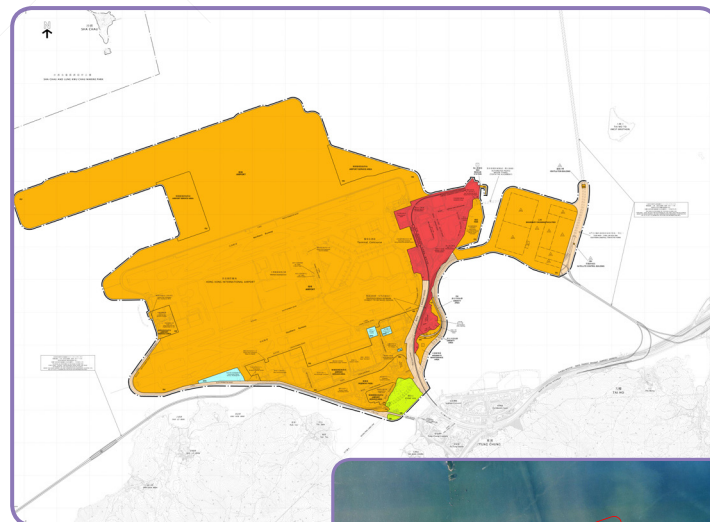
Tung Chung Valley OZP



Planning Scheme of Tung Chung Valley OZP

Three-Runway System in Chek Lap Kok

The Government gave in-principle approval to the Airport Authority Hong Kong (AAHK) in March 2012 to adopt for planning purpose the option of expanding the existing airport into a three-runway system (3RS). The proposed 3RS development mainly involved reclamation of about 650 ha new land to the immediate north of the existing airport and comprised the new third runway, a new passenger concourse building, and expansion of the existing Terminal 2 building. On 17 April 2015, the Board agreed to the proposed amendments to designate an area for the proposed reclamation to the north of the Hong Kong International Airport as “OU” annotated “Airport” and two areas in the east and west of the proposed reclamation as “OU” annotated “Airport Service Area”. On 8 May 2015, the draft Chek Lap Kok OZP No. S/I-CLK/13, incorporating the amendments was exhibited for public inspection. After giving consideration to the 12,208 representations and 346 comments, the Board on 26 February 2016 decided not to propose any amendment to the draft OZP. The draft OZP was approved by the CE in C on 26 April 2016 and renumbered as S/I-CLK/14.



Chek Lap Kok OZP



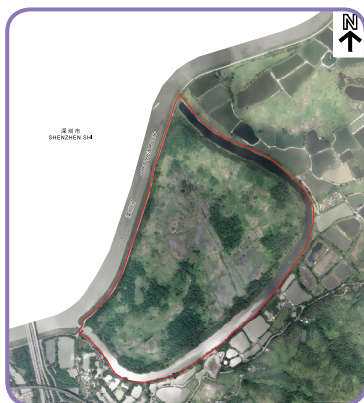
Proposed Reclamation Area

Innovation and Technology Park at the Lok Ma Chau Loop

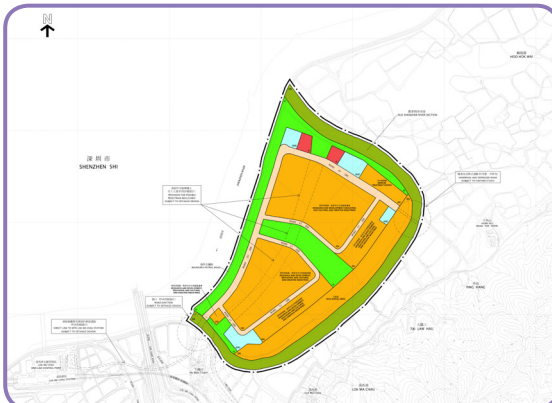
In June 2009, the Planning and Engineering Study on Development of LMCL (the LMCL Study) was commissioned to formulate a planning and development framework for the implementation of the LMCL development. According to the LMCL Study, development within the LMCL is subject to a maximum total GFA of 1.2 million m², which included floor area for three main uses, i.e. higher education, high-tech research and development/cultural and creative industries uses as well as other supporting uses and infrastructure. To support the LMCL development, supporting external and internal road links as well as GIC facilities were also proposed.

The Board was briefed on the refined Recommended Outline Development Plan (RODP) for the LMCL under the LMCL Study on 1 November 2013.

Taken into account the recommendations of the LMCL Study and the policy direction of 2017 Memorandum of Understanding signed by the Government of Hong Kong Special Administrative Region and the Shenzhen Municipal People's Government, an OZP was prepared to provide the statutory land use framework for the LMCL. On 9 June 2017, the draft LMCL OZP No. S/LMCL/1 was exhibited for public inspection.



Lok Ma Chau Loop



Approved Lok Ma Chau Loop OZP

After giving consideration to the eight representations and three comments, the Board on 17 November 2017 decided not to propose any amendment to the draft OZP. The draft OZP was approved by the CE in C on 30 January 2018 and was renumbered as S/LMCL/2.



Lok Ma Chau



Lok Ma Chau Loop

Part 3

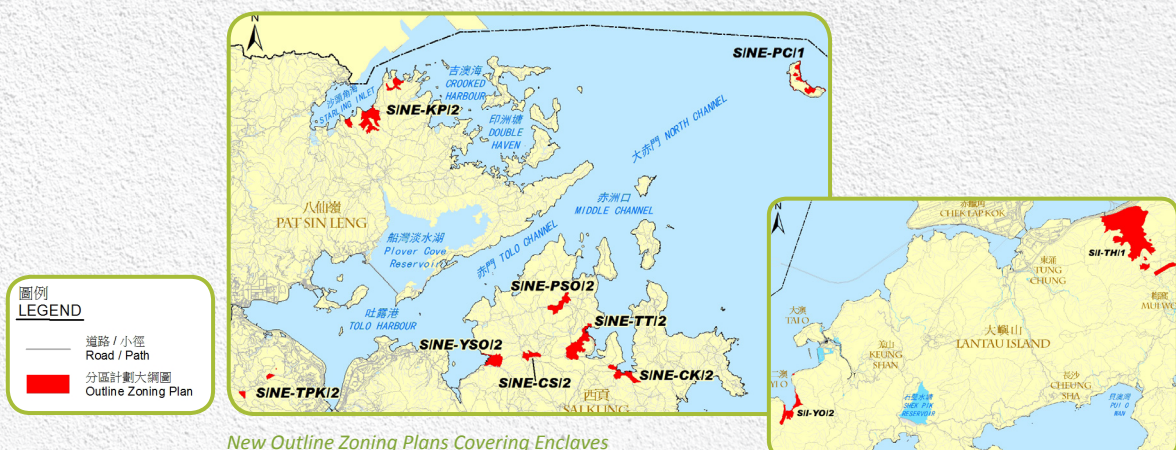
Other Major Work
of 2015-2017

Protecting the Countryside and Village Setting

To strike a balance between the need for socio-economic development and protection of the natural scenic and rural character of the countryside from uncontrolled development, the Board has continued the preparation of OZPs for the country park enclaves, areas of ecological, conservation and/or heritage importance.

Country Park Enclaves

There are 77 country park enclaves (enclaves) across the territory, of which 23 had been covered by OZPs before the Tai Long Sai Wan Incident in 2010. The Board completed the preparation of DPA Plans for enclaves in 2014, in which 22 DPA Plans covering 30 enclaves were gazetted. Since then, the Board had been taking steps to prepare OZPs to replace the DPA Plans*. Apart from the 11 OZPs published in 2014 or before, ten OZPs for the enclaves namely Chek Keng, Yung Shue O, Yi O, Pak Sha O and Pak Sha O Ha Yeung, Kuk Po, Fung Hang and Yung Shue Au, as well as Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung, Tai Po Kau, Cheung Sheung, Ping Chau and Tai Ho were gazetted from 2015 to 2017.

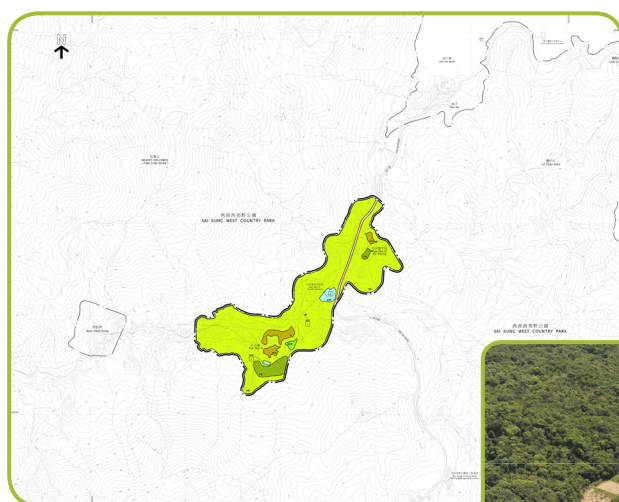


*Tai Long Sai Wan was already incorporated into the respective country park with effect from 30 December 2013.

The planning objectives of the statutory plans for the enclaves are to preserve their natural environment and rural setting whilst allowing for sustainable village development therein, in that a proper balance should be struck between conservation and social development needs. The conservation-led approach had been adopted in formulating the land use zonings of the OZPs, on which most of the land in the enclaves were protected by conservation zonings including “CA”, “CPA”, “Site of Special Scientific Interest” and “GB” zones. With the incremental approach for the designation of the “V” zones at suitable locations around the existing village clusters so as to avoid undesirable disturbances to the natural environment and to achieve a more orderly development pattern, efficient use of land and provision of infrastructure and services, village development would also be allowed in a sustainable manner in the enclaves.

Pak Sha O Outline Zoning Plan

Noting that Pak Sha O and Pak Sha O Ha Yeung are well-preserved outstanding vernacular Hakka villages, and that the heritage value of historic buildings partly lies in their original physical environment, any possible adverse impact on the village setting should be avoided. To this end, on the draft Pak Sha O OZP exhibited on 4 December 2015, the existing village clusters are zoned “V(1)” where new house development (New Territories Exempted House (NTEH) only) and any demolition of or any addition, alteration and/or modification to or replacement/redevelopment of an existing building would require planning permission from the Board. In view of the significant shortfall of land for Small House development, a “V” zone separated from the old villages was designated for village expansion. To avoid possible adverse visual impact to the village setting, after giving consideration to the 1,806 representations and 36 comments, the Board on 22 July 2016 decided to partially uphold 1,292 representations by amending the Notes of the OZP to the effect that any NTEH in the separated “V” zone would also require planning permission from the Board. The draft OZP was approved by the CE in C on 25 April 2017 and renumbered as S/NE-PSO/2.



Pak Sha O OZP



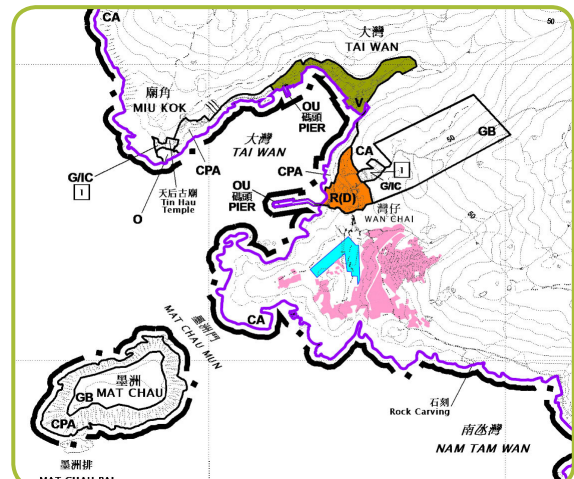
Existing Site Condition of Pak Sha O

Po Toi Islands Outline Zoning Plan

The planning framework for the Po Toi Islands is to protect the natural scenic character of the area from the uncontrolled developments and avoid disturbances to area with high ecological, landscape and geological values. In the preparation of various land use zones, consideration had been given to the natural environment, physical landform, existing land use pattern, demand for Small Houses and availability of infrastructure and local development opportunities. The draft Po Toi Islands OZP No. S/I-PTI/1 was exhibited for public inspection on 27 February 2015. After giving consideration to the 813 representations and 1,462 comments, the Board on 5 November 2015 decided to partially uphold 741 representations by reducing the area of the “Residential (Group D)” (“R(D)”) zone taking into account in-situ physical features, conservation value of trees and vegetation, compatibility with the surrounding land uses as well as the planning intention for the area. On 11 December 2015, the Board agreed to the proposed amendments to the draft OZP to rezone parts of the original “R(D)” zone to “CPA” and “GB” respectively.



Existing Condition of Po Toi (Tai Wan)



Proposed Rezoning from “R(D)” to “CPA” and “GB”

On 22 January 2016, the proposed amendments to the draft OZP were published for further representations. After giving consideration to the 148 further representations and the related representations and comments, the Board on 13 June 2016 decided not to uphold the further representations and agreed to amend the draft OZP by the proposed amendments. The draft OZP was approved by the CE in C on 30 August 2016 and renumbered as S/I-PTI/2.

Urban Renewal and Heritage Preservation

On urban renewal and heritage preservation, the Board considered two development scheme plans (DSPs) in Hung Hom and proposals regarding two historic buildings, namely the Central Market and the Carrick at Coombe Road. Based on the recommendations of the Kowloon City District Urban Renewal Forum Study, the URA had initiated a number of renewal projects in Hung Hom/To Kwa Wan area through holistic master planning including two DSPs.

Draft URA Chun Tin Street/Sung Chi Street DSP

The DSP with a total area of about 2,475 m² covers Chun Tin Street, a portion of Sung Chi Street and the adjoining pavement in Hok Yuen Street as well as a row of old and dilapidated tenement buildings bounded by Chun Tin Street, Hok Yuen Street and Sung Chi Street. The Development Scheme (DS) area was zoned “R(A)7” and subject to a maximum domestic and non-domestic gross floor area of 12,270 m² and 2,454 m² respectively as well as maximum building height of 120mPD. According to the notional scheme submitted by URA, one residential tower over a commercial podium with basement car park was proposed. It was estimated that about 310 flats would be provided.

On 28 October 2016, the draft URA Chun Tin Street/Sung Chi Street DSP No. S/K9/URA1/1 was exhibited for public inspection under section 5 of the Ordinance. After giving consideration to the 348 representations and eight comments, the Board on 4 August 2017 decided not to propose any amendment to meet the representations. The draft URA DSP was approved by the CE in C on 31 October 2017 and renumbered as S/K9/URA1/2.



Approved URA Chun Tin Street/Sung Chi Street DSP

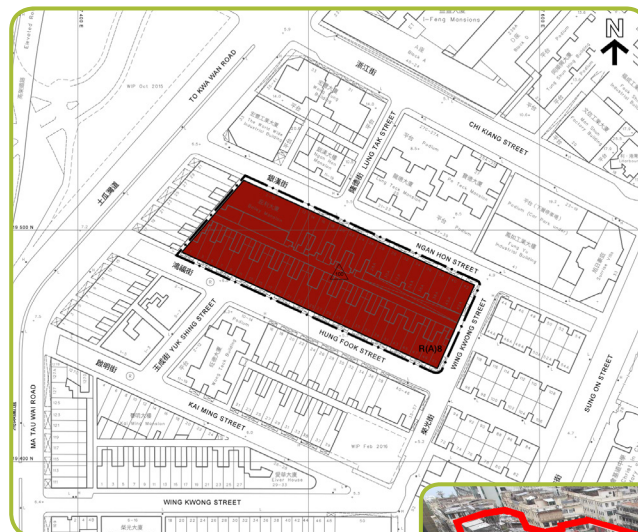


Existing Site Condition of Chun Tin Street/Sung Chi Street

Draft URA Hung Fook Street/Ngan Hon Street DSP

The DSP with a total area of about 4,951 m² covers tenement buildings bounded by Ngan Hon Street to the north, Wing Kwong Street to the east, Hung Fook Street to the south and a backlane of the adjacent buildings to the west. The DS area was zoned "Residential (Group A)8" and subject to a maximum plot ratio of 7.5 for a domestic building or 9.0 for a composite building as well as maximum building height of 100mPD. According to the notional scheme submitted by URA, three residential towers over two 3-storey commercial podia with basement communal car park were proposed. The car park would accommodate car parking spaces and loading/unloading bays ancillary to URA's redevelopment in the surrounding areas. It was estimated that about 750 flats would be provided.

On 28 October 2016, the draft URA Hung Fook Street/Ngan Hon Street DSP No. S/K9/URA2/1 was exhibited for public inspection under section 5 of the Ordinance. After giving consideration to the 123 representations and 38 comments, the Board on 2 June 2017 decided not to propose any amendment to meet the representations. The draft URA DSP was approved by the CE in C on 31 October 2017 and renumbered as S/K9/URA2/2.



Approved URA
Hung Fook Street/Ngan Hon Street DSP



Existing Site Condition of Hung Fook Street/Ngan Hon Street

Central Market

The Central Market, which is a Grade 3 historic building, falls within an area zoned “OU” annotated “Building with Historical and Architectural Interests Preserved for Commercial, Cultural and/or Community Uses” on the approved Central District OZP No. S/H4/16 and subject to a maximum building height of four storeys and a provision of public open space (POS) of not less than 1,000 m². New development or major works including any demolition of the façades and special architectural features of the building requires permission from the Board. The planning application (No. A/H4/94), submitted by URA proposing a “Minimal Intervention” approach for the restoration of the building, was approved with conditions on 18 March 2016 by the Board. The approval conditions related to the detailed design proposal for the new façade facing Des Voeux Road Central and the market stall preservation plan were subsequently agreed by the Board on 14 September 2016.



Existing Site Condition of Central Market

The Carrick at Coombe Road

The Carrick situated at 23 Coombe Road is a Grade 1 historic building, which is zoned “GB” on The Peak Area OZP. After considering the planning application (No. Y/H14/4) under section 12A of the Ordinance made by the owner of Carrick on 6 November 2015 to facilitate a non-in-situ land exchange for its preservation, the Board agreed to rezone a piece of government land opposite to 23 Coombe Road from “GB” to “Residential (Group C)6” with a plot ratio restriction of 0.5 and building height restriction of two storeys (including carports) and 260mPD mainly to reflect the existing development parameters of Carrick. On 29 April 2016, the draft The Peak Area OZP No. S/H14/12 incorporated with the corresponding amendments was exhibited for public inspection. After giving consideration to the 1,638 representations and 40 comments, the Board decided on 10 March 2017 not to propose any amendment to the draft OZP. The draft OZP was approved by the CE in C on 27 March 2018 and renumbered as S/H14/13.

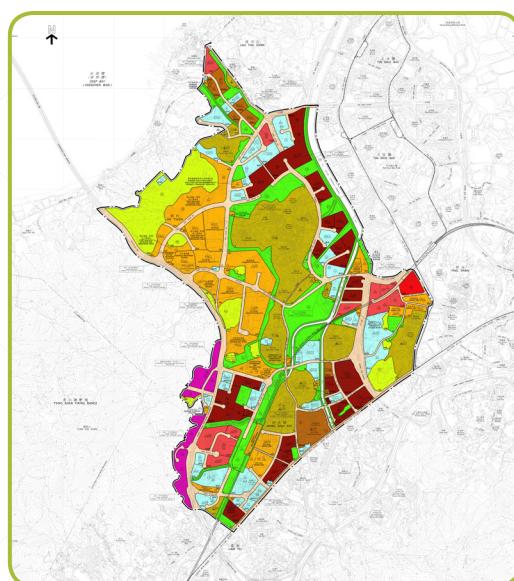


Existing Site Condition of the Carrick

Hung Shui Kiu New Development Area

HSK NDA will provide about 61,000 new flats to accommodate an additional population of about 176,000, and will produce about 150,000 new job opportunities, with the first population intake expected in 2024. The NDA is of territorial significance and it will be the main source of land supply to meet Hong Kong's long-term development needs. The HSK NDA Planning and Engineering Study (HSK NDA Study) was commissioned jointly by CEDD and PlanD with a view to formulating a planning and development framework for the implementation of the NDA. Three stages of public engagement were conducted from 2011 to 2015 and a Revised RODP was formulated under the HSK NDA Study. On 23 September 2016, the Board was briefed on the Revised RODP formulated for the HSK NDA.

A new OZP was prepared to take forward the recommendations of the HSK NDA Study. On 5 May 2017, the Board agreed that the OZP for HSK NDA was suitable for exhibition for public inspection under Section 5 of the Ordinance. On 26 May 2017, the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1 was exhibited. A total of 117 valid representations and 338 valid comments were received. The representations and comments were considered by the Board in January and February 2018.



Draft Hung Shui Kiu and Ha Tsuen OZP



Boundary of the Hung Shui Kiu and Ha Tsuen OZP

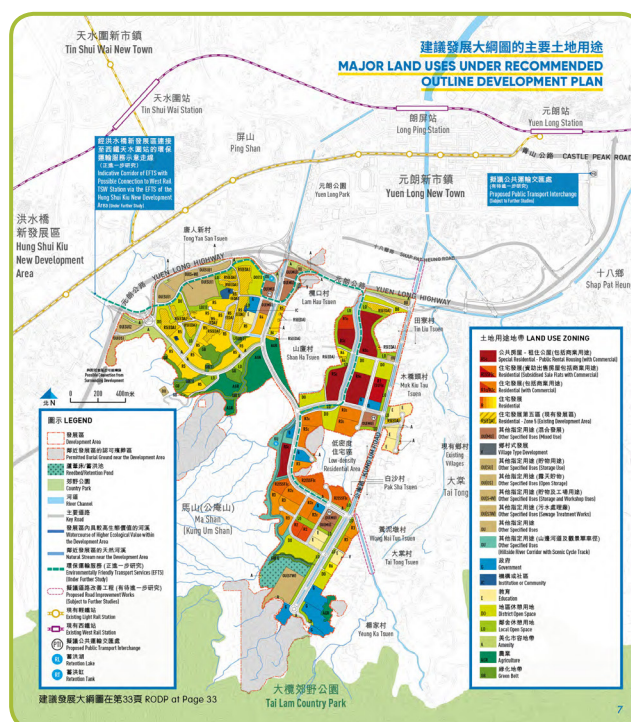
Housing Development in Yuen Long South

With the growing concern on the territorial housing demand, the 2013 Policy Address announced the review of the Yuen Long South (YLS) area, part of which was mainly used for industrial purposes or temporary storage, or deserted. As one of the major land development projects, the aim of the review was to transform the brownfield sites in YLS into a liveable and green community.

There are about 100 ha of land located to the immediate south of Yuen Long New Town, which have been zoned "Undetermined" ("U") on the prevailing Tong Yan San Tsuen OZP pending further detailed studies on the appropriate long-term land use. The "U" zone is mainly occupied by brownfield operations. In November 2012, PlanD and CEDD jointly commissioned the Planning and Engineering Study for Housing Sites in YLS – Investigation (the YLS Study) to examine the development potential of the degraded brownfield land in YLS, including the "U" zone, for housing purpose and other uses with supporting infrastructure and community facilities, and to improve the existing environment.



Planning and Engineering Study for Housing Sites in Yuen Long South



Major Land Uses Under Recommended Outline Development Plan

The Board was briefed on the Draft RODP on 29 January 2016 as part of the Stage 3 Community Engagement (CE3) of the YLS Study. Members provided views on the traffic impact to be generated, the planning and urban design aspects including the open space/green space system, the adequacy of land reserved for storage and workshop uses, integration of proposed developments and existing villages, etc. Taking into account the public comments received in CE3 and the recommendations from various technical assessments, the draft RODP had been revised and finalised for formulation of the RODP. The finalised RODP was submitted to the Board for consideration on 1 September 2017. Due to the urgent need for provision of housing land, the statutory plan making process would start in parallel pending the finalization of the relevant studies, noting that changes could be made when the findings of the relevant studies became available. The draft OZP would be prepared based on the recommendations of the RODP and would be submitted to the Board for consideration after completion of the Study.

Town Planning Board Guidelines

The Board promulgated two revised sets of Town Planning Board Guidelines in 2015 to 2017. The sets of guidelines in force in 2017 remains as 32.

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. 30B)

The revised set of Guidelines (TPB PG-No. 30B) was promulgated on 18 December 2015 in conjunction with the launch of the Electronic Planning Submission System. A new statement advising that e-forms, which are available on the Board's website, could be used to submit planning applications under the Ordinance has been added to the revised guidelines.

Revised Town Planning Board Guidelines on Designation of "Comprehensive Development Area" ("CDA") Zones and Monitoring the Progress of "CDA" Developments (TPB PG-No. 17A)

The revised set of Guidelines (TPB PG-No. 17A) was promulgated on 1 April 2016 to take on board the decisions of the two Planning Committees on the review cycle of "CDA" sites in order to streamline the workflow and assign higher priority to other more imminent planning work. The revised set of Guidelines has specified that after the first review of each "CDA" site conducted at the end of the third year since its designation, subsequent reviews will be carried out biennially, instead of annually under the existing mechanism.

Amendments to Master Schedule of Notes to Statutory Plans (MSN), Definition of Terms used in Statutory Plans (DoT) and Broad Use Terms (BUT)

On 16 June 2017, the Board agreed and promulgated the revised MSN, DoT and BUT, which included (i) incorporation of 'Arts Studio (excluding those involving direct provision of services or goods)' in the MSN as an always permitted use in the "Industrial" zone, and Schedule II of the "OU" annotated "Business" and "Residential (Group E)" zones; (ii) revision to the DoT and BUT of 'Public Utility Installation' ('PUI') and DoT of 'Sewage Treatment/Screening Plant' to include small-scale sewage treatment/screening plants provided by the Government with a treatment capacity of less than 5 000 m³ per day as 'PUI'; (iii) addition of a new term, 'Technology-based Crop and Aquaculture Production (excluding those involving direct provision of customer services or goods)' which can be regarded as 'Non-polluting Industrial Use', to the DoT to allow for emerging uses such as hydroponics and aquaculture in industrial and industrial-office buildings; (iv) revision to the BUT of 'Government Use' and 'Office' so that government offices in commercial buildings would be considered as 'Office'; and (v) other minor/technical amendments, including that related to the DoT of 'Cooked Food Centre'.

Electronic Planning Application Submission System (EPASS)

To allow for electronic submission of planning applications and review, the EPASS was set up and rolled out on 18 December 2015. It provides an additional channel for the public to submit applications for amendment of plan under section 12A, planning permission under section 16, amendment to permission under section 16A as well as review under section 17 of the Ordinance in electronic format. To facilitate the implementation of EPASS, a new set of guidance notes providing information on the requirements and procedures for making electronic submission (e-submission), and new electronic application forms (e-forms), which were similar to the set of application forms for paper-based submission, have been prepared and endorsed by the Board for use. The guidance notes and e-forms are available on the Board's website.

網上提交表格／文件服務
On-line Submission Services

已傳送到您電郵地址的識別碼有效期為一天。如果需要新的識別碼，請點擊在「網上提交表格／文件服務」版面上的「重新設定識別碼」按鈕。

The identification code, which has been sent to your e-mail address, will remain valid for one day. Should a new identification code be required, please click the 'Re-generate identification code' button on the 'On-line Submission Services'.

請輸入您的識別碼，並提交您的文件。
Please enter your identification code and submit your file:

請輸入識別碼 Please enter the identification code	(必須資料 Mandatory information)
需要提交的表格／文件 Submission of Planning/Review Application or Further Information	選擇文件 Select document (必須資料 Mandatory information)

系統處理申請時，請勿關閉瀏覽器。提交成功後，將顯示一個確認畫面。此外一封確認電子郵件將被發送到您提供的電郵地址。相反，提交可能不成功。

Please do not close the browser when the e-submission is being processed by the system. If the submission is successful, an acknowledgement page will be shown and a confirmation email will be sent to your email address. Otherwise, the submission may not be successful.

重新設定識別碼 Re-generate identification code 更改聯繫資料 Change contact information 結束及提交 End and Submit

Appendix I

List of New Statutory Plans Published in 2015 to 2017

NAME OF PLAN	PLAN NO.	EXHIBITION DATE
METRO AREA		
Urban Renewal Authority Chun Tin Street/Sung Chi Street Development Scheme Plan	S/K9/URA1/1	28/10/16
Urban Renewal Authority Hung Fook Street/Ngan Hon Street Development Scheme Plan	S/K9/URA2/1	28/10/16
NEW TOWN AND RURAL AREAS		
Po Toi Islands Outline Zoning Plan	S/I-PTI/1	27/02/15
Chek Keng Outline Zoning Plan	S/NE-CK/1	24/04/15
Yung Shue O Outline Zoning Plan	S/NE-YSO/1	24/04/15
Tung Chung Valley Development Permission Area Plan	DPA/1-TCV/1	21/08/15
Yi O Outline Zoning Plan	S/I-YO/1	13/11/15
Pak Sha O Outline Zoning Plan	S/NE-PSO/1	04/12/15
Tung Chung Extension Area Outline Zoning Plan	S/I-TCE/1	08/01/16
Tung Chung Valley Outline Zoning Plan	S/I-TCV/1	08/01/16
Kuk Po, Fung Hang and Yung Shue Au Outline Zoning Plan	S/NE-KP/1	19/02/16
Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Outline Zoning Plan	S/NE-TT/1	19/08/16
Chuen Lung and Ha Fa Shan Outline Zoning Plan	S/TW-CLHFS/1	09/12/16
Cheung Sheung Outline Zoning Plan	S/NE-CS/1	10/02/17
Tai Po Kau Outline Zoning Plan	S/NE-TPK/1	10/02/17
Ping Chau Outline Zoning Plan	S/NE-PC/1	24/03/17
Tai Ho Outline Zoning Plan	S/I-TH/1	24/03/17
Hung Shui Kiu and Ha Tsuen Outline Zoning Plan	S/HSK/1	26/05/17
Lok Ma Chau Loop Outline Zoning Plan	S/LMCL/1	09/06/17

TOTAL NO. OF NEW STATUTORY PLANS :

6 (2015)

7 (2016)

6 (2017)

A List of Statutory Plans as at 31 December 2017

Approved Outline Zoning Plans

NAME OF PLAN	PLAN NO.	APPROVAL DATE
METRO AREA		
Sai Ying Pun & Sheung Wan	S/H3/31	05/12/17
Central District	S/H4/16	01/11/16
Wong Nai Chung	S/H7/19	16/08/16
North Point	S/H8/26	15/08/17
Shau Kei Wan	S/H9/18	31/03/15
Mid-Levels West	S/H11/15	02/03/10
Mid-Levels East	S/H12/12	06/07/10
Jardine's Lookout & Wong Nai Chung Gap	S/H13/12	02/10/07
Shouson Hill & Repulse Bay	S/H17/13	05/11/13
Tai Tam & Shek O	S/H18/10	06/05/08
Stanley	S/H19/12	01/12/15
Chai Wan	S/H20/23	05/09/17
Quarry Bay	S/H21/28	06/07/10
Wan Chai North	S/H25/4	18/02/14
Tsim Sha Tsui	S/K1/28	03/12/13
Shek Kip Mei	S/K4/29	21/07/15
Cheung Sha Wan	S/K5/37	06/12/16
Ho Man Tin	S/K7/24	08/09/15
Wang Tau Hom & Tung Tau	S/K8/21	04/10/11
Hung Hom	S/K9/26	31/10/17
Ma Tau Kok	S/K10/22	05/04/16
Tsz Wan Shan, Diamond Hill & San Po Kong	S/K11/29	06/12/16
Ngau Chi Wan	S/K12/16	02/11/04
Kwun Tong (Nouth)	S/K14N/15	05/01/16
Cha Kwo Ling, Yau Tong, Lei Yue Mun	S/K15/25	11/04/17

NAME OF PLAN	PLAN NO.	APPROVAL DATE
Lai Chi Kok	S/K16/16	08/10/13
Kowloon Tong	S/K18/21	05/12/17
South West Kowloon	S/K20/30	23/09/14
Stonecutters Island	S/SC/10	05/07/11
Tsuen Wan	S/TW/33	11/04/17
Tsuen Wan West	S/TWW/19	04/12/12
Tsing Yi	S/TY/28	07/02/17
NEW TOWN AND RURAL AREAS		
Fanling North	S/FLN/2	16/06/15
Fanling / Sheung Shui	S/FSS/22	03/01/17
Cheung Chau	S/I-CC/7	06/01/15
Chek Lap Kok	S/I-CLK/14	26/04/16
Discovery Bay	S/I-DB/4	01/02/05
Lamma Island	S/I-LI/11	06/01/15
Luk Wu and Keung Shan	S/I-LWKS/2	08/09/15
Mui Wo Fringe	S/I-MWF/10	02/09/14
Ma Wan	S/I-MWI/14	02/06/09
North-East Lantau	S/I-NEL/12	08/11/05
Ngong Ping	S/I-NP/6	12/09/06
Peng Chau	S/I-PC/12	03/12/13
Po Toi Islands	S/I-PTI/2	30/08/16
Shek Kwu Chau	S/I-SKC/2	13/03/12
Tung Chung Extension Area	S/I-TCE/2	07/02/17
Tung Chung Town Centre Area	S/I-TCTC/22	07/02/17
Tung Chung Valley	S/I-TCV/2	07/02/17
Tai O Fringe	S/I-TOF/2	23/09/14

NAME OF PLAN	PLAN NO.	APPROVAL DATE
Tai O Town Centre	S/I-TOTC/2	21/07/15
Yi O	S/I-YO/2	14/03/17
Kwu Tung North	S/KTN/2	16/06/15
Ma On Shan	S/MOS/22	05/01/16
Chek Keng	S/NE-CK/2	02/02/16
Fu Tei Au & Sha Ling	S/NE-FTA/16	05/12/17
Hoi Ha	S/NE-HH/2	03/02/15
Hung Lung Hang	S/NE-HLH/11	05/12/17
Hok Tau	S/NE-HT/5	17/10/06
Kau Lung Hang	S/NE-KLH/11	17/10/06
Ko Lau Wan	S/NE-KLW/2	21/07/15
Kuk Po, Fung Hang and Yung Shue Au	S/NE-KP/2	03/01/17
Lai Chi Wo, Siu Tan and Sam A Tsuen	S/NE-LCW/2	02/02/16
Luk Keng & Wo Hang	S/NE-LK/11	17/10/06
Lin Ma Hang	S/NE-LMH/2	03/06/14
Lam Tsuen	S/NE-LT/11	31/10/06
Lung Yeuk Tau & Kwan Tei South	S/NE-LYT/17	02/02/16
Man Kam To	S/NE-MKT/4	05/12/17
Ma Tso Lung and Hoo Hok Wai	S/NE-MTL/3	16/06/15
Man Uk Pin	S/NE-MUP/11	17/10/06
Ping Kong	S/NE-PK/11	17/10/06
Pak Sha O	S/NE-PSO/2	25/04/17
Sham Chung	S/NE-SC/3	30/11/10
So Lo Pun	S/NE-SLP/2	03/02/15
Sha Lo Tung	S/NE-SLT/4	01/02/05
Shap Sz Heung	S/NE-SSH/11	06/10/15
Sha Tau Kok	S/NE-STK/2	03/06/14

NAME OF PLAN	PLAN NO.	APPROVAL DATE
Ting Kok	S/NE-TK/19	27/10/15
Ping Che & Ta Kwu Ling	S/NE-TKL/14	02/02/10
Ta Kwu Ling North	S/NE-TKLN/2	03/05/16
To Kwa Peng and Pak Tam Au	S/NE-TKP/2	23/06/15
Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung	S/NE-TT/2	15/08/17
Wo Keng Shan	S/NE-WKS/10	06/10/09
Wu Kau Tang	S/NE-WKT/6	02/11/04
Yung Shue O	S/NE-YSO/2	02/02/16
Yim Tin Tsai and Ma Shi Chau	S/NE-YTT/2	21/07/15
Pak Shek Kok (East)	S/PSK/13	02/12/14
Clear Water Bay Peninsula North	S/SK-CWBN/6	03/12/13
Clear Water Bay Peninsula South	S/SK-CWBS/2	30/05/06
Ho Chung	S/SK-HC/11	11/03/14
Hebe Haven	S/SK-HH/6	14/03/06
Pak Kong & Sha Kok Mei	S/SK-PK/11	17/10/06
Pak Lap	S/SK-PL/2	03/02/15
Sai Kung Town	S/SK-SKT/6	04/06/13
Tung A and Pak A	S/SK-TA/2	02/06/15
Tseng Lan Shue	S/SK-TLS/8	14/03/06
Tai Long Wan	S/SK-TLW/5	07/02/06
Tai Mong Tsai & Tsam Chuk Wan	S/SK-TMT/4	11/03/08
Kwun Yam Shan & Fa Sam Hang	S/ST-KYS/11	17/10/06
Mau Ping	S/ST-MP/2	08/09/15
So Kwun Wat	S/TM-SKW/13	01/12/15
Tin Fu Tsai	S/TM-TFT/2	04/11/14
Yuen Long	S/YL/23	18/10/16
Kam Tin North	S/YL-KTN/9	02/12/14

NAME OF PLAN	PLAN NO.	APPROVAL DATE
Mai Po & Fairview Park	S/YL-MP/6	01/02/05
Nam Sang Wai	S/YL-NSW/8	17/10/06
Ngau Tam Mei	S/YL-NTM/12	05/12/06
Pat Heung	S/YL-PH/11	17/10/06
Sheung Pak Nai & Ha Pak Nai	S/YL-PN/9	17/10/06
Shek Kong	S/YL-SK/9	17/10/06
San Tin	S/YL-ST/8	05/12/06
Tai Tong	S/YL-TT/16	13/03/12

Draft Outline Zoning Plans

NAME OF PLAN	PLAN NO.	EXHIBITION DATE
METRO AREA		
Kennedy Town & Mount Davis	S/H1/20	11/03/16
Wan Chai	S/H5/27	03/08/12
Causeway Bay	S/H6/15	17/09/10
Pok Fu Lam	S/H10/16	15/09/17
The Peak Area	S/H14/12	29/04/16
Aberdeen & Ap Lei Chau	S/H15/32	15/09/17
Central District (Extension)	S/H24/8	15/02/13
Yau Ma Tei	S/K2/22	16/05/14
Mong Kok	S/K3/30	31/05/13
Ngau Tau Kok & Kowloon Bay	S/K13/29	13/04/17
Kwun Tong (South)	S/K14S/21	03/11/17
Kai Tak	S/K22/5	17/02/17
Kwai Chung	S/KC/28	13/06/14

NAME OF PLAN	PLAN NO.	EXHIBITION DATE
NEW TOWN AND RURAL AREAS		
Hung Shui Kiu and Ha Tsuen	S/HSK/1	26/05/17
Tai Ho	S/I-TH/1	24/03/17
Lok Ma Chau Loop	S/LMCL/1	09/06/17
Cheung Sheung	S/NE-CS/1	10/02/17
Kwu Tung South	S/NE-KTS/15	24/03/17
Ping Chau	S/NE-PC/1	24/03/17
Tai Po Kau	S/NE-TPK/1	10/02/17
South Lantau Coast	S/SLC/20	02/06/17
Sha Tin	S/ST/33	13/01/17
Tseung Kwan O	S/TKO/25	11/08/17
Tuen Mun	S/TM/34	03/11/17
Lam Tei and Yick Yuen	S/TM-LTY/9	26/05/17
Tai Po	S/TP/27	04/08/17
Tin Shui Wai	S/TSW/13	26/05/17
Chuen Lung and Ha Fa Shan	S/TW-CLHFS/1	09/12/16
Ha Tsuen Fringe	S/YL-HTF/11	26/05/17
Kam Tin South	S/YL-KTS/14	03/11/17
Lau Fau Shan & Tsim Bei Tsui	S/YL-LFS/8	26/05/17
Ping Shan	S/YL-PS/17	26/05/17
Tong Yan San Tsuen	S/YL-TYST/11	29/09/17
TOTAL NO. OF OUTLINE ZONING PLANS (OZPs) :		145

Approved Land Development Corporation Development Scheme Plans

NAME OF PLAN	PLAN NO.	APPROVAL DATE
Peel Street / Graham Street	S/H3/LDC4/2	09/11/99
Wan Chai Road / Tai Yuen Street	S/H5/LDC1/2	24/09/96
Lee Tung Street & McGregor Street	S/H5/LDC2/2	22/06/99
Johnston Road	S/H5/LDC3/2	14/09/99

TOTAL NO. OF APPROVED LAND DEVELOPMENT CORPORATION DEVELOPMENT SCHEME PLANS (LDC DSPs) :	4
---	----------

Approved Urban Renewal Authority Development Scheme Plans

NAME OF PLAN	PLAN NO.	APPROVAL DATE
Staunton Street / Wing Lee Street	S/H3/URA1/4	08/05/12
Yu Lok Lane / Centre Street	S/H3/URA2/2	27/03/07
Mallory Street / Burrows Street	S/H5/URA1/2	30/05/06
Stone Nullah Lane / Hing Wan Street / King Sing Street	S/H5/URA2/2	02/10/07
Anchor Street / Fuk Tsun Street	S/K3/URA1/2	30/06/09
Prince Edward Road West / Yuen Ngai Street	S/K3/URA2/2	02/02/10
Shanghai Street / Argyle Street	S/K3/URA3/2	02/02/10
Lai Chi Kok Road / Kweilin Street and Yee Kuk Street	S/K5/URA1/2	20/06/06
Hai Tan Street / Kweilin Street and Pei Ho Street	S/K5/URA2/2	03/06/08
Chun Tin Street / Sung Chi Street	S/K9/URA1/2	31/10/17
Hung Fook Street / Ngan Hon Street	S/K9/URA2/2	31/10/17
Kwun Tong Town Centre - Main Site	S/K14S/URA1/2	15/07/08
Kwun Tong Town Centre - Yuet Wah Street Site	S/K14S/URA2/2	15/07/08

TOTAL NO. OF APPROVED URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLANS (URA DSPs) :	13
--	-----------

Approved Development Plan

NAME OF PLAN	PLAN NO.	APPROVAL DATE
West Kowloon Cultural District	S/K20/WKCD/2	08/01/13

TOTAL NO. OF APPROVED DEVELOPMENT PLAN (DP) :

1

Plans Exhibited in 2015 to 2017 under the Town Planning Ordinance

Plans exhibited under section 5 or 7 of the Town Planning Ordinance

Outline Zoning Plans

NAME OF PLAN	PLAN NO.	EXHIBITION DATE
Ting Kok	S/NE-TK/18	09/01/15
Tseung Kwan O	S/TKO/21	27/02/15
Po Toi Islands	S/I-PTI/1	27/02/15
So Kwun Wat	S/TM-SKW/12	13/03/15
Stanley	S/H19/11	20/03/15
Ma On Shan	S/MOS/21	27/03/15
Sha Tin	S/ST/31	17/04/15
Chek Keng	S/NE-CK/1	24/04/15
Yung Shue O	S/NE-YSO/1	24/04/15
Chek Lap Kok	S/I-CLK/13	08/05/15
Ma Tau Kok	S/K10/21	15/05/15
Lung Yeuk Tau & Kwan Tei South	S/NE-LYT/16	29/05/15
Kam Tin South	S/YL-KTS/12	29/05/15
Kwun Tong (North)	S/K14N/14	26/06/15
Tsing Yi	S/TY/27	07/08/15
Wong Nai Chung	S/H7/18	30/10/15
Yi O	S/I-YO/1	13/11/15
Pak Sha O	S/NE-PSO/1	04/12/15
Central District	S/H4/15	11/12/15
Yuen Long	S/YL/22	11/12/15

NAME OF PLAN	PLAN NO.	EXHIBITION DATE
Aberdeen & Ap Lei Chau	S/H15/30	24/12/15
Tung Chung Extension Area	S/I-TCE/1	08/01/16
Tung Chung Town Centre Area	S/I-TCTC/21	08/01/16
Tung Chung Valley	S/I-TCV/1	08/01/16
Fanling / Sheung Shui	S/FSS/21	29/01/16
Kuk Po, Fung Hang and Yung Shue Au	S/NE-KP/1	19/02/16
Kennedy Town & Mount Davis	S/H1/20	11/03/16
Cheung Sha Wan	S/K5/36	11/03/16
Tsz Wan Shan, Diamond Hill & San Po Kong	S/K11/28	24/03/16
The Peak Area	S/H14/12	29/04/16
Tsuen Wan	S/TW/32	13/05/16
Cha Kwo Ling, Yau Tong, Lei Yue Mun	S/K15/24	24/06/16
Tseung Kwan O	S/TKO/23	24/06/16
North Point	S/H8/25	05/08/16
Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung	S/NE-TT/1	19/08/16
Sai Ying Pun & Sheung Wan	S/H3/30	21/10/16
Hung Hom	S/K9/25	28/10/16
Chai Wan	S/H20/22	18/11/16
Chuen Lung and Ha Fa Shan	S/TW-CLHFS/1	09/12/16
Kowloon Tong	S/K18/20	13/01/17
Sha Tin	S/ST/33	13/01/17
Cheung Sheung	S/NE-CS/1	10/02/17
Tai Po Kau	S/NE-TPK/1	10/02/17
Kai Tak	S/K22/5	17/02/17
Tai Ho	S/I-TH/1	24/03/17
Kwu Tung South	S/NE-KTS/15	24/03/17
Ping Chau	S/NE-PC/1	24/03/17
Fu Tei Au & Sha Ling	S/NE-FTA/15	07/04/17

NAME OF PLAN	PLAN NO.	EXHIBITION DATE
Hung Lung Hang	S/NE-HLH/10	07/04/17
Man Kam To	S/NE-MKT/3	07/04/17
Ngau Tau Kok and Kowloon Bay	S/K13/29	13/04/17
Hung Shui Kiu and Ha Tsuen	S/HSK/1	26/05/17
Lam Tei and Yick Yuen	S/TM-LTTY/9	26/05/17
Tin Shui Wai	S/TSW/13	26/05/17
Ha Tsuen Fringe	S/YL-HTF/11	26/05/17
Lau Fau Shan & Tsim Bei Tsui	S/YL-LFS/8	26/05/17
Ping Shan	S/YL-PS/17	26/05/17
South Lantau Coast	S/SLC/20	02/06/17
Lok Ma Chau Loop	S/LMCL/1	09/06/17
Tai Po	S/TP/27	04/08/17
Tseung Kwan O	S/TKO/25	11/08/17
Pok Fu Lam	S/H10/16	15/09/17
Aberdeen & Ap Lei Chau	S/H15/32	15/09/17
Tong Yan San Tsuen	S/YL-TYST/11	29/09/17
Kwun Tong (South)	S/K14S/21	03/11/17
Tuen Mun	S/TM/34	03/11/17
Kam Tin South	S/YL-KTS/14	03/11/17

Development Permission Area Plan

NAME OF PLAN	PLAN NO.	EXHIBITION DATE
Tung Chung Valley	DPA1-TCV/1	21/08/15

Urban Renewal Authority Development Scheme Plans

NAME OF PLAN	PLAN NO.	EXHIBITION DATE
Chun Tin Street / Sung Chi Street	S/K9/URA1/1	28/10/2016
Hung Fook Street / Ngan Hon Street	S/K9/URA2/1	28/10/2016

TOTAL NO. OF OZPs, DPA PLAN AND URA DSPs :	22 (2015)
	20 (2016)
	28 (2017)

Notification of Proposed Amendment(s) to Plans under section 6C of the Town Planning Ordinance

Outline Zoning Plans

NAME OF PLAN	PLAN NO.	EXHIBITION DATE
Tai O Town Centre	R/S/I-TOTC/1-A1	13/02/15
Tai Po	R/S/TP/25-A1	13/03/15
Lai Chi Wo, Siu Tan and Sam A Tsuen	R/S/NE-LCW/1-A1	05/06/15
Kwai Chung	R/S/KC/26-A1	24/07/15
Po Toi Islands	R/S/I-PTI/1-A1	22/01/16
Tsing Yi	R/S/TY/27-A1	22/07/16
Yi O	R/S/I-YO/1-A1	02/09/16
Pak Sha O	R/S/NE-PSO/1*	09/09/16
Kennedy Town and Mount Davis	R/S/H1/20-A1	26/05/17
Sai Ying Pun and Sheung Wan	R/S/H3/30-A1	12/05/17
Sha Tin	R/S/ST/33-A1	13/10/17

* Amendments to Notes & ES only

TOTAL NO. OF PROPOSED AMENDMENT PLANS :	4 (2015)
	4 (2016)
	3 (2017)

Plans submitted to the Chief Executive in Council in 2015 to 2017

Approved under section 9(1)(a) of the Town Planning Ordinance

Outline Zoning Plans

NAME OF PLAN	PLAN NO.	APPROVAL DATE
Kowloon Tong	S/K18/19	06/01/15
Cheung Chau	S/I-CC/7	06/01/15
Lamma Island	S/I-LI/11	06/01/15
Pak Lap	S/SK-PL/2	03/02/15
Hoi Ha	S/NE-HH/2	03/02/15
So Lo Pun	S/NE-SLP/2	03/02/15
Tuen Mun	S/TM/33	10/02/15
Shau Kei Wan	S/H9/18	31/03/15
Tsz Wan Shan, Diamond Hill & San Po Kong	S/K11/27	31/03/15
Tung Chung Town Centre Area	S/I-TCTC/20	31/03/15
Tsing Yi	S/TY/26	21/04/15
Tung A and Pak A	S/SK-TA/2	02/06/15
Ping Shan	S/YL-PS/16	02/06/15
Fanling North	S/FLN/2	16/06/15
Fanling / Sheung Shui	S/FSS/20	16/06/15
Kwu Tung North	S/KTN/2	16/06/15
Fu Tei Au & Sha Ling	S/NE-FTA/14	16/06/15
Hung Lung Hang	S/NE-HLH/9	16/06/15
Ma Tso Lung and Hoo Hok Wai	S/NE-MTL/3	16/06/15
To Kwa Peng and Pak Tam Au	S/NE-TKP/2	23/06/15
Shek Kip Mei	S/K4/29	21/07/15
Kwun Tong (South)	S/K14S/20	21/07/15
Tai O Town Centre	S/I-TOTC/2	21/07/15
Ko Lau Wan	S/NE-KLW/2	21/07/15

NAME OF PLAN	PLAN NO.	APPROVAL DATE
Yim Tin Tsai and Ma Shi Chau	S/NE-YTT/2	21/07/15
Ho Man Tin	S/K7/24	08/09/15
Luk Wu and Keung Shan	S/I-LWKS/2	08/09/15
Mau Ping	S/ST-MP/2	08/09/15
Lam Tei and Yick Yuen	S/TM-LTTY/8	08/09/15
Tai Po	S/TP/26	08/09/15
Shap Sz Heung	S/NE-SSH/11	06/10/15
Cha Kwo Ling, Yau Tong, Lei Yue Mun	S/K15/23	27/10/15
Ting Kok	S/NE-TK/19	27/10/15
Stanley	S/H19/12	01/12/15
Sha Tin	S/ST/32	01/12/15
Tseung Kwan O	S/TKO/22	01/12/15
So Kwun Wat	S/TM-SKW/13	01/12/15
Kwun Tong (Nouth)	S/K14N/15	05/01/16
Ma On Shan	S/MOS/22	05/01/16
Chek Keng	S/NE-CK/2	02/02/16
Lai Chi Wo, Siu Tan and Sam A Tsuen	S/NE-LCW/2	02/02/16
Lung Yeuk Tau & Kwan Tei South	S/NE-LYT/17	02/02/16
Yung Shue O	S/NE-YSO/2	02/02/16
Ma Tau Kok	S/K10/22	05/04/16
Chek Lap Kok	S/I-CLK/14	26/04/16
Ta Kwu Ling North	S/NE-TKLN/2	03/05/16
Wong Nai Chung	S/H7/19	16/08/16
Po Toi Islands	S/I-PTI/2	30/08/16
Kam Tin South	S/YL-KTS/13	30/08/16
Yuen Long	S/YL/23	18/10/16
Central District	S/H4/16	01/11/16
Cheung Sha Wan	S/K5/37	06/12/16

NAME OF PLAN	PLAN NO.	APPROVAL DATE
Tsz Wan Shan, Diamond Hill & San Po Kong	S/K11/29	06/12/16
Fanling / Sheung Shui	S/FSS/22	03/01/17
Aberdeen and Ap Lei Chau	S/H15/31	03/01/17
Kuk Po, Fung Hang & Yung Shue Au	S/NE-KP/2	03/01/17
Tung Chung Extension Area	S/I-TCE/2	07/02/17
Tung Chung Town Centre Area	S/I-TCTC/22	07/02/17
Tung Chung Valley	S/I-TCV/2	07/02/17
Tsing Yi	S/TY/28	07/02/17
Yi O	S/I-YO/2	14/03/17
Tseung Kwan O	S/TKO/24	14/03/17
Cha Kwo Ling, Yau Tong, Lei Yue Mun	S/K15/25	11/04/17
Tsuen Wan	S/TW/33	11/04/17
Pak Sha O	S/NE-PSO/2	25/04/17
North Point	S/H8/26	15/08/17
Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung	S/NE-TT/2	15/08/17
Chai Wan	S/H20/23	05/09/17
Hung Hom	S/K9/26	31/10/17
Sai Ying Pun & Sheung Wan	S/H3/31	05/12/17
Kowloon Tong	S/K18/21	05/12/17
Fu Tei Au & Sha Ling	S/NE-FTA/16	05/12/17
Hung Lung Hang	S/NE-HLH/11	05/12/17
Man Kam To	S/NE-MKT/4	05/12/17

Development Permission Area Plans

NAME OF PLAN	PLAN NO.	APPROVAL DATE
Tai Ho	DPA/I-TH/2	24/02/15
Cheung Sheung	DPA/NE-CS/2	24/02/15
Ping Chau	DPA/NE-PC/2	24/02/15
Tai Po Kau	DPA/NE-TPK/2	24/02/15

Approved Urban Renewal Authority Development Scheme Plans

NAME OF PLAN	PLAN NO.	APPROVAL DATE
Chun Tin Street/Sung Chi Street	S/K9/URA2/2	31/10/17
Hung Fook Street/Ngan Hon Street	S/K9/URA1/2	31/10/17

TOTAL NO. OF OZPs, DPA PLANS AND URA DSPs APPROVED :	41 (2015)
	16 (2016)
	23 (2017)

Referred for Amendment under section 12(1)(b)(ii) of the Town Planning Ordinance

Outline Zoning Plans

NAME OF PLAN	PLAN NO.	DATE OF REFERENCE
Sha Tin	S/ST/30	06/01/15
Ma On Shan	S/MOS/20	03/02/15
Chek Lap Kok	S/I-CLK/12	24/02/15
Hebe Haven	S/SK-HH/6	31/03/15
Cheung Sha Wan	S/K5/35	02/06/15
Tsing Yi	S/TY/26	23/06/15
Wong Nai Chung	S/H7/17	21/07/15
Tung Chung Town Centre Area	S/I-TCTC/20	21/07/15
Fanling / Sheung Shui	S/FSS/20	08/09/15
Yuen Long	S/YL/21	08/09/15
Hung Hom	S/K9/24	06/10/15
Tsz Wan Shan, Diamond Hill & San Po Kong	S/K11/27	01/12/15
Tsuen Wan	S/TW/31	02/02/16
Cha Kwo Ling, Yau Tong, Lei Yue Mun	S/K15/23	05/04/16
Tseung Kwan O	S/TKO/22	05/04/16
Lam Tei and Yick Yuen	S/TM-LITYY/8	26/04/16
Kowloon Tong	S/K18/19	05/07/16

NAME OF PLAN	PLAN NO.	DATE OF REFERENCE
Kwu Tung South	S/NE-KTS/14	16/08/16
Sai Ying Pun & Sheung Wan	S/H3/29	30/08/16
Kwun Tong (South)	S/K14S/20	18/10/16
Sha Tin	S/ST/32	18/10/16
Ha Tsuen	S/YL-HT/10	06/12/16
Lau Fau Shan & Tsim Bei Tsui	S/YL-LFS/7	06/12/16
Ping Shan	S/YL-PS/16	06/12/16
Tuen Mun	S/TM/33	03/01/17
Ma Tau Kok	S/K10/22	07/02/17
Fu Tei Au & Sha Ling	S/NE-FTA/14	07/02/17
Hung Lung Hang	S/NE-HLH/9	07/02/17
Man Kam To	S/NE-MKT/2	07/02/17
Kam Tin South	S/YL-KTS/13	07/02/17
South Lantau Coast	S/SLC/19	14/03/17
Tai Po	S/TP/26	14/03/17
Aberdeen & Ap Lei Chau	S/H15/31	25/04/17
Tseung Kwan O	S/TKO/24	26/06/17
Wong Nai Chung	S/H7/19	31/10/17
Tsuen Wan	S/TW/33	31/10/17

TOTAL NO. OF PLANS REFERRED FOR AMENDMENT :	12 (2015)
	12 (2016)
	12 (2017)

Appendix II

Representations and Comments on Representations to Plans Exhibited under section 5 or 7 of the Town Planning Ordinance in 2015 to 2017

Outline Zoning Plans

NAME OF PLAN	PLAN NO.	NO. OF REPRESENTATIONS RECEIVED	NO. OF COMMENTS ON REPRESENTATIONS RECEIVED
2015			
Aberdeen & Ap Lei Chau	S/H15/30	5	N/A
Stanley	S/H19/11	892	40
Central District	S/H4/15	1	N/A
Wong Nai Chung	S/H7/18	94	3
Chek Lap Kok	S/I-CLK/13	12220	346
Po Toi Islands	S/I-PTI/1	813	1462
Yi O	S/I-YO/1	3	N/A
Ma Tau Kok	S/K10/21	146	1
Cha Kwo Ling, Yau Tong, Lei Yue Mun	S/K15/22	4855	53
Ho Man Tin	S/K7/23	10144	2
Ma On Shan	S/MOS/21	699	25
Chek Keng	S/NE-CK/1	7	1
Lung Yeuk Tau & Kwan Tei South	S/NE-LYT/16	2	0
Shap Sz Heung	S/NE-SSH/10	7	1
Ting Kok	S/NE-TK/18	31	0
Yung Shue O	S/NE-YSO/1	8	3
Sha Tin	S/ST/31	1	3
Tseung Kwan O	S/TKO/21	385	9
So Kwun Wat	S/TM-SKW/12	144	2
Tsing Yi	S/TY/27	961	350
Yuen Long	S/YL/22	1	0
Kam Tin South	S/YL-KTS/12	55	331
Lam Tei and Yick Yuen	S/TM-LTY/7	3	2



NAME OF PLAN	PLAN NO.	NO. OF REPRESENTATIONS RECEIVED	NO. OF COMMENTS ON REPRESENTATIONS RECEIVED
2016			
Fanling / Sheung Shui	S/FSS/21	9	226
Aberdeen & Ap Lei Chau	S/H15/30	602	16
Central District	S/H4/15	71	14
Tung Chung Extension Area	S/I-TCE/1	59	78
Tung Chung Town Centre Area	S/I-TCTC/21	28	81
Tung Chung Valley	S/I-TCV/1	38	87
Yi O	S/I-YO/1	17	1402
Tsz Wan Shan, Diamond Hill & San Po Kong	S/K11/28	1	0
Cha Kwo Ling, Yau Tong, Lei Yue Mun	S/K15/24	456	2
Cheung Sha Wan	S/K5/36	26	2
Kuk Po, Fung Hang and Yung Shue Au	S/NE-KP/1	97	2
Pak Sha O	S/NE-PSO/1	1807	36
Tseung Kwan O	S/TKO/23	2	1
Tsuen Wan	S/TW/32	17	1
Yuen Long	S/YL/22	3	0
Kennedy Town & Mount Davis	S/H1/20	7614	306
The Peak Area	S/H14/12	1640	40
North Point	S/H8/25	442	4
Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung	S/NE-TT/1	10	1
Chai Wan	S/H20/22	4	N/A
Sai Ying Pun & Sheung Wan	S/H3/30	635	N/A
Hung Hom	S/K9/25	44	N/A

NAME OF PLAN	PLAN NO.	NO. OF REPRESENTATIONS RECEIVED	NO. OF COMMENTS ON REPRESENTATIONS RECEIVED
2017			
Hung Hom	S/K9/25	N/A	34
Pok Fu Lam	S/H10/16	4337	0
Aberdeen & Ap Lei Chau	S/H15/32	3	1
Hung Shui Kiu and Ha Tsuen	S/HSK/1	119	385
Tai Ho	S/T-TH/1	1063	2
Ngau Tau Kok & Kowloon Bay	S/K13/29	8460	63
Kowloon Tong	S/K18/20	7	1
Kai Tak	S/K22/5	12154	1428
Lok Ma Chau Loop	S/LMCL/1	8	3
Cheung Sheung	S/NE-CS/1	6	0
Kwu Tung South	S/NE-KTS/15	4	1
Ping Chau	S/NE-PC/1	2626	0
Tai Po Kau	S/NE-TPK/1	43	2
Sha Tin	S/ST/33	1668	542
Tseung Kwan O	S/TKO/25	1036	9
Lam Tei and Yick Yuen	S/TM-LTTY/9	5	4
Tai Po	S/TP/27	1304	15
Tin Shui Wai	S/TSW/13	2	1
Chuen Lung and Ha Fa Shan	S/TW-CLHFS/1	253	5
Ha Tsuen Fringe	S/YL-HTF/11	3	1
Lau Fau Shan & Tsim Bei Tsui	S/YL-LFS/8	2	4
Ping Shan	S/YL-PS/17	2	3

Development Permission Area Plan

NAME OF PLAN	PLAN NO.	NO. OF REPRESENTATIONS RECEIVED	NO. OF COMMENTS ON REPRESENTATIONS RECEIVED
2015			
Tung Chung Valley	DPA/1-TCV/1	652	713

Urban Renewal Authority Development Scheme Plans

NAME OF PLAN	PLAN NO.	NO. OF REPRESENTATIONS RECEIVED	NO. OF COMMENTS ON REPRESENTATIONS RECEIVED
2016			
Chun Tin Street / Sung Chi Street	S/K9/URA1/1	348	N/A
Hung Fook Street / Ngan Hon Street	S/K9/URA2/1	123	N/A
2017			
Chun Tin Street / Sung Chi Street	S/K9/URA1/1	N/A	8
Hung Fook Street / Ngan Hon Street	S/K9/URA2/1	N/A	38

Total No. of Representations and Comments Received:

	2015	2016	2017
NO. OF PLANS	24	24	24
NO. OF REPRESENTATIONS	32129	14093	33105
NO. OF COMMENTS	3347	2299	2550

Further Representations to Plans Exhibited under section 6C of the Town Planning Ordinance in 2015 to 2017

Outline Zoning Plans

NAME OF PLAN	PLAN NO.	NO. OF FURTHER REPRESENTATIONS RECEIVED
2015		
Lai Chi Wo, Siu Tan and Sam A Tsuen	R/S/NE-LCW/1-A1	815
Tai Po	R/S/TP/25-A1	4
Tai O Town Centre	R/S/I-TOTC/1-A1	3
2016		
Pak Sha O	R/S/NE-PSO/1*	6
Po Toi Islands	R/S/I-PTI/1-A1	172
Yi O	R/S/I-YO/1-A1	7
Tsing Yi	R/S/TY/27-A1	2476
2017		
Kennedy Town & Mount Davis	R/S/H1/20-A1	958
Sai Ying Pun & Sheung Wan	R/S/H3/30-A1	42
Sha Tin	R/S/ST/33-A1	189

* Amendments to Notes & ES only

Total No. of Further Representations Received:

	2015	2016	2017
NO. OF PLANS	3	4	3
NO. OF FURTHER REPRESENTATIONS	822	2661	1189



Hearing of Representations & Comments on Representations by the Town Planning Board under section 6B of the Town Planning Ordinance in 2015 to 2017

Outline Zoning Plans

NAME OF PLAN	PLAN NO.	NO. OF REPRESENTATIONS CONSIDERED	NO. OF COMMENTS ON REPRESENTATIONS CONSIDERED	DECISIONS
2015				
Fanling North	S/FLN/1	21117	6007	21114 Not upheld 3 Noted
Fanling / Sheung Shui	S/FSS/19	6	0	5 Not upheld 1 Noted
Stanley	S/H19/11	892	40	892 Not upheld
Luk Wu and Keung Shan	S/I-LWKS/1	172	16	172 Not upheld
Po Toi Islands	S/I-PTI/1	813	1462	741 Partially Upheld 72 Not upheld
Tai O Town Centre	S/I-TOTC/1	41	1	1 Upheld 40 Not upheld
Ma Tau Kok	S/K10/21	146	0	63 Not upheld 83 Noted
Tsz Wan Shan, Diamond Hill & San Po Kong	S/K11/26	6	1	2 Not upheld 4 Noted
Kwun Tong (South)	S/K14S/19	1473	1	1472 Not upheld 1 Noted
Cha Kwo Ling, Yau Tong, Lei Yue Mun	S/K15/22	4851	53	4851 Not upheld
Shek Kip Mei	S/K4/28	5111	1	5110 Not upheld 1 Noted
Ho Man Tin	S/K7/23	10369	2	67 Not upheld 10302 Noted
Kwai Chung	S/KC/26	6	1756	6 Not upheld
Kwai Chung	S/KC/27	381	128	1 Not upheld 380 Noted
Kwai Chung	S/KC/28	1601	1	1592 Not upheld 9 Noted
Kwu Tung North	S/KTN/1	20668	5596	20664 Not upheld 4 Noted
Ma On Shan	S/MOS/21	699	25	696 Not upheld 3 Noted
Chek Keng	S/NE-CK/1	7	1	7 Not upheld
Fu Tei Au & Sha Ling	S/NE-FTA/13	2	0	2 Not upheld
Hung Lung Hang	S/NE-HLH/8	2	0	2 Not upheld

NAME OF PLAN	PLAN NO.	NO. OF REPRESENTATIONS CONSIDERED	NO. OF COMMENTS ON REPRESENTATIONS CONSIDERED	DECISIONS
Ko Lau Wan	S/NE-KLW/1	2	2	2 Not upheld
Lai Chi Wo, Siu Tan and Sam A Tsuen	S/NE-LCW/1	114	5	108 Partially Upheld 6 Not upheld
Lung Yeuk Tau & Kwan Tei South	S/NE-LYT/16	2	0	2 Not upheld
Ma Tso Lung and Hoo Hok Wai	S/NE-MTL/2	3	0	3 Not upheld
Shap Sz Heung	S/NE-SSH/10	5	1	3 Not upheld 2 Noted
Ting Kok	S/NE-TK/18	31	0	31 Not upheld
Yung Shue O	S/NE-YSO/1	8	3	8 Not upheld
Yim Tin Tsai and Ma Shi Chau	S/NE-YTT/1	62	1	62 Not upheld
Tung A and Pak A	S/SK-TA/1	5	3	5 Not upheld
Sha Tin	S/ST/31	1	3	1 Not upheld
Mau Ping	S/ST-MP/1	704	2	704 Not upheld
Tseung Kwan O	S/TKO/21	385	9	385 Not upheld
Lam Tei and Yick Yuen	S/TM-LTTY/7	1	0	1 Not upheld
So Kwun Wat	S/TM-SKW/12	143	2	142 Not upheld 1 Noted
Tai Po	S/TP/25	6322	439	300 Upheld 1275 Partially Upheld 4743 Not upheld 4 Noted
Tsing Yi	S/TY/25	706	1	704 Not upheld 2 Noted
Kam Tin South	S/YL-KTS/12	55	330	55 Deferred
Ping Shan	S/YL-PS/15	109	2	107 Not upheld 2 Noted
2016				
Fanling / Sheung Shui	S/FSS/21	9	226	8 Not upheld 1 Noted
Aberdeen & Ap Lei Chau	S/H15/30	607	16	600 Not upheld 7 Noted
Central District	S/H4/15	72	14	66 Not upheld 6 Noted
Wong Nai Chung	S/H7/18	94	3	5 Not upheld 89 Noted



NAME OF PLAN	PLAN NO.	NO. OF REPRESENTATIONS CONSIDERED	NO. OF COMMENTS ON REPRESENTATIONS CONSIDERED	DECISIONS
Chek Lap Kok	S/I-CLK/13	12208	346	12205 Not upheld 3 Noted
Tung Chung Extension Area	S/I-TCE/1	59	78	58 Not upheld 1 Noted
Tung Chung Town Centre Area	S/I-TCTC/21	28	81	28 Not upheld
Tung Chung Valley	S/I-TCV/1	38	87	36 Not upheld 2 Noted
Yi O	S/I-YO/1	20	1401	7 Partially Upheld 11 Not upheld 2 Noted
Tsz Wan Shan, Diamond Hill & San Po Kong	S/K11/28	1	0	1 Noted
Cheung Sha Wan	S/K5/36	26	2	24 Not upheld 2 Noted
Kuk Po, Fung Hang and Yung Shue Au	S/NE-KP/1	97	2	97 Not upheld
Pak Sha O	S/NE-PSO/1	1806	36	1292 Partially Upheld 514 Not upheld
Tseung Kwan O	S/TKO/23	1	1	1 Not upheld
Tsuen Wan	S/TW/32	17	1	17 Not upheld
Tsing Yi	S/TY/27	961	350	960 Partially Upheld 1 Noted
Yuen Long	S/YL/22	4	0	2 Not upheld 2 Noted
Kam Tin South	S/YL-KTS/12	55	330	55 Not upheld
2017				
Kennedy Town & Mount Davis	S/H1/20	7593	306	4694 Upheld 33 Partially Upheld 2756 Not upheld 110 Noted
The Peak Area	S/H14/12	1638	40	1637 Not upheld 1 Noted
Chai Wan	S/H20/22	4	0	2 Not upheld 2 Noted
Sai Ying Pun & Sheung Wan	S/H3/30	635	0	634 Not upheld 1 Noted
North Point	S/H8/25	442	4	441 Not upheld 1 Noted
Tai Ho	S/I-TH/1	1063	2	1063 Not upheld

NAME OF PLAN	PLAN NO.	NO. OF REPRESENTATIONS CONSIDERED	NO. OF COMMENTS ON REPRESENTATIONS CONSIDERED	DECISIONS
Cha Kwo Ling, Yau Tong, Lei Yue Mun	S/K15/24	456	2	455 Not upheld 1 Noted
Kowloon Tong	S/K18/20	7	1	7 Not upheld
Hung Hom	S/K9/25	44	34	39 Not upheld 5 Noted
Lok Ma Chau Loop	S/LMCL/1	8	3	7 Not upheld 1 Noted
Cheung Sheung	S/NE-CS/1	6	0	6 Not upheld
Kwu Tung South	S/NE-KTS/15	4	1	3 Not upheld 1 Noted
Ping Chau	S/NE-PC/1	2626	0	2626 Not upheld
Tai Po Kau	S/NE-TPK/1	43	2	43 Not upheld
Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung	S/NE-TT/1	10	1	10 Not upheld
Sha Tin	S/ST/33	1666	542	919 Upheld 562 Not upheld 185 Noted
Chuen Lung and Ha Fa Shan	S/TW-CLHFS/1	253	5	253 Not upheld

Urban Renewal Authority Development Scheme Plans

NAME OF PLAN	PLAN NO.	NO. OF REPRESENTATIONS CONSIDERED	NO. OF COMMENTS ON REPRESENTATIONS CONSIDERED	DECISIONS
2017				
Chun Tin Street / Sung Chi Street	S/K9/URA1/1	348	8	339 Not upheld 9 Noted
Hung Fook Street / Ngan Hon Street	S/K9/URA2/1	123	38	105 Not upheld 18 Noted

Total No. of Representations and Comments Considered:

	2015	2016	2017
NO. OF PLANS	38	18	19
NO. OF REPRESENTATIONS	77021	16103	16969
NO. OF COMMENTS	15894	2974	989

Hearing of Further Representations by the Town Planning Board under section 6F of the Town Planning Ordinance in 2015 to 2017

Outline Zoning Plans

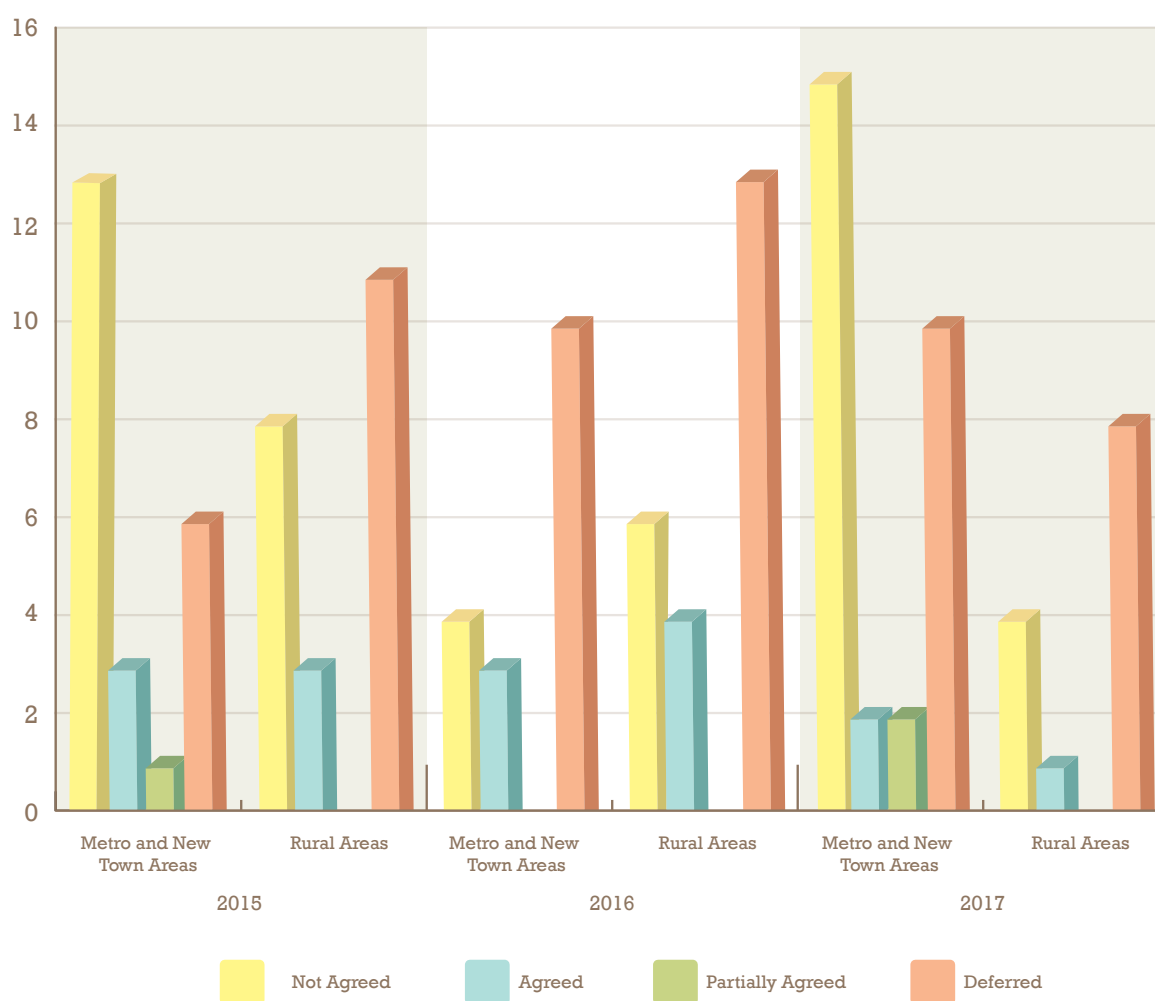
NAME OF PLAN	PLAN NO.	NO. OF FURTHER REPRESENTATIONS RECEIVED	DECISIONS
2015			
Lai Chi Wo, Siu Tan and Sam A Tsuen	S/NE-LCW/1	810	810 Not upheld
To Kwa Peng and Pak Tam Au	S/NE-TKP/1	34	34 Not upheld
Tai Po	S/TP/25	3	2 Not upheld 1 Noted
2016			
Po Toi Islands	S/I-PTI/1	149	148 Not upheld 1 Invalid
Yi O	S/I-YO/1	4	3 Not upheld 1 Invalid
Tsing Yi	S/TY/27	2238	2238 Not upheld
2017			
Pak Sha O	S/NE-PSO/1	2	2 Not upheld
Kennedy Town & Mount Davis	S/H1/20	343	342 Not upheld 1 Noted
Sai Ying Pun & Sheung Wan	S/H3/30	41	8 Not upheld 33 Noted

Total No. of Further Representations Considered :

	2015	2016	2017
NO. OF PLANS	3	3	3
NO. OF FURTHER REPRESENTATIONS	847	2391	386

Appendix III

Decisions on section 12A Applications for Amendment of Plan considered by the Town Planning Board from 2015 to 2017 (by Broad Geographical Area)



	2015		2016		2017	
	METRO AND NEW TOWN AREAS	RURAL AREAS	METRO AND NEW TOWN AREAS	RURAL AREAS	METRO AND NEW TOWN AREAS	RURAL AREAS
Not Agreed	13	8	4	6	15	4
Agreed	3	3	3	4	2	1
Partially Agreed	1	0	0	0	2	0
Deferred	6	11	10	13	10	8



No of Cases

	METRO AND NEW TOWN AREAS			RURAL AREAS		
	2015	2016	2017	2015	2016	2017
Section 12A Applications for Amendment of Plan	23	17	29	22	23	13

No of Cases

	METRO AND NEW TOWN AREAS			RURAL AREAS		
	2015	2016	2017	2015	2016	2017
Not Agreed	13	4	15	8	6	4
Agreed	3	3	2	3	4	1
Partially Agreed	1	0	2	0	0	0
Deferred	6	10	10	11	13	8
TOTAL	23	17	29	22	23	13

Decisions on section 12A Applications for Amendment of Plan considered by the Town Planning Board from 2015 to 2017 (Metro & New Town Areas)

Proposed Amendment	DECISION				
2015	Not Agreed	Agreed	Partially Agreed	Deferred	TOTAL
"Comprehensive Development Area"	1	1	0	0	2
"Commercial"	2	0	0	0	2
"Government, Institution or Community"	2	0	0	2	4
"Other Specified Uses"	1	1	0	1	3
"Other Specified Uses" and "Open Space"	0	0	0	1	1
"Other Specified Uses" and "Residential"	1	0	0	0	1
"Residential"	3	0	1	2	6
"Notes"	3	1	0	0	4
TOTAL	13	3	1	6	23

Proposed Amendment	DECISION				
2016	Not Agreed	Agreed	Partially Agreed	Deferred	TOTAL
"Comprehensive Development Area"	0	0	0	1	1
"Government, Institution or Community"	1	1	0	1	3
"Other Specified Uses"	1	0	0	4	5
"Residential"	1	2	0	3	6
"Residential", "Government, Institution or Community" and "Green Belt"	0	0	0	1	1
"Village Type Development"	1	0	0	0	1
TOTAL	4	3	0	10	17



Proposed Amendment	DECISION				
	Not Agreed	Agreed	Partially Agreed	Deferred	TOTAL
2017					
"Comprehensive Development Area"	2	0	0	1	3
"Commercial"	1	0	0	0	1
"Government, Institution or Community"	2	0	0	3	5
"Government, Institution or Community" and "Open Space"	0	0	1	0	1
"Open Space"	1	0	0	0	1
"Other Specified Uses"	3	0	1	4	8
"Residential"	4	1	0	1	6
"Residential", "Government, Institution or Community" and "Green Belt"	0	0	0	1	1
"Village Type Development"	1	1	0	0	2
"Notes"	1	0	0	0	1
TOTAL	15	2	2	10	29

Decisions on section 12A Applications for Amendment of Plan considered by the Town Planning Board from 2015 to 2017 (Rural Areas)

Proposed Amendment	DECISION				
2015	Not Agreed	Agreed	Partially Agreed	Deferred	TOTAL
"Comprehensive Development Area"	0	0	0	1	1
"Commercial"	0	1	0	1	2
"Government, Institution or Community"	0	0	0	1	1
"Other Specified Uses"	1	0	0	2	3
"Other Specified Uses" and "Residential"	0	0	0	1	1
"Residential"	2	1	0	5	8
"Village Type Development"	2	1	0	0	3
"Notes"	3	0	0	0	3
TOTAL	8	3	0	11	22

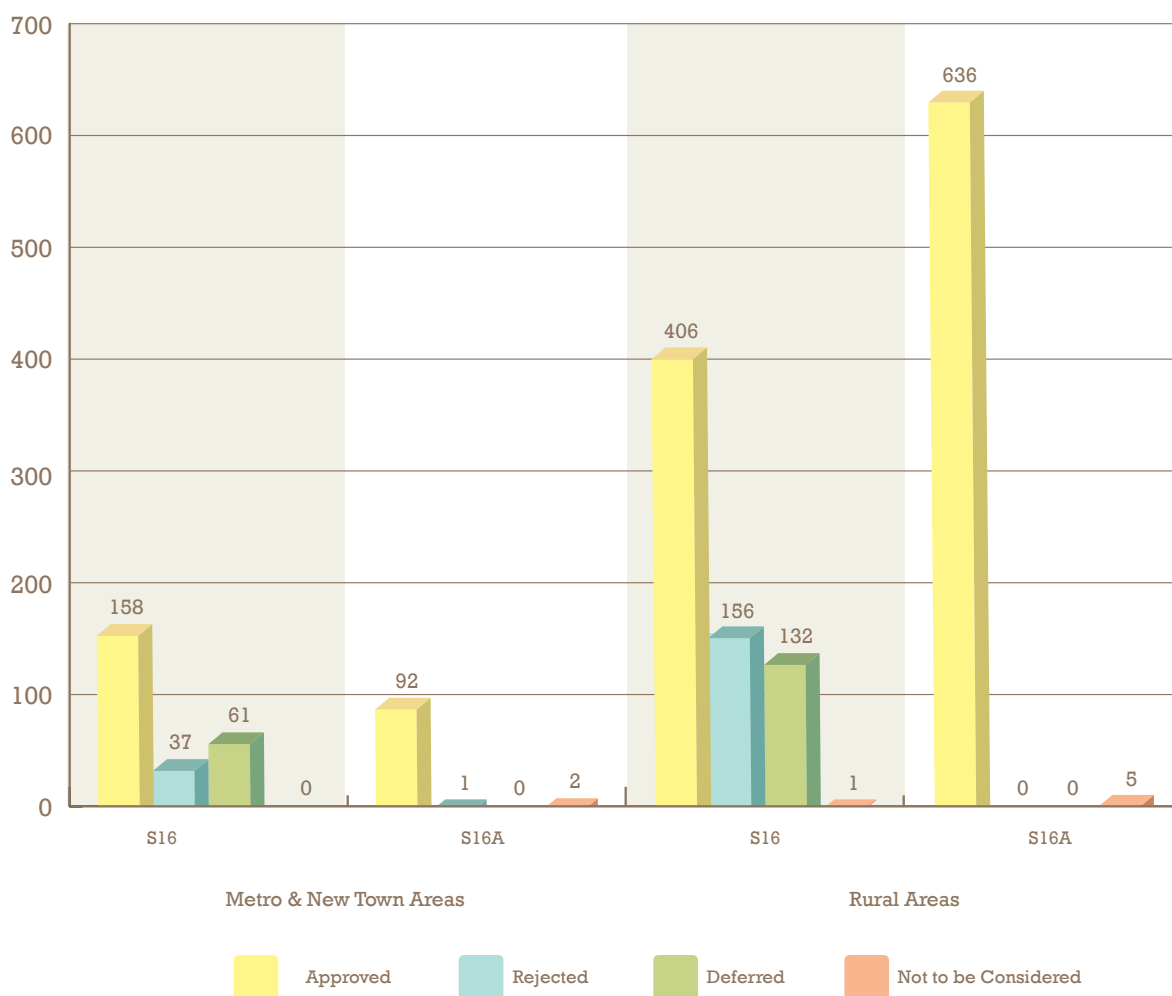
Proposed Amendment	DECISION				
2016	Not Agreed	Agreed	Partially Agreed	Deferred	TOTAL
"Comprehensive Development Area"	1	0	0	1	2
"Commercial"	0	1	0	0	1
"Government, Institution or Community"	0	0	0	3	3
"Industrial"	0	0	0	1	1
"Other Specified Uses"	1	0	0	1	2
"Residential"	3	2	0	4	9
"Residential" and "Comprehensive Development Area"	0	0	0	1	1
"Residential" and "Other Specified Uses"	0	1	0	0	1
"Residential", "Other Specified Uses" and "Government, Institution or Community"	0	0	0	1	1
"Village Type Development"	1	0	0	1	2
TOTAL	6	4	0	13	23



Proposed Amendment	DECISION				
	Not Agreed	Agreed	Partially Agreed	Deferred	TOTAL
2017					
"Comprehensive Development Area"	0	0	0	2	2
"Commercial"	0	0	0	1	1
"Government, Institution or Community"	2	1	0	1	4
"Industrial"	1	0	0	0	1
"Other Specified Uses"	0	0	0	1	1
"Residential"	1	0	0	2	3
"Residential" and "Comprehensive Development Area"	0	0	0	1	1
TOTAL	4	1	0	8	13

Appendix IV

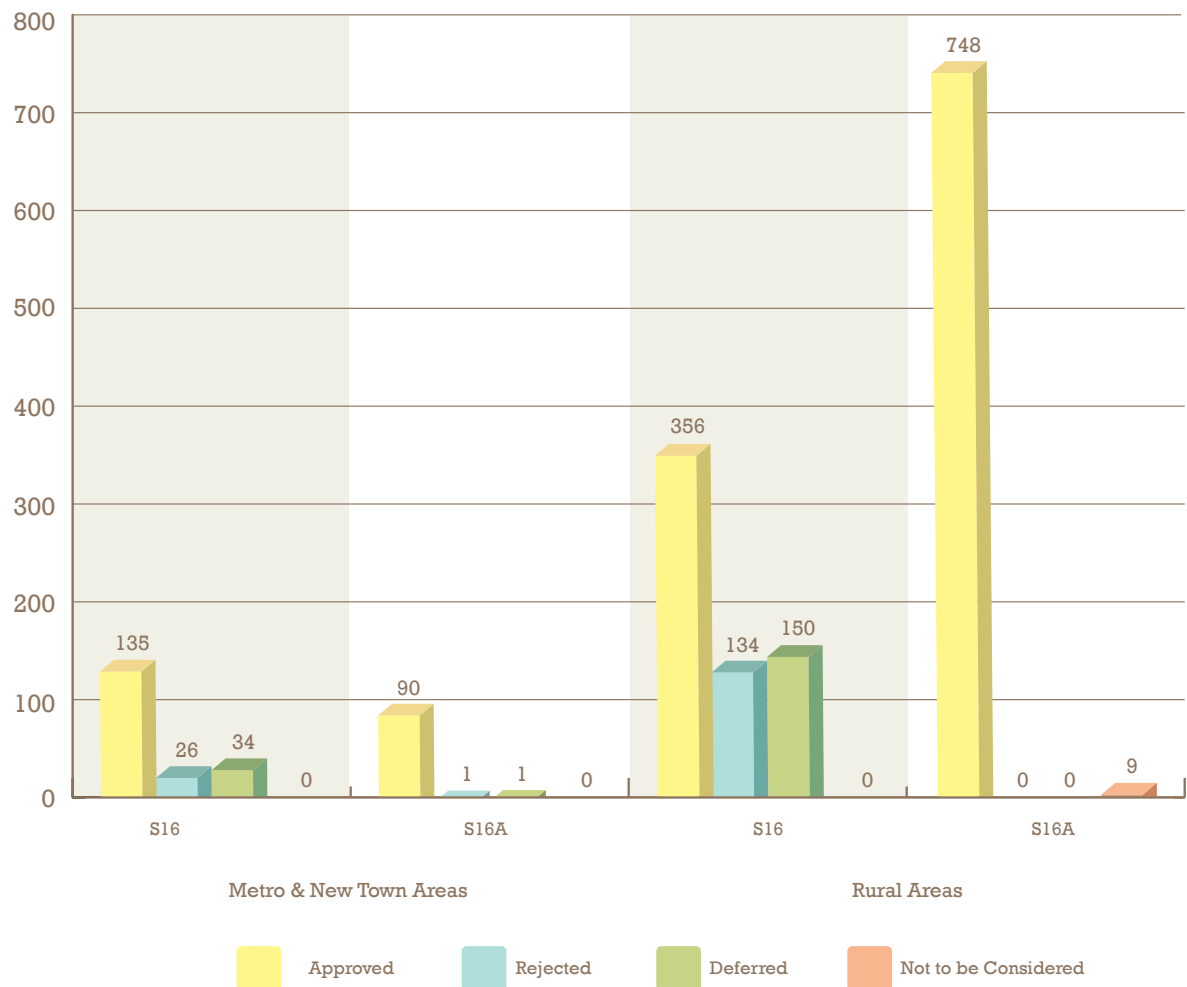
Decisions on Planning Applications considered under Sections 16 and 16A of the Town Planning Ordinance in 2015 (by Broad Geographical Area)



No. of Applications (2015)

	METRO & NEW TOWN AREAS	RURAL AREAS	TOTAL
Section 16	256	695	951
Section 16A	95	641	736

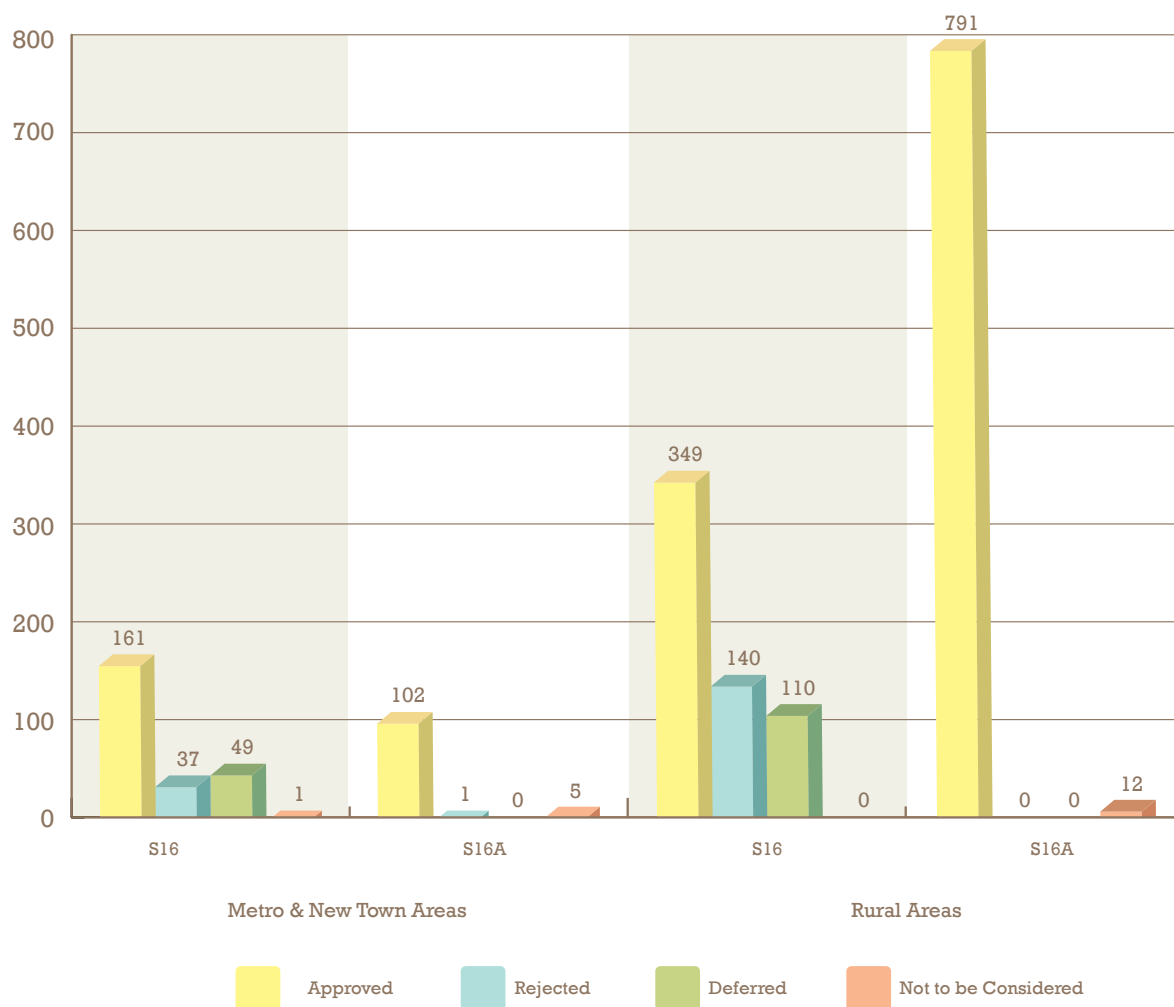
Decisions on Planning Applications considered under Sections 16 and 16A of the Town Planning Ordinance in 2016 (by Broad Geographical Area)



No. of Applications (2016)

	METRO & NEW TOWN AREAS	RURAL AREAS	TOTAL
Section 16	195	640	835
Section 16A	92	757	849

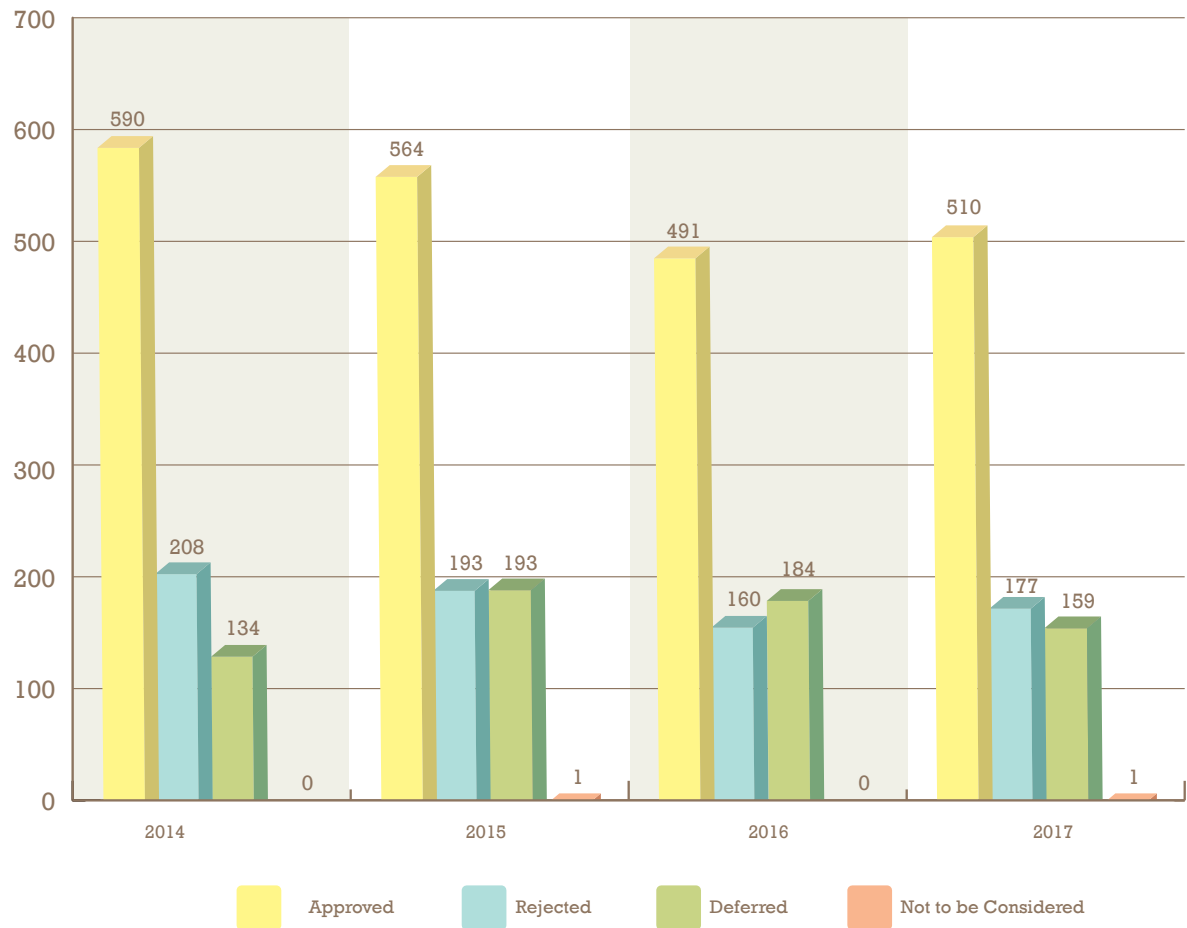
Decisions on Planning Applications considered under Sections 16 and 16A of the Town Planning Ordinance in 2017 (by Broad Geographical Area)



No. of Applications (2017)

	METRO & NEW TOWN AREAS	RURAL AREAS	TOTAL
Section 16	248	599	847
Section 16A	108	803	911

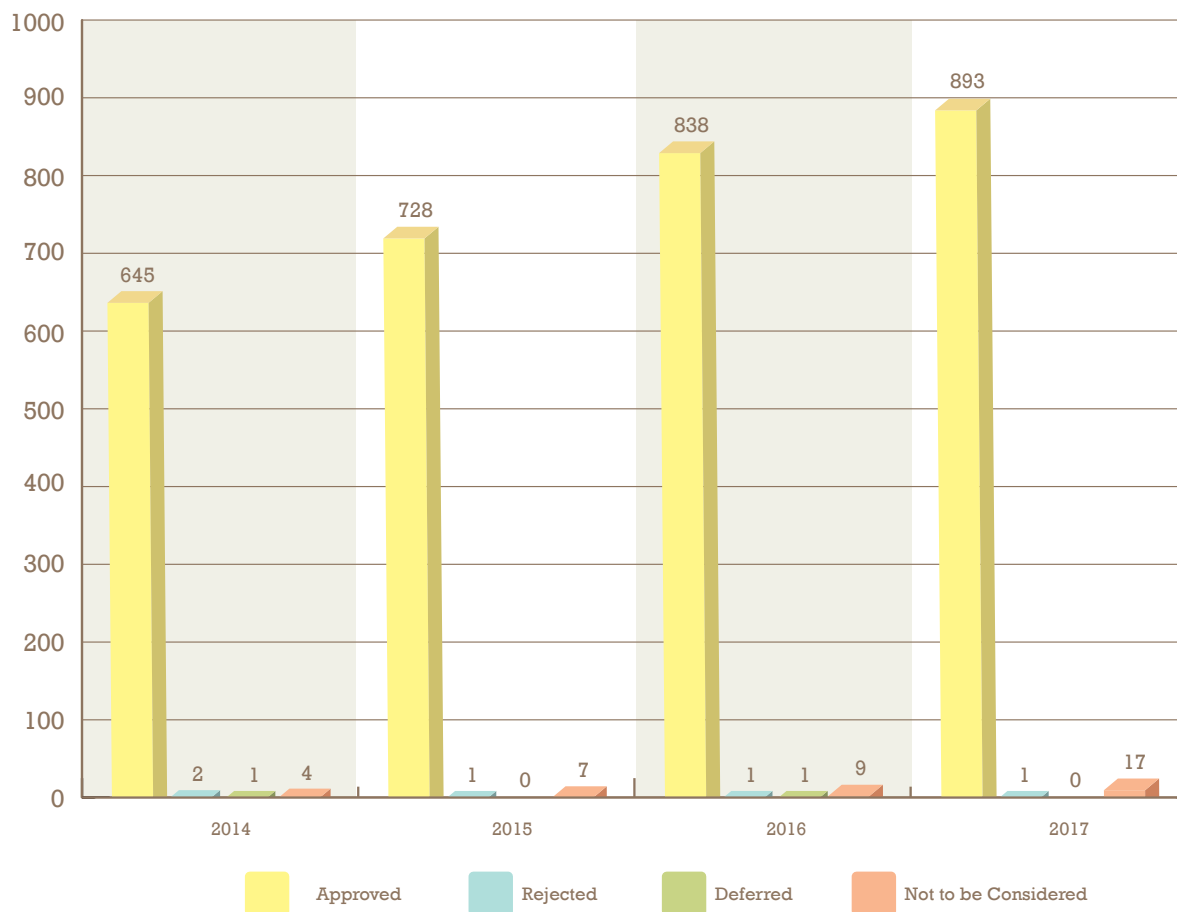
Comparison of Decisions on Planning Applications considered under Section 16 of the Town Planning Ordinance from 2014 to 2017



Total No. of Applications

	2014	2015	2016	2017
Section 16	932	951	835	847

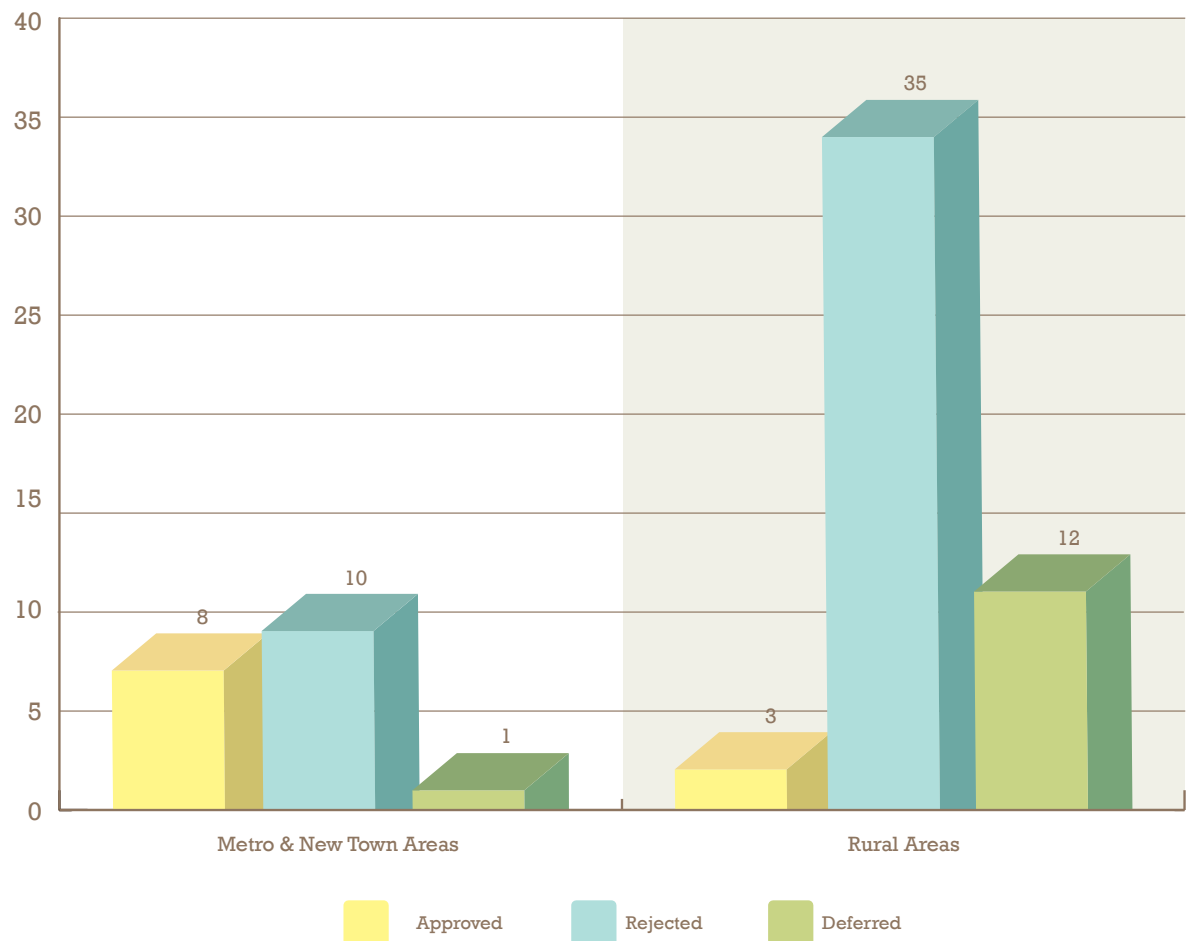
Comparison of Decisions on Planning Applications considered under Section 16A of the Town Planning Ordinance from 2014 to 2017



Total No. of Applications

	2014	2015	2016	2017
Section 16A	652	736	849	911

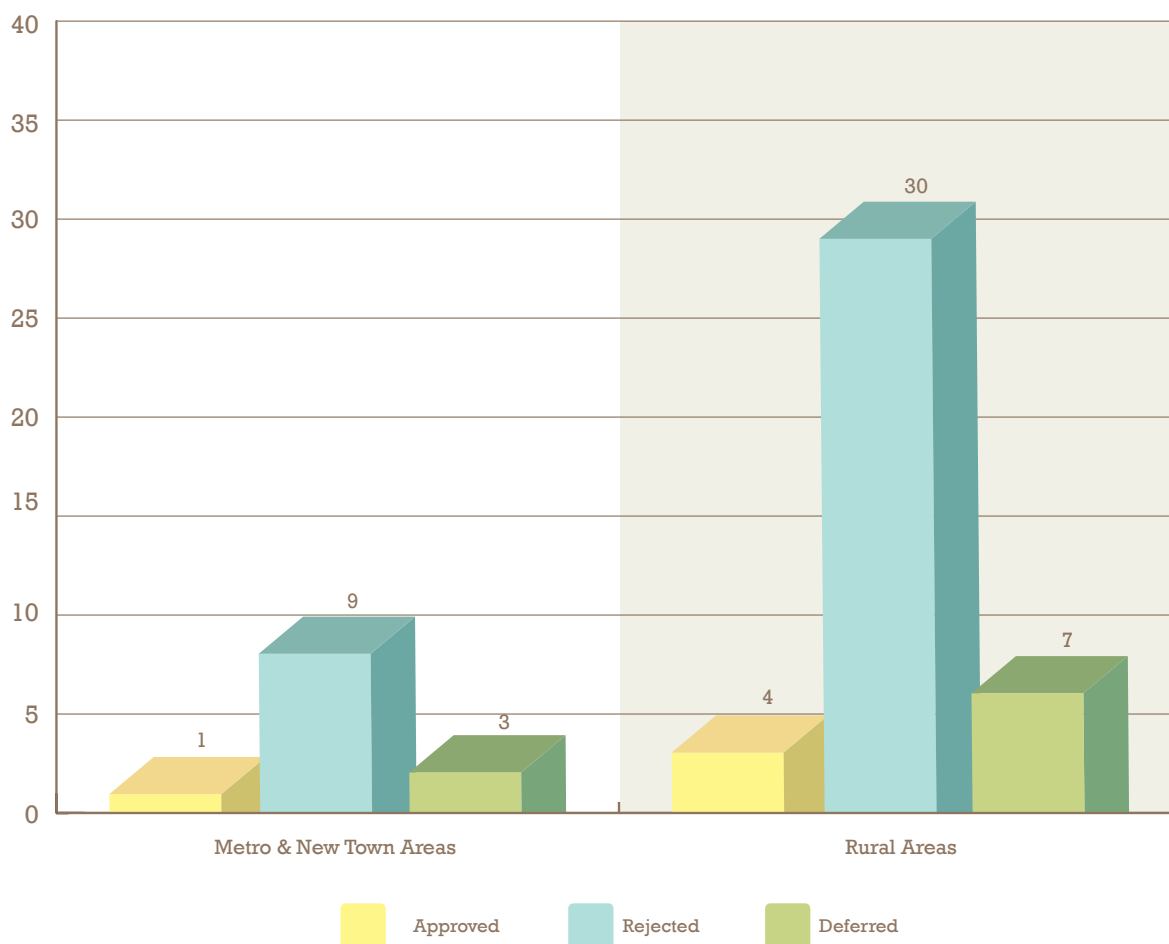
Decisions on Planning Applications reviewed under Section 17 of the Town Planning Ordinance in 2015 (by Broad Geographical Area)



Total No. of Applications reviewed (2015)

	METRO & NEW TOWN AREAS	RURAL AREAS	TOTAL
Section 17	19	50	69

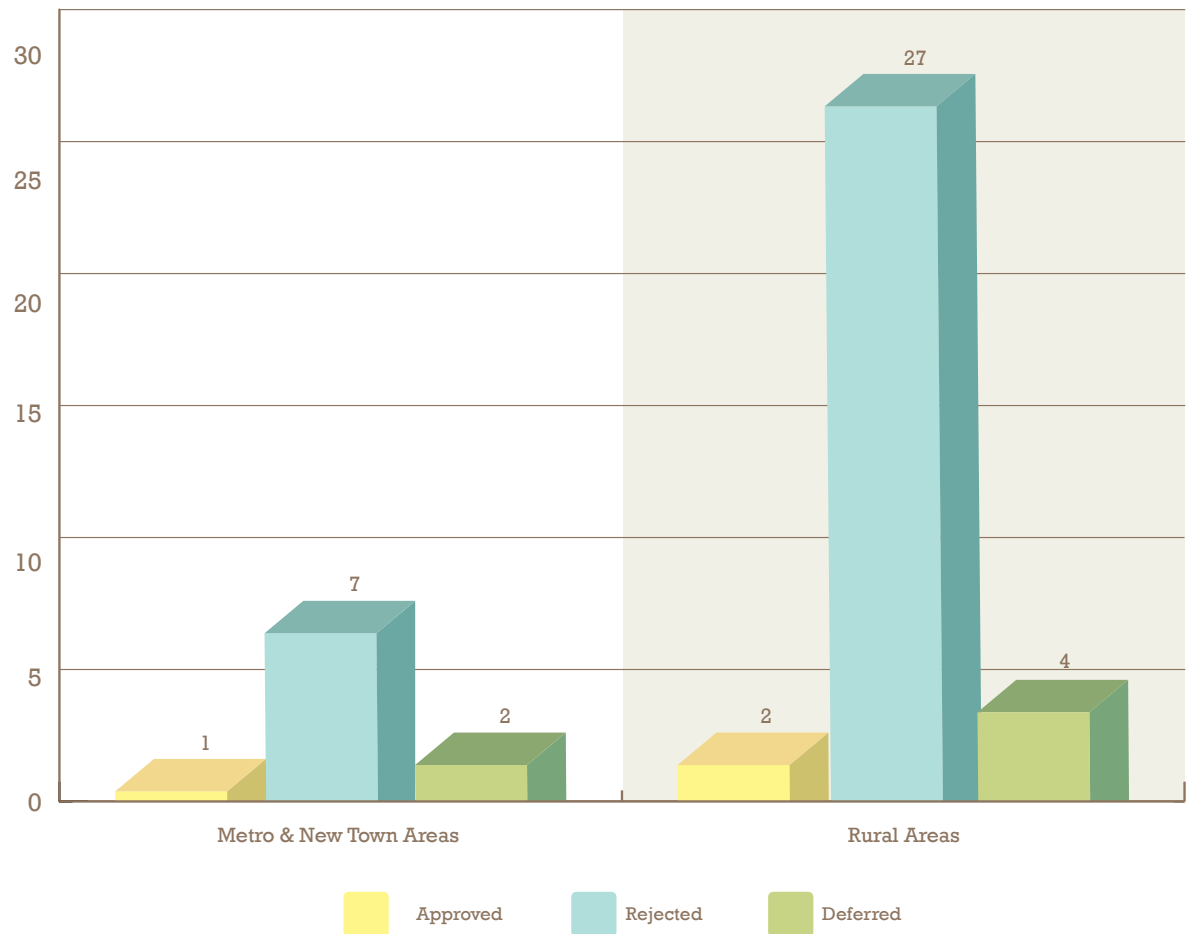
Decisions on Planning Applications reviewed under Section 17 of the Town Planning Ordinance in 2016 (by Broad Geographical Area)



Total No. of Applications reviewed (2016)

	METRO & NEW TOWN AREAS	RURAL AREAS	TOTAL
Section 17	13	41	54

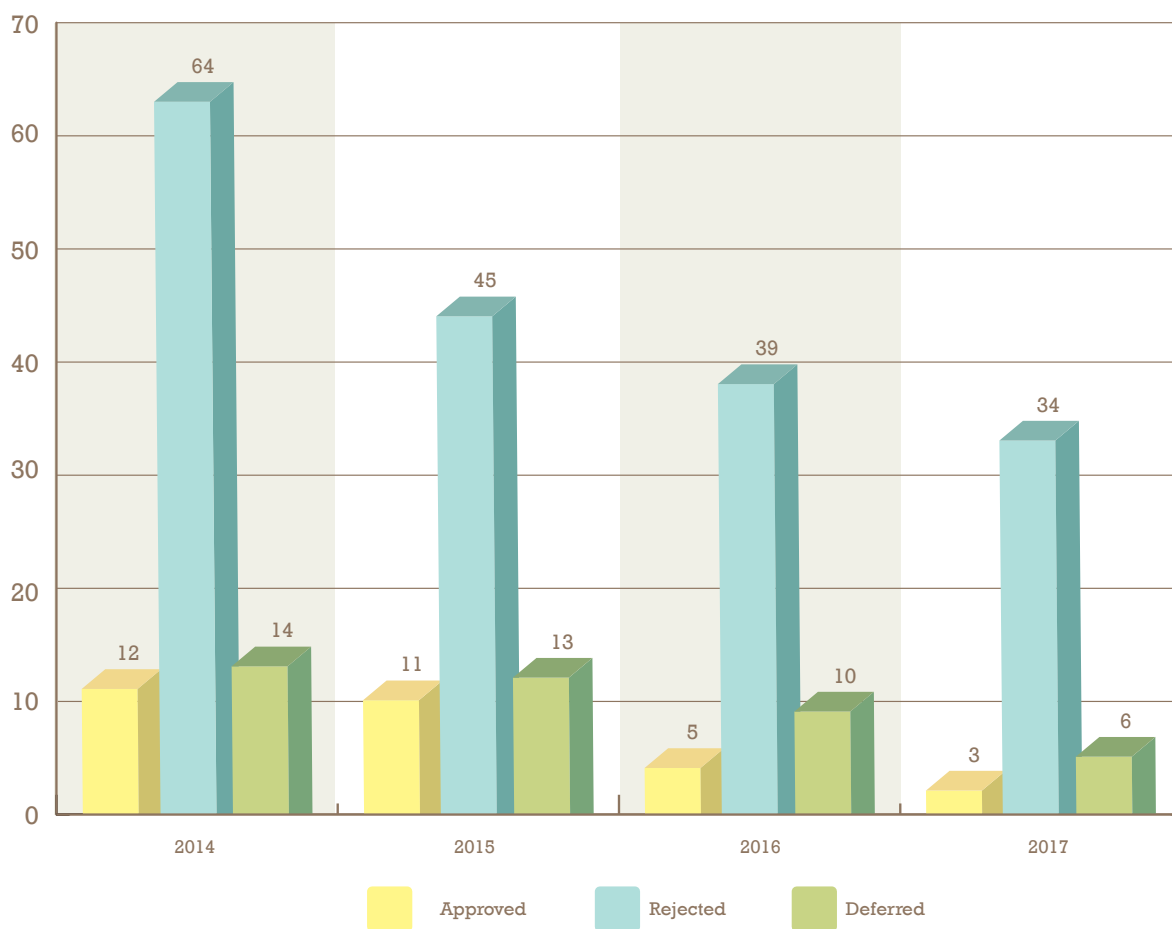
Decisions on Planning Applications reviewed under Section 17 of the Town Planning Ordinance in 2017 (by Broad Geographical Area)



Total No. of Applications reviewed (2017)

	METRO & NEW TOWN AREAS	RURAL AREAS	TOTAL
Section 17	10	33	43

Comparison of Decisions on Planning Applications reviewed under Section 17 of the Town Planning Ordinance from 2014 to 2017



Total No. of Applications reviewed

	2014	2015	2016	2017
Section 17	90	69	54	43

Appendix V

List of Town Planning Board Guidelines as at 31 December 2017

TPB PG-No.	SUBJECT MATTER
2B	Interim Planning Control on Service Apartment
5	Application for Office Development in Residential (Group A) Zone under Section 16 of the Town Planning Ordinance
8	Application for Underground Development of Commercial/Car Parking Facilities beneath Open Space, Government, Institution or Community Zones and Road under Section 16 of the Town Planning Ordinance
10	Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance
11	Application for Factory/Workshop/Warehouse Use within Unspecified Use Area on Development Permission Area Plans under Section 16 of the Town Planning Ordinance
12C	Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance
13E	Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance
14B	Application for Commercial Bathhouse and Massage Establishment under Section 16 of the Town Planning Ordinance
15A	Application for Eating Place within "Village Type Development" Zone in Rural Areas under Section 16 of the Town Planning Ordinance
16	Application for Development/Redevelopment within "Government, Institution or Community" Zone for Uses other than Government, Institution or Community Uses under Section 16 of the Town Planning Ordinance
17A	Designation of "Comprehensive Development Area" ("CDA") Zones and Monitoring the Progress of "CDA" Developments
18A	Submission of Master Layout Plan under Section 4A(2) of the Town Planning Ordinance
20	Compliance of Approval Conditions
22D	Development within "Other Specified Uses (Business)" Zone
23A	Application for Kindergarten/Child Care Centre in Kowloon Tong Garden Estate under Section 16 of the Town Planning Ordinance
24C	Interpretation of Existing Use in the Urban and New Town Areas
25D	Use/Development within "Industrial" Zone
26A	Lapsing of Planning Permissions
27	Submission of Concept Plan in support of Section 16 Application
29A	Submission and Publication of Representations, Comments on Representations and Further Representations
30B	Publication of Applications for Amendment of Plan, Planning Permission and Review and Submission of Comments on Various Applications
31A	'Owner's Consent/Notification' Requirements under Sections 12A and 16

TPB PG-No.	SUBJECT MATTER
32	Submission of Further Information in Relation to Applications for Amendment of Plan, Planning Permission and Review
33	Deferment of Decision on Representations, Comments, Further Representations and Applications
34B	Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development
35C	Extension of Time for Commencement of Development
36A	Class A and Class B Amendments to Approved Development Proposals
38	Designation of "Other Specified Uses" annotated "Rural Use" ("OU(RU)") Zone and Application For Development Within "OU(RU)" Zone under Section 16 of The Town Planning Ordinance
39	Consultation With District Councils On Planning Briefs
40	Application for Tutorial School under Section 16 of The Town Planning Ordinance
41	Guidelines on submissions of Visual Impact Assessment for Planning Applications to the Town Planning Board
42	Designation of "Other Specified Uses" annotated "Mixed Use" ("OU(MU)") Zone and Application For Development Within "OU(MU)" Zone under Section 16 of The Town Planning Ordinance



TOWN PLANNING BOARD WEBSITE:

www.tpb.gov.hk

HKSARG ALL RIGHTS RESERVED @2018