



2018-2020 **Town Planning Board Report**

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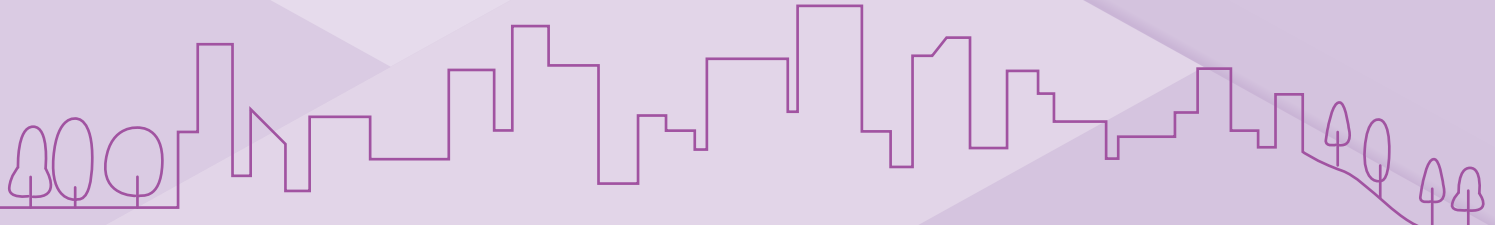
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Chairperson's Foreword



Hong Kong is facing a pressing demand for land to meet the acute housing demand and changing social needs, and to sustain economic growth. While trying to optimize the use of scarce land resources to meet the wide-ranging needs of the community, we also have to be mindful of public aspirations for quality living environment and sustainable development. It has always been challenging for the Town Planning Board (the Board) to timely respond to and strike a right balance among the diverse interests.

During the report period from 2018 to 2020, the Board continued to dedicate its efforts to increasing housing and land supply. It approved the rezoning of about 71 ha of land to facilitate Stages 1 and 2 of the Yuen Long South Development for provision of about 16,900 public housing flats with supporting infrastructure and community facilities, and relaxed the plot ratio and building height restrictions of residential zones in the Kwu Tung North, Fanling North and Hung Shui Kiu/Ha Tsuen New Development Areas to increase the development intensity. Through conducting land use review, a total of 14 sites were rezoned to residential use in various areas to provide about 16,000 flats, over three quarters of which were for public housing. The new Siu Ho Wan Outline Zoning Plan (OZP) was published to guide the development of a new community with public and private housing atop a railway depot in operation, while opportunity was taken to enhance public accessibility to the waterfront area. The Board also exercised flexibility to facilitate temporary use of transitional housing in permanent buildings in urban areas and new towns.

To maintain Hong Kong's competitiveness as a financial centre and to sustain economic growth, two ex-government sites at prime locations in Mong Kok and Causeway Bay were rezoned for commercial use to ensure a continual supply of high-grade office space, and at the same time, to include the requirement for a range of community facilities within the developments to meet the community needs. To cater for the growth of innovation and technology industries and to attract quality technology companies to set up their offices in Hong Kong, areas adjoining Cyberport were rezoned to facilitate the latter's expansion project and to enhance an existing waterfront open space with easy accessibility for public enjoyment.

In conjunction with the Government's policy to reactivate the revitalisation scheme for industrial buildings with a view to better utilising land resources through wholesale conversion/redevelopment, the Board approved 45 related applications, generating an additional gross floor area of about 195,000m². To meet the demand of the arts and cultural sectors for rehearsal venues, the Board also broadened the range of uses/activities of art studios permitted in industrial buildings.

On urban renewal, the Board agreed to gazette two Development Scheme Plans of Urban Renewal Authority's projects in Sheung Wan and Ma Tau Kok and considered the revitalisation proposal for Staunton Street/Wing Lee Street.

To protect the ecologically sensitive areas and to maintain the unique natural character of the countryside, the Board published the Sham Wat and San Shek Wan, Sha Lo Wan and San Tau, Pui O Au, and Mui Wo North Development Permission Area Plans to cover the four enclaves in Lantau to provide interim planning control and to prevent unauthorized development pending preparation of OZPs.

During the report period, despite the slight disruption caused in early 2020 at the beginning of the COVID-19 pandemic, the Board's operation continued to function well. Meetings were conducted with the support of video conferencing arrangement. Without the unwavering support of our Members, the Board would not be able to complete the voluminous tasks. I would like to take this opportunity to express my deepest gratitude to all Members for their valuable contribution to enable the Board to discharge its statutory functions and to promote good town planning and sustainable development in Hong Kong.

A handwritten signature in black ink, reading "Bernadette Linn". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Ms Bernadette Linn
Chairperson, Town Planning Board

Town Planning Board's Work of 2018-2020 at a Glance

	2018	2019	2020
No. of section 16 Planning Applications Considered	898	900	788
No. of section 16A Planning Applications Considered	1 157	1 538	1 642
No. of section 17 Review Applications Processed	56	54	45
No. of New Statutory Plans Exhibited	2	1	0
No. of Statutory Plans Exhibited under section 5 or 7	8	10	11
No. of Statutory Plans Notified under section 6C	1	2	4
No. of Representations Considered under section 6B	32 836	1 039	1 647
No. of Further Representations Considered under section 6F	551	21	83
No. of Statutory Plans Submitted to and Approved by the Chief Executive in Council	22	6	7
No. of section 12A Applications for Amendment of Plan Considered	30	40	40

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.

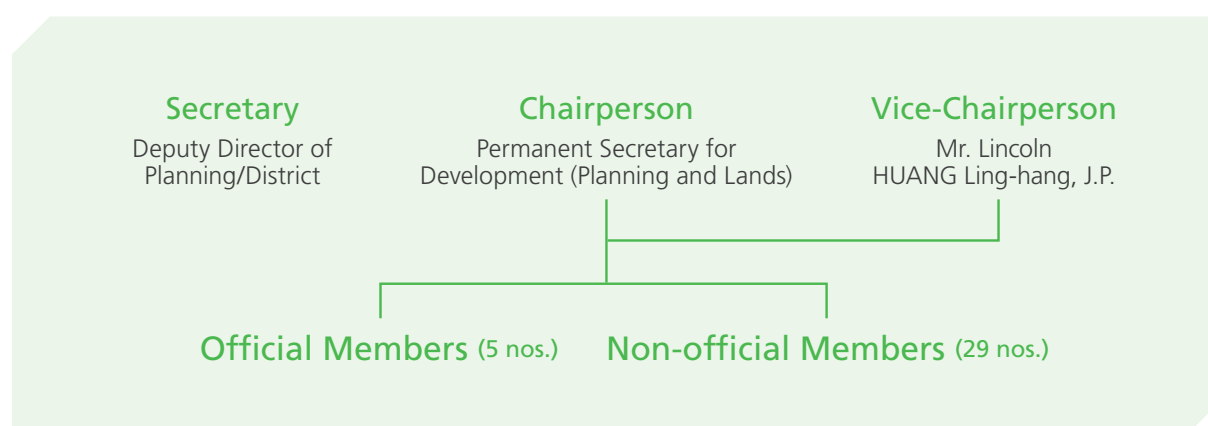
Listening to the views of the public is an important part of the plan-making process. The Board is required under the Ordinance to publish the draft plans (and amendments to the draft plans), consider representations to the draft plans, comments on the representations and further representations in respect 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 (the 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 (WKCD) Ordinance, Cap. 601, URA and WKCD may submit any plan prepared under subsection (3)(a) of the URA Ordinance and subsection (6) of the WKCD Ordinance respectively to the Board for consideration. Upon the submission of a plan so prepared by URA or WKCD, 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.



Members of the Town Planning Board in 2020

Composition of Town Planning Board in 2020



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 2020, 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.

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 32*, 24# and 21^ meetings were held in 2018, 2019 and 2020 respectively.

* Including six special meetings, one with one session, two with two sessions, one with three sessions, one with four sessions and one with six sessions.

Including one special meeting with two sessions.

^ Including two special meetings each with one session.

Members of the Town Planning Board from 2018 to 2020

CHAIRPERSON	VICE-CHAIRPERSON
Permanent Secretary for Development (Planning and Lands) Ms. Bernadette LINN Hon-ho, J.P.	Professor WONG Sze-chun, B.B.S., J.P. (up to 31.3.2020) Mr. Lincoln HUANG Ling-hang, J.P. (from 1.4.2020)

NON-OFFICIAL MEMBERS	
Mr. CHEUNG Hau-wai, S.B.S. #	Ms. Christina LEE Maisenne ~
Mr. Wilson FUNG Ying-wai, M.H.	Mr. LEUNG Hing-fung ~
Mr. Stephen LIU Ling-hong	Mr. LEUNG Ka-wing *
Dr. CHAN Fuk-cheung, B.B.S. #	Dr. Lawrence LI Kwok-chang, J.P.
Professor Roger CHAN Chun-kwong ^	Professor LIU Tik-sang
Professor CHAU Kwai-cheong, B.B.S., J.P. ~	Mr. David LUI Yin-tat, B.B.S. #
Mr. CHEUNG Kwok-kit	Dr. Venus LUN Yuen-ha ^
Mr. Stanley CHOI Tak-shing, J.P. *	Professor John NG Cheuk-yee *
Ir. Dr. Wilton FOK Wai-tung ~	Dr. Jeanne NG Chi-yun *
Mr. Ivan FU Chin-shing, J.P. #	Miss Winnie NG Wing-mui, J.P.
Dr. HAU Chi-hang	Dr. Lawrence POON Wing-cheung, J.P.
Mr. Sunny HO Lap-kee, J.P. #	Mr. TSE Cheung-hing, B.B.S. ^
Mr. Thomas HO On-sing, J.P.	Ms. Sandy WONG Hang-yee, J.P.
Mr. Philip KAN Siu-lun	Dr. Conrad WONG Tin-cheung, B.B.S., J.P. ^
Mr. KWOK Lit-tung, J.P. *	Professor Jonathan WONG Woon-chung, M.H., J.P. *
Mr. Alex LAI Ting-hong	Dr. Hon. WONG Yuen-shan ^
Ir. Janice LAI Wai-man ~	Mr. Stephen YAU How-boa, S.B.S., M.H., J.P. #
Mr. Dominic LAM Kwong-ki ~	Dr. Frankie YEUNG Wai-shing, B.B.S., M.H., J.P.
Mr. Patrick LAU Hing-tat, J.P. ~	Mr. Franklin YU
Mr. Daniel LAU King-shing *	Mr. Ricky YU Wai-yip *
Ms. Lilian LAW Suk-kwan, M.H., J.P. *	Mr. Peter David YUEN Ka-tat, M.H.

~ Up to 31.3.2018 # Up to 31.3.2020 * From 1.4.2018 ^ From 1.4.2020

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 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 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 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) Ms. Jacinta WOO Kit-ching, J.P. (up to 10.5.2019)	Miss Fiona LUNG Siu-yuk, J.P. (from 11.5.2019)
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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 2020, there were 18 members (four official and 14 non-official) and 17 members (four official and 13 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 of 23, 23 and 21 MPC meetings and 23, 23 and 22 RNTPC meetings were held in 2018, 2019 and 2020 respectively.

Members of the Metro Planning Committee from 2018 to 2020

CHAIRPERSON	VICE-CHAIRPERSON
Director of Planning Mr. Raymond LEE Kai-wing, J.P.	Mr. Lincoln HUANG Ling-hang, J.P. (up to 31.3.2020) Mr. Wilson FUNG Ying-wai, M.H. (from 1.4.2020)

NON-OFFICIAL MEMBERS

Ir Dr. Wilton FOK Wai-tung ~	Ms. Lilian LAW Suk-kwan, M.H., J.P. *
Professor Roger CHAN Chun-kwong ^	Professor LIU Tik-sang
Mr. CHEUNG Kwok-kit ~	Professor John NG Cheuk-yee *
Mr. Stanley CHOI Tak-shing, J.P. *	Dr. Lawrence POON Wing-cheung, J.P.
Mr. Sunny HO Lap-kee, J.P. #	Mr. TSE Cheung-hing, B.B.S. ^
Mr. Thomas HO On-sing, J.P.	Ms. Sandy WONG Hang-yee, J.P.
Mr. Alex LAI Ting-hong *	Professor Jonathan WONG Woon-chung, M.H., J.P. *
Mr. Dominic LAM Kwong-ki ~	Mr. Stephen YAU How-boa, S.B.S., M.H., J.P. #
Mr. Patrick LAU Hing-tat, J.P. ~	Dr. Frankie YEUNG Wai-shing, B.B.S., M.H., J.P.
Mr. Daniel LAU King-shing *	Mr. Franklin YU

~ Up to 31.3.2018 # Up to 31.3.2020 * From 1.4.2018 ^ From 1.4.2020

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 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]
Director of Home Affairs [Alternate Members: Deputy Director (2), Assistant Director (2), Assistant Director (3) and Chief Engineer (Works), Home Affairs Department]	Assistant Director/Regional 1, Lands Department [Alternate Member: Assistant Director/Regional 2, Lands Department]

SECRETARY

Deputy Director of Planning (District) Ms. Jacinta WOO Kit-ching, J.P. (up to 10.5.2019)	Miss Fiona LUNG Siu-yuk, J.P. (from 11.5.2019)
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Members of the Rural and New Town Planning Committee from 2018 to 2020

CHAIRPERSON	VICE-CHAIRPERSON
Director of Planning Mr. Raymond LEE Kai-wing, J.P.	Mr. CHEUNG Hau-wai, S.B.S. (up to 31.3.2020) Mr. Stephen LIU Ling-hong (from 1.4.2020)

NON-OFFICIAL MEMBERS	
Professor CHAU Kwai-cheong, B.B.S., J.P. ~	Mr. LEUNG Ka-wing *
Dr. CHAN Fuk-cheung, B.B.S. #	Dr. Lawrence LI Kwok-chang, J.P.
Mr. CHEUNG Kwok-kit *	Mr. David LUI Yin-tat, B.B.S. #
Mr. Ivan FU Chin-shing, J.P. #	Dr. Venus LUN Yuen-ha ^
Dr. HAU Chi-hang	Dr. Jeanne NG Chi-yun *
Mr. Philip KAN Siu-lun	Miss Winnie NG Wing-mui, J.P.
Mr. KWOK Lit-tung, J.P. *	Dr. Conrad WONG Tin-cheung, B.B.S., J.P. ^
Mr. Alex LAI Ting-hong ~	Dr. Hon. WONG Yuen-shan ^
Ir. Janice LAI Wai-man ~	Mr. Ricky YU Wai-yip *
Ms. Christine LEE Maisenne ~	Mr. Peter David YUEN Ka-tat, M.H.
Mr. LEUNG Hing-fung ~	

~ Up to 31.3.2018 # Up to 31.3.2020 * From 1.4.2018 ^ From 1.4.2020

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 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]
Director of Home Affairs [Alternate Members: Deputy Director (1), Assistant Director (1), Assistant Director (2) and Chief Engineer (Works), Home Affairs Department]	Assistant Director/Regional 3, Lands Department [Alternate Member: Assistant Director/Regional 1, Lands Department]

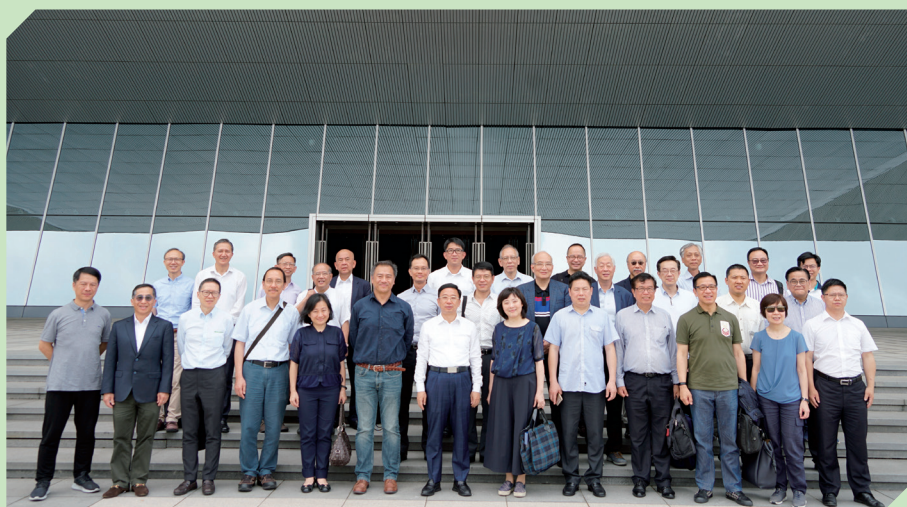
SECRETARY	
Deputy Director of Planning (District) Ms. Jacinta WOO Kit-ching, J.P. (up to 10.5.2019)	Miss Fiona LUNG Siu-yuk, J.P. (from 11.5.2019)

Mainland and Local Visits

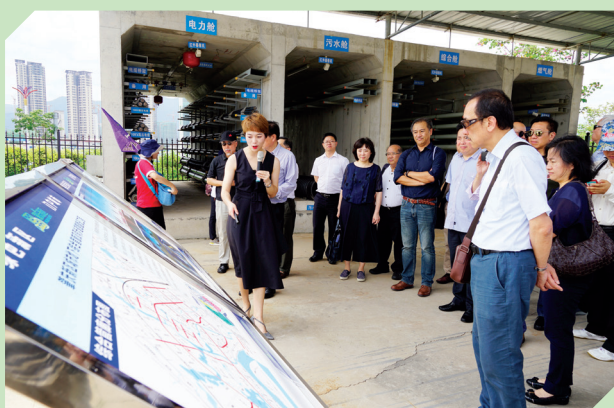
Greater Bay Area

A delegation of the Board led by the Chairperson visited Zhaoqing, Foshan, Zhuhai and Nansha of the Guangdong Province from 19 to 21 May 2019. The main themes of the visit were on the state-of-the-art development of the Greater Bay Area after the promulgation of the Outline Development Plan (ODP) for the Guangdong-Hong Kong-Macao Greater Bay Area (Greater Bay Area).

In Zhaoqing, the delegation was received by the Deputy-secretary of Municipal Committee, Mayor and Deputy-mayors, and the Zhaoqing Municipal Planning and Natural Resources Bureau arranged a detailed briefing of Zhaoqing's planning vision and the strategies, in particular the new business area. The delegation visited the new business area and the control room of the urban underground utility tunnel, which is one of the largest underground integrated pipeline systems in the Mainland. The underground utility tunnel, which includes separate compartments for electricity, gas, water and telecommunication pipelines with an intelligent control system, covers 65km² of the new business area. The delegation also visited Dinghu Mountain National Nature Reserve, the first nature reserve in the Mainland and a major green lung of Zhaoqing.



Zhaoqing Municipal Government officials received the delegation



Briefing on the integrated pipeline system



Underground utility tunnel

During the time in Foshan, the Foshan Natural Resources Bureau arranged a detailed briefing on and a visit to the Thousand Lantern Lake Park System, which is a north-south continuous urban corridor comprising commercial precinct, hotels, public parks, civic buildings and a museum connecting by a system of lakes, grand canals, and water alleys to integrate the old town and the new developments and provide active and passive waterfront open spaces. The delegation also had an overview of the planning of the area reserved for the Guangdong-Hong Kong-Macao High-end Services Demonstration Zone, which aims to promote the co-operation among Guangdong, Hong Kong and Macao with the support of a comprehensive and efficient transportation network.



Briefing on the Thousand Lantern Lake Park System



Foshan's old town

In Nansha, the Hong Kong and Macao Cooperation Affairs Office of the Nansha Development Zone, the Nansha Development and Reform Bureau and the Municipal Bureau of Planning and Natural Resources introduced the functional positioning, and planning and development priorities of Nansha to the delegation. Through a visit to the Nansha Pearl Bay Development Exhibition Centre and a high point overlooking the operation of Nansha International Container Terminal, the delegation learnt that the area was focusing on the development of headquarters economy, financial services and business services, capitalising on its strategic location with a container terminal. The delegation also visited the Cloudwalk, a leading enterprise of artificial intelligence (AI) in the Mainland, and had a hands on experience on the state-of-the-art AI technologies including face recognition, object detection and personalised advice/design.



Nansha Pearl Bay Development Exhibition Centre



Nansha International Container Terminal

In Zhuhai, the delegation was received by the Deputy-mayor, the Zhuhai Natural Resources Bureau and the Hengqin New Area Administrative Committee. The delegation was briefed on Zhuhai's latest planning on land use and transport networks to capitalise on the new opportunities brought about by the Hong Kong–Zhuhai–Macau Bridge, including the Shizimen Central Business District, which is strategically located near the waterfront and in close proximity to Hong Kong and Macau. The delegation also visited the exhibition hall, the Youth Entrepreneurship Valley and the Chinese Medicine Science and Technology Industrial Park in Hengqin, as well as the Grand Theatre and Gongbei Light Rail Station. The visit was concluded by a ride via the newly completed Hong Kong–Zhuhai–Macao Bridge and a briefing on the artificial islands and boundary crossing facilities on both Zhuhai and Hong Kong.



Briefing on Zhuhai's latest planning and development



Youth Entrepreneurship Valley



Through the visit, the delegation gained useful information on the latest policies and strategies in the four cities, particularly in response to the ODP for the Greater Bay Area, which would be useful reference for the Board in considering proposals to leverage the edges of Hong Kong for an integrated development in the Greater Bay Area.



Grand Theatre



Briefing on Boundary Crossing Facilities

West Kowloon Cultural District and Xiqu Centre

On 10 May 2019, Members of the Board visited the West Kowloon Cultural District (WKCD). During the visit, representatives from the WKCD Authority briefed Members on the development of the WKCD and the latest progress in implementing the development plan. Members gained much insight in the unique opportunities and challenges in the planning and implementation of the development, and experienced a trial service of the completely autonomous and zero-emission vehicle at WKCD. Members also visited the Xiqu Centre and learned much about its design and how it could provide a world-class performing venue for the Chinese opera community in Hong Kong.



Xiqu Centre





Briefing on WKCD's development



Experienced trial service of autonomous vehicle



WKCD Waterfront Promenade



Data Centre in Tseung Kwan O Industrial Estate

On 18 June 2020, Members of the Board visited a data centre in the Tseung Kwan O Industrial Estate. During the visit, representatives from the data centre briefed Members on the design requirements of the building in meeting the operational needs, such as high headroom for network connectivity and supporting facilities, flexible layouts to meet the demand of different users, reliable power supply and cooling system, fire detection and safety installations as well as high security system. Through the visit, Members gained a deeper understanding of the state-of-the-art construction and operation requirements of a data centre.

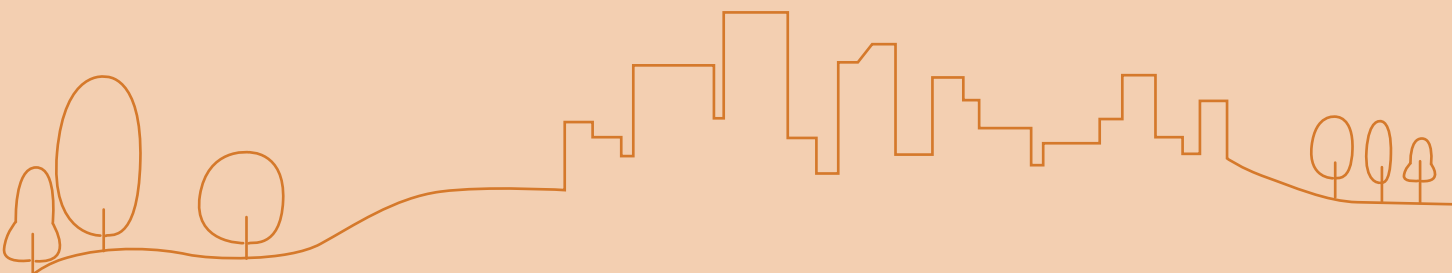


Data centre

Highlights of 2018-2020

Increasing Housing and Land Supply

It has all along been the Government's policy to adopt a multi-pronged approach to increase housing and land supply, for instance, in recent years, through implementation of the New Development Area (NDA) projects, increase development intensity of public housing sites, land use reviews to identify suitable sites for residential use, as well as to optimise the site utilisation through redevelopment or topside development at railway properties and related sites along railway lines.



Increasing Development Intensity in New Development Area

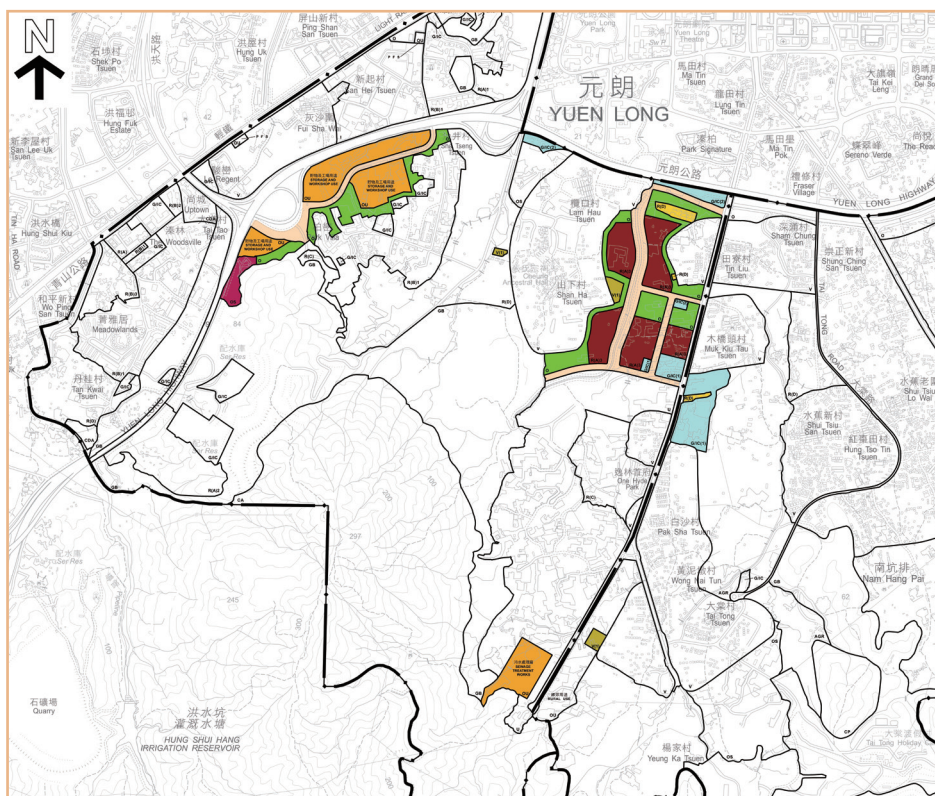
Yuen Long South Development

To take forward the policy initiative to optimise the development intensity and increase the portion of public housing, the Planning Department (PlanD) and the Civil Engineering and Development Department (CEDD) commissioned a review on the 'Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation' (the YLS Study) in December 2018. The review was completed in May 2020. Under the revised Recommended Outline Development Plan (RODP) of the YLS Study, the total number of flats had increased by about 15% from 28,500 to 32,850, with a total population of about 101,200 and employment opportunities of about 13,360. The overall public to private housing ratio had increased from about 61:39 to 68:32. The first population intake is expected in 2028.

On 26 June 2020, the Board considered the recommendations of the revised RODP and agreed to the proposed OZP amendments to effectuate Stages 1 and 2 of the YLS Development which would provide about 16,920 flats. The draft Tong Yan San Tsuen OZP No. S/YL-TYST/13 and draft Tai Tong OZP No. S/YL-TT/17, incorporating the amendments, were exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance) on 10 July 2020. After giving consideration to the 79 representations and 140 comments on the draft Tong Yan San Tsuen OZP and 136 representations and 171 comments on the draft Tai Tong OZP, the Board on 30 April 2021 decided not to propose any amendment to the two draft OZPs. The two draft OZPs were approved by the CE in C on 10 August 2021 and renumbered as S/YL-TYST/14 and S/YL-TT/18 respectively.



Revised Recommended RODP

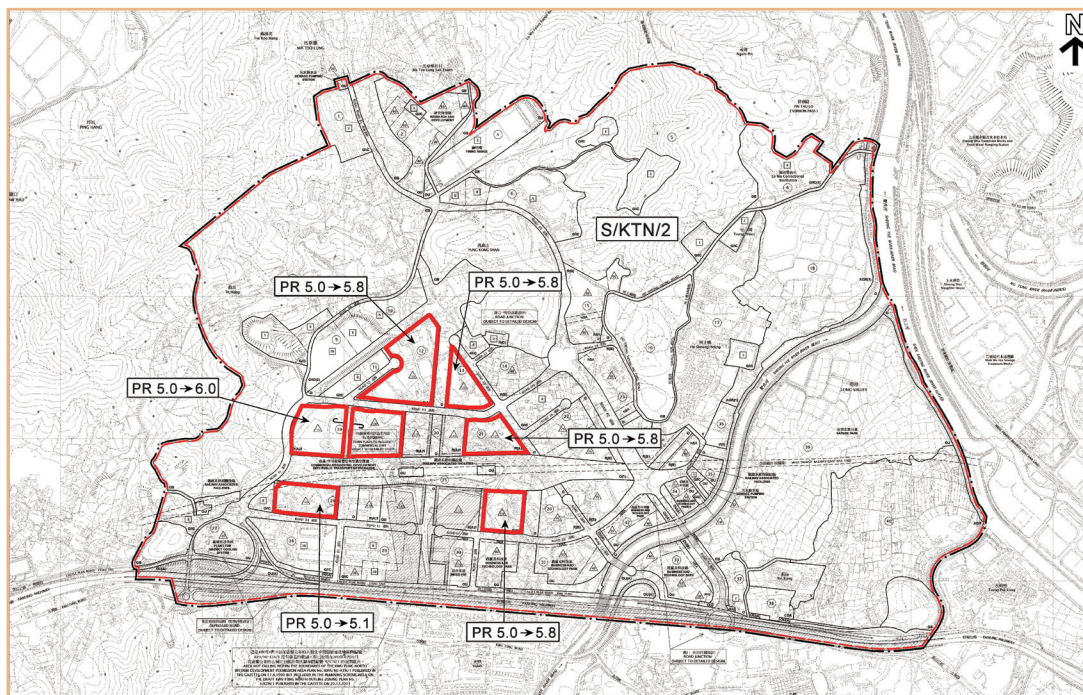


Proposed amendments to Tong Yan San Tsuen and Tai Tong OZPs

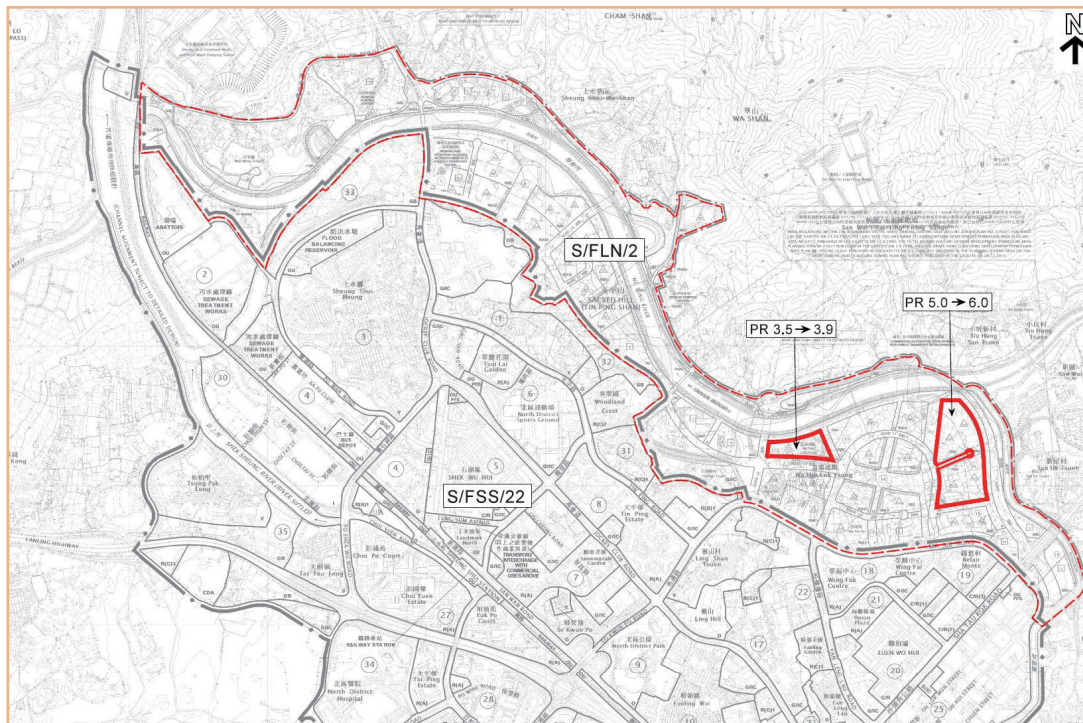
Kwu Tung North and Fanling North New Development Areas

Having taken into account relevant factors including infrastructure capacity in the district and the established planning and urban design framework of the Kwu Tung North and Fanling North NDAs, the Board approved an application (No. A/KTN/54) submitted by CEDD on 16 November 2018 to relax the plot ratio restrictions (from 3.5–5 to 3.9–6) and building height restrictions (from 75-135mPD to 85-145mPD) for eight public housing sites to allow for additional 4,300 public housing flats. Together with other land utilisation measures, the resultant total number of flats for the NDAs has increased by 12,000 to 72,000 for a population of about 188,000. The overall public to private housing ratio has changed from about 60:40 to 68:32.

In view of the planned infrastructure improvement in the area, the Board also agreed to a rezoning application (No. Y/NE-KTS/12) of a site to the immediate south of the Kwu Tung North NDA on 20 September 2019 from mainly “Comprehensive Development Area” (“CDA”) to “CDA(1)” and to increase the development intensity from a maximum plot ratio of 0.4 to 3 and a maximum building height of 3 storeys to 75mPD (about 19 storeys) to facilitate a proposed private residential development with about 1,573 flats.



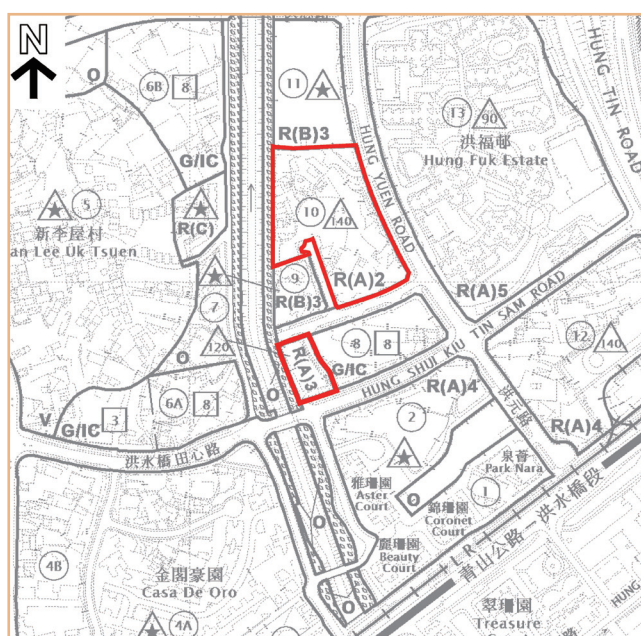
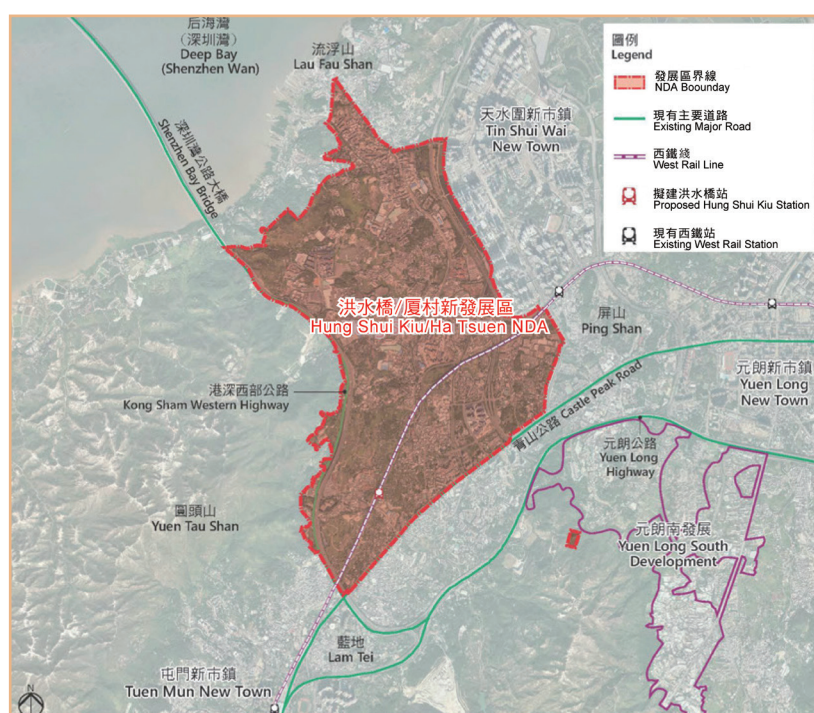
Relax plot ratio restrictions for public housing sites in Kwu Tung North NDA



Relax plot ratio restrictions for public housing sites in Fanling North NDA

Hung Shui Kiu/Ha Tsuen New Development Area

To enable timely delivery of land for the development of the Hung Shui Kiu/Ha Tsuen NDA and to rehouse the clearlees within the same district in order to maintain the social fabric of the existing communities, two sites near the existing Hung Fuk Estate were identified for the development of a Dedicated Rehousing Estate (DRE) with supporting facilities. CEDD submitted a planning application (No. A/HSK/253) for minor relaxation of the plot ratio restriction of the two sites from 5.5 to 6.5 and 6 to 7 respectively to allow for an additional 430 flats which would result in a total provision of 2,600 flats. The Board approved the application on 6 November 2020. The DRE would be developed in phases to tally with the development of the planned infrastructure and community facilities in the NDA. The first population intake of the DRE is scheduled for 2024/2025.



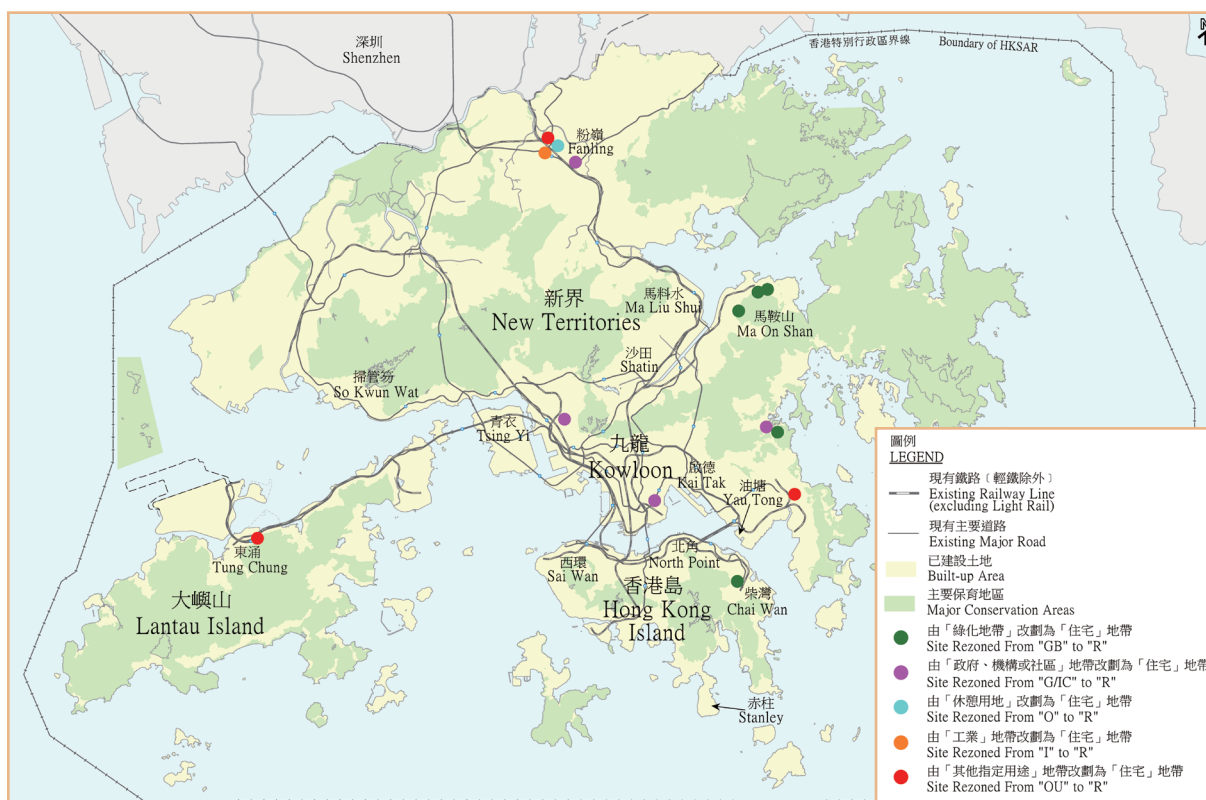
Sites for development of Dedicated Rehousing Estate in Hung Shui Kiu/Ha Tsuen NDA

Land Use Review

The land use reviews covered the government land currently left vacant, under short-term tenancies or different short-term uses, or without any development plan, as well as the two-stage review of "Green Belt" ("GB") sites with a view to identifying suitable sites for rezoning to residential use. The sites were 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.

In examining the suitability of a site for residential or other uses, the Board had adopted a holistic approach to consider various 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.

During the report period, a total of 14 sites (about 13 ha) in various areas were rezoned to residential use (including four "Government, Institution or Community" ("G/IC"), five "GB", one "Open Space" ("O"), one "Industrial" ("I") and three "Other Specified Uses" ("OU") sites) with an estimated total provision of about 16,000 flats. Seven sites are located within the Ma On Shan and Fanling/Sheung Shui OZPs.



Rezoning of 14 sites between 2018 and 2020 for residential use

Ma On Shan

Four “GB” sites at the fringe of Ma On Shan new town on the approved Ma On Shan OZP No. S/MOS/22 were identified for housing developments. The Board on 18 September 2020 agreed to the proposed amendments to the OZP to rezone two sites near Cheung Muk Tau Tsuen and one site at the lower part of Ma On Shan Tsuen Road to “Residential (Group A)11” (“R(A)11”) for public housing development subject to a maximum plot ratio of 6.8 and a maximum building height of 165mPD and 225mPD, and one site at the upper part of Ma On Shan Tsuen Road to “Residential (Group B)6” (“R(B)6”) for private housing development subject to a maximum plot ratio of 3.6 and a maximum building height of 250mPD. The proposed housing developments would provide about 6,180 and 1,040 public and private housing flats respectively, accommodating a population of about 20,430.

The draft Ma On Shan OZP No. S/MOS/23, incorporating the amendments amongst others, was exhibited for public inspection under section 5 of the Ordinance on 16 October 2020. After giving consideration to the 5,699 representations and 1,587 comments, the Board on 18 August 2021 decided to revert the zoning of a site at the upper part of Ma On Shan Tsuen Road for private housing development back to “GB”. The proposed amendment to the draft OZP was published under section 6C(2) of the Ordinance on 10 September 2021. After giving consideration to the two further representations which were not in opposition to the proposed amendment on 22 October 2021, the Board agreed to amend the draft OZP by the proposed amendment. The draft OZP was approved by the CE in C on 4 January 2022 and renumbered as S/MOS/24.

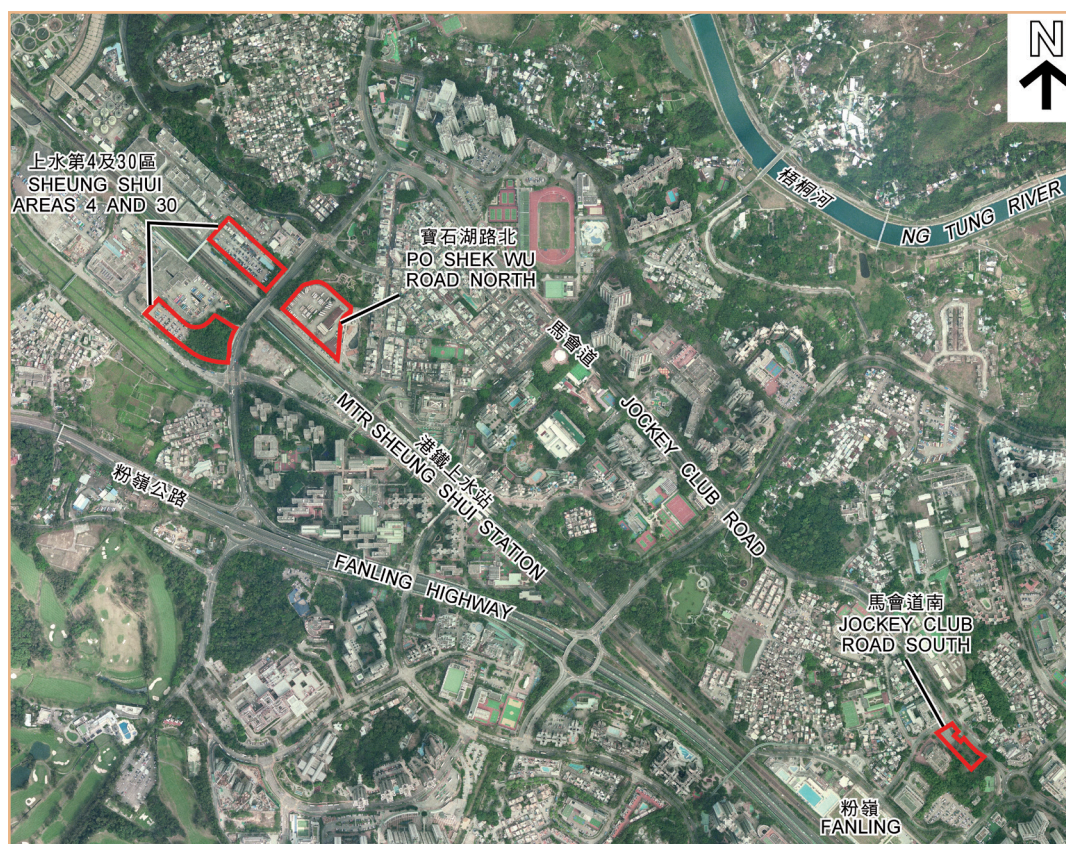


Sites rezoned for residential use in Ma On Shan

Fanling/Sheung Shui

Four sites near the Mass Transit Railway (MTR) Sheung Shui Station and mainly zoned "I", "OU" annotated "Bus Depot", "O" and "G/IC" on the approved Fanling/Sheung Shui OZP No. S/FSS/22 were identified for housing developments. The Board on 8 March 2019 agreed to the proposed amendments to the OZP to rezone two sites in Sheung Shui Areas 4 and 30 to "R(A)4" and one site at Po Shek Wu Road to "R(A)5" for public housing developments subject to a maximum plot ratio of 6.6 and 7 respectively and a maximum building height of 130mPD, providing a total of about 5,300 public housing flats. Another site at Jockey Club Road was also rezoned to "R(A)4" with a maximum plot ratio of 6.6 and a maximum building height of 100mPD to facilitate the provision of about 640 subsidised housing flats.

The draft Fanling/Sheung Shui OZP No. S/FSS/23, incorporating the amendments amongst others, was exhibited for public inspection under section 5 of the Ordinance on 29 March 2019. After giving consideration to the 124 representations and two comments, the Board on 25 October 2019 decided not to propose any amendment to the draft OZP. The draft OZP was approved by the CE in C on 7 January 2020 and renumbered as S/FSS/24.



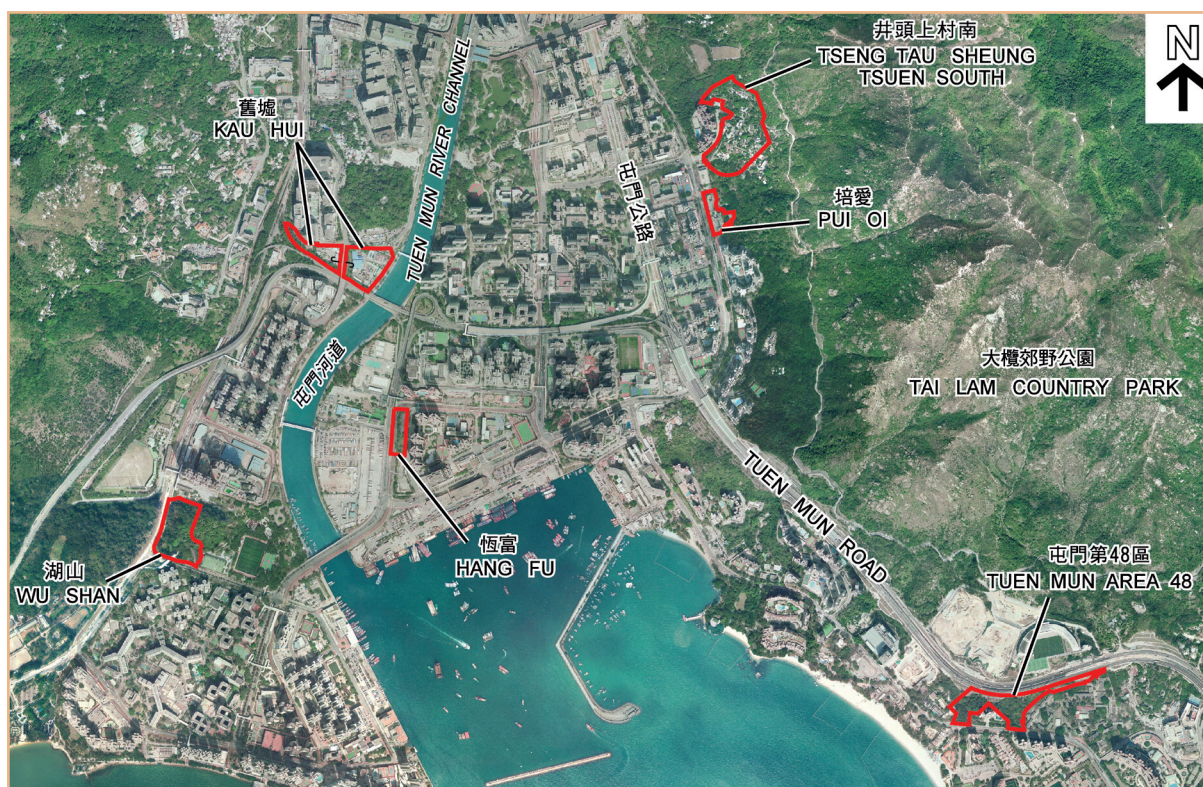
Sites rezoned for residential use in Fanling/Sheung Shui

During the report period, the Board also completed the hearings of representations and comments in respect of the proposed amendments to various OZPs for sites rezoned for residential use. Most of sites are located within the Tuen Mun and Tseung Kwan O OZPs. The OZPs were subsequently approved by the CE in C.

Tuen Mun

The Board on 13 October 2017 agreed to the proposed amendments to the approved Tuen Mun OZP No. S/TM/33 to rezone five sites in Tuen Mun Central mainly zoned "G/IC", "O" and "GB" to "R(A)26" for public housing developments subject to a maximum plot ratio of 6.5 and a maximum building height ranging from 125 to 150mPD, and one site in Tuen Mun Area 48 from "GB" to "R(B)20" for private housing development subject to a maximum plot ratio of 4 and a maximum building height of 90mPD. These six sites would provide a total of about 10,730 and 940 public and private housing flats respectively, accommodating a population of about 32,100.

The draft Tuen Mun OZP No. S/TM/34, incorporating the amendments amongst others, were exhibited for public inspection under section 5 of the Ordinance on 3 November 2017. After giving consideration to the 4,409 representations and 2,859 comments, the Board on 26 October 2018 decided not to propose any amendment to the draft OZP. The draft OZP was approved by the CE in C on 11 December 2018 and renumbered as S/TM/35.



Sites rezoned for residential use in Tuen Mun

Tseung Kwan O

The Board on 28 July 2017 agreed to the proposed amendments to the approved Tseung Kwan O OZP No. S/TKO/24 to rezone five sites mainly zoned "GB" at the fringe of Tseung Kwan O New Town to "R(A)7" for public housing developments subject to a maximum plot ratio of 6.5 and a maximum building height ranging from 130 to 210mPD. These five sites would provide about 11,260 public housing flats for a population of about 31,530.

The draft Tseung Kwan O OZP No. S/TKO/25, incorporating the amendments amongst others, was exhibited for public inspection under section 5 of the Ordinance on 11 August 2017. After giving consideration to the 1,020 representations and 9 comments, the Board on 21 June 2018 decided to revert the zoning of a site to the north of Tseung Kwan O Village which involved about 3,700 flats back to "GB". The proposed amendment to the draft OZP was published under section 6C(2) of the Ordinance on 13 July 2018. After giving consideration to the 365 further representations, the Board on 14 September 2018 decided to amend the draft OZP by the proposed amendment. The draft OZP was approved by the CE in C on 16 October 2018 and renumbered as S/TKO/26.



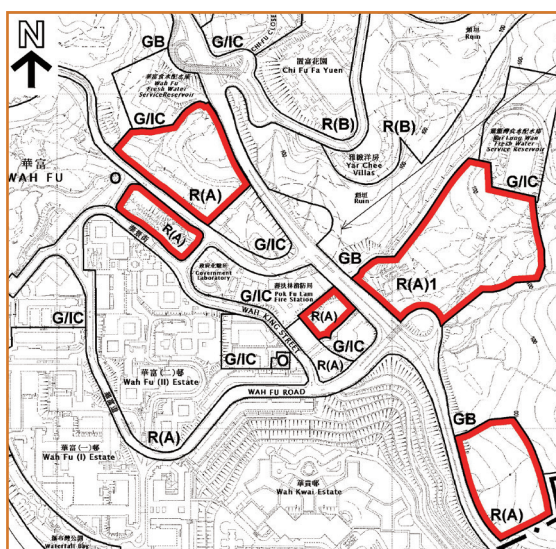
Sites rezoned for residential use in Tseung Kwan O

Redevelopment

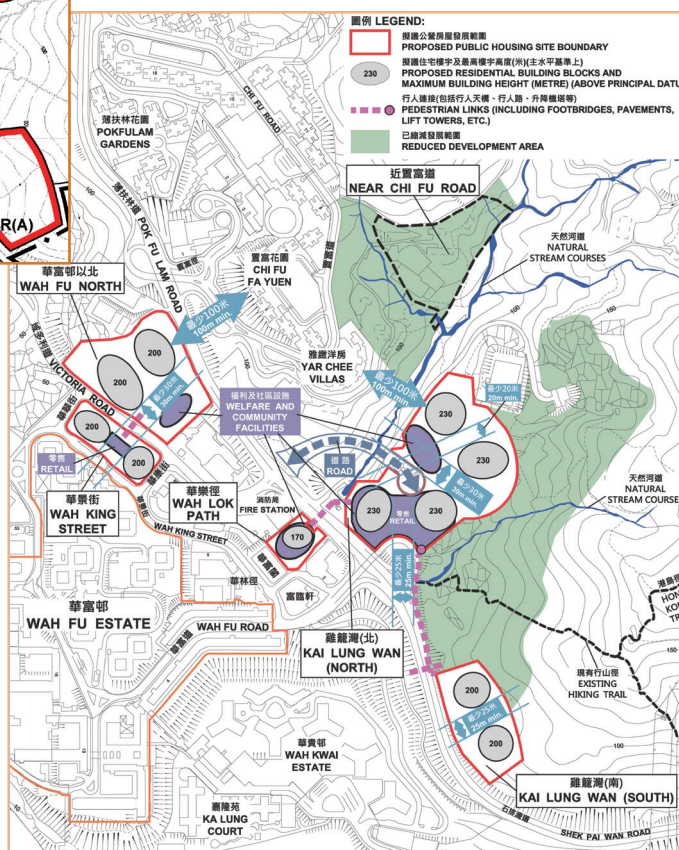
Wah Fu Estate Adjoining Sites

The partial uplifting of the administrative Pok Fu Lam Moratorium on development in Pok Fu Lam area had released five government sites adjoining Wah Fu Estate for development. The Board on 25 August 2017 agreed to the proposed amendments to the Pok Fu Lam OZP No. S/H10/15 to rezone these five sites from "O", "G/IC" or "GB" to "R(A)" or "R(A)1" to facilitate public housing developments providing about 8,900 flats. The developments on the five sites would also serve as major reception resources for future redevelopment of Wah Fu Estate and provide additional public housing and subsidised sale flats to meet the housing need.

The draft Pok Fu Lam OZP No. S/H10/16, incorporating the amendments, was exhibited for public inspection under section 5 of the Ordinance on 15 September 2017. After giving consideration to the 4,336 representations and 146 comments, the Board on 22 June 2018 decided not to propose any amendment to the draft OZP. The draft OZP was approved by the CE in C on 21 August 2018 and renumbered as S/H10/17.



Sites rezoned to "R(A)" or "R(A)1"



Development Concept Plan (Indicative Only)

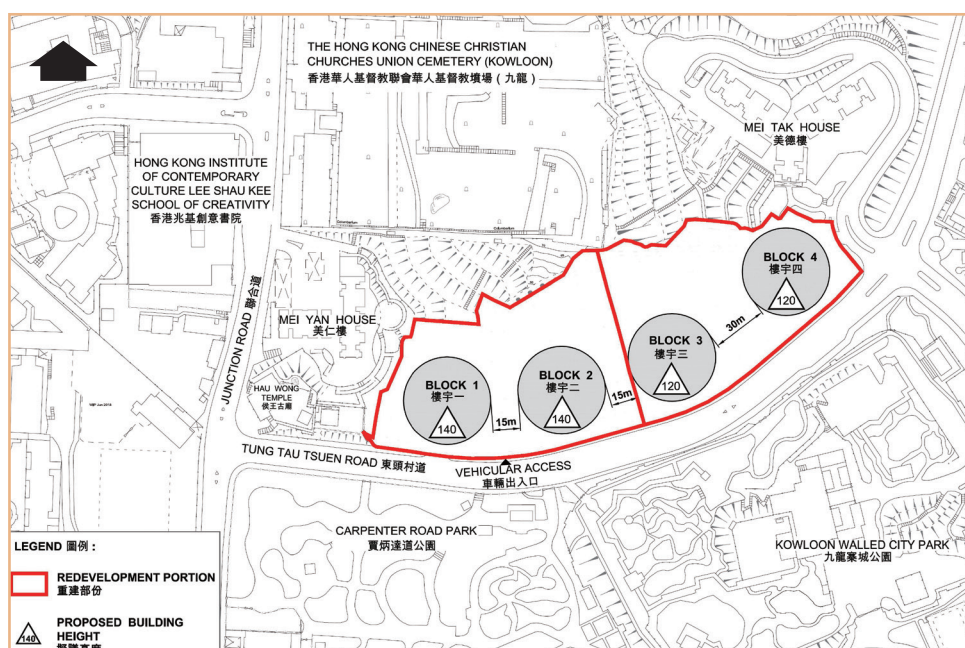
Mei Tung Estate

Mei Tung Estate is an aged public housing estate. The Hong Kong Housing Authority proposed to redevelop two older blocks of the estate into four residential blocks with the number of flats increased from the existing 700 to about 2,600. To take forward the redevelopment proposal and to optimise the plot ratio permissible under the OZP, the Board agreed on 3 May 2019 to rezone the site from "R(A)" to "R(A)1" with relaxation of the building height restrictions from 60mPD to 120mPD for the eastern portion and from 80mPD to 140mPD for the western portion taking into account the abutting completed redevelopments thereat.

The draft Wang Tau Hom and Tung Tau OZP No. S/K8/22, incorporating the amendments amongst others, was exhibited for public inspection under section 5 of the Ordinance on 24 May 2019. After giving consideration to one representation and one comment, the Board on 22 November 2019 decided not to propose any amendment to the draft OZP. The draft OZP was approved by the CE in C on 3 March 2020 and renumbered as S/K8/23.



Redevelopment of Mei Tung House and Mei Po House



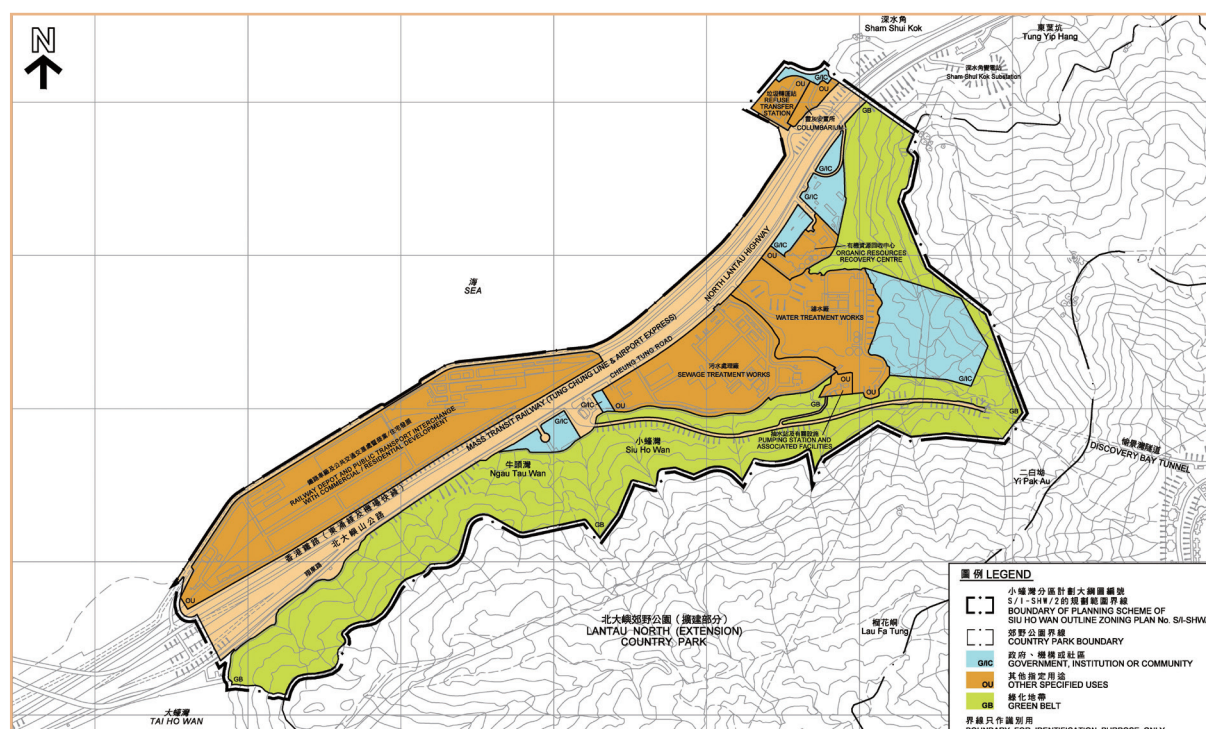
Relaxation of building height restrictions

Railway Property Development

Siu Ho Wan Depot

Given the proximity to Tung Chung New Town Extension and the connection with strategic rail and road networks, Siu Ho Wan is one of the key areas within the 'North Lantau Corridor' proposed mainly for economic and residential development under the Sustainable Lantau Blueprint announced by the Government in 2017. To maximise the development potential, residential and commercial developments were proposed atop Siu Ho Wan Depot. An OZP was drawn up to provide statutory control and guidance on the future development of the Siu Ho Wan area. The depot site was zoned "OU" annotated "Railway Depot and Public Transport Interchange with Commercial/Residential Development" on the draft OZP. The topside development would provide a new community comprising both public and private flats and supporting facilities. Any development/redevelopment on the depot site should be planned and designed in a holistic manner taking into account various factors, including the view corridors, breezeways and height restriction under the gazetted Airport Height Restriction Plan, and is subject to planning permission. The Board agreed on 9 March 2018 that the draft OZP was suitable for exhibition under section 5 of the Ordinance.

The draft Siu Ho Wan OZP No. S/I-SHW/1 was exhibited for public inspection on 29 March 2018. After giving consideration to the 144 representations and 10 comments, the Board on 26 October 2018 decided not to propose any amendment to the draft OZP. The draft OZP was approved by the CE in C on 12 February 2019 and renumbered as S/I-SHW/2.



Approved Siu Ho Wan OZP No. S/I-SHW/2

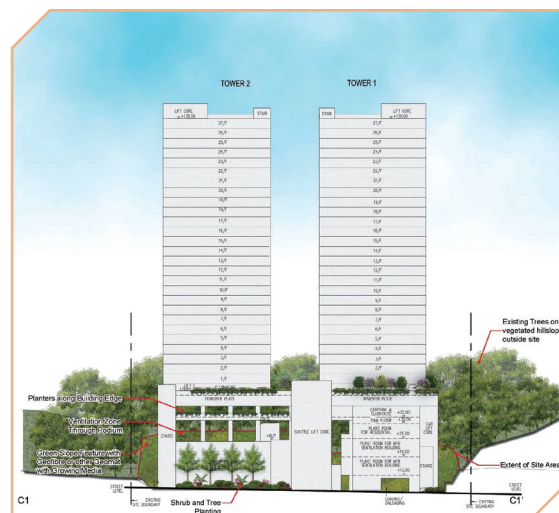
Pak Shing Kok Ventilation Building

The site is located at Chiu Shun Road and about 400m away from the MTR Hang Hau Station. The major part of the site is used for the Pak Shing Kok Ventilation Building by the MTR Corporation Limited (MTRCL) and the rest are man-made slopes on government land. To optimise the development potential of the site, the Board agreed on 29 May 2020 to rezone the site from an area shown as 'MTR Pak Shing Kok Ventilation Building' and zoned as "GB" to "R(A)8" for private residential development subject to a maximum plot ratio of 6 and a maximum building height of 130mPD. Two residential towers were proposed on top of the existing ventilation building without affecting its operation, providing about 432 flats.

The draft Tseung Kwan O OZP No. S/TKO/27, incorporating the amendments amongst others, was exhibited for public inspection under section 5 of the Ordinance on 19 June 2020. After giving consideration to the 130 representations and 6 comments, the Board on 19 February 2021 decided not to propose any amendment to the draft OZP. The draft OZP was approved by the CE in C on 1 June 2021 and renumbered as S/TKO/28.



Site rezoned to "R(A)"8

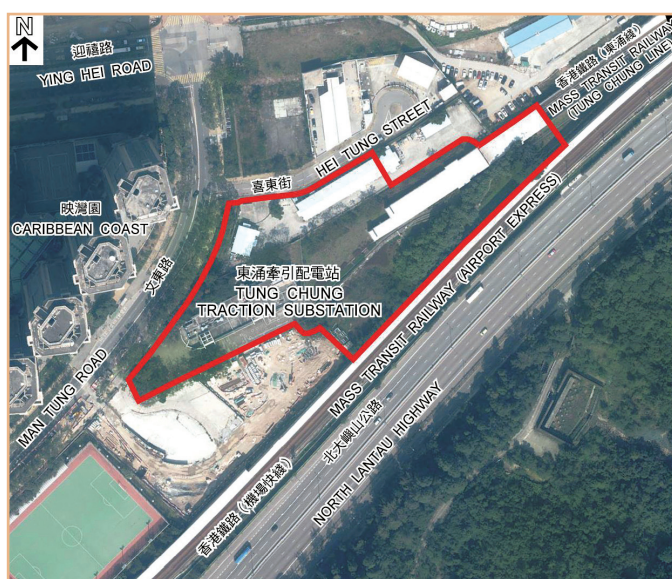


Conceptual Development Plan (Indicative Only)

Tung Chung Traction Substation

To take forward MTRCL's proposal for residential development at the existing Tung Chung Traction Substation and its adjoining government land, the Board agreed on 29 May 2020 to rezone the site from "OU" annotated "Traction Substation cum Portal" and "G/IC" zones and an area shown as 'Road' to "R(A)8" zone for private residential development subject to a maximum plot ratio of 6 and a maximum building height of 185mPD. Three residential towers were proposed to be developed on top of the existing traction substation without affecting its operation, providing about 1,289 flats.

The draft Tung Chung Town Centre Area OZP No. S/I-TCTC/23, incorporating the amendments amongst others, was exhibited for public inspection under section 5 of the Ordinance on 19 June 2020. After giving consideration to the 70 representations and 9 comments, the Board on 29 January 2021 decided not to propose any amendment to the draft OZP. The draft OZP was approved by the CE in C on 1 June 2021 and renumbered as S/I-TCTC/24.



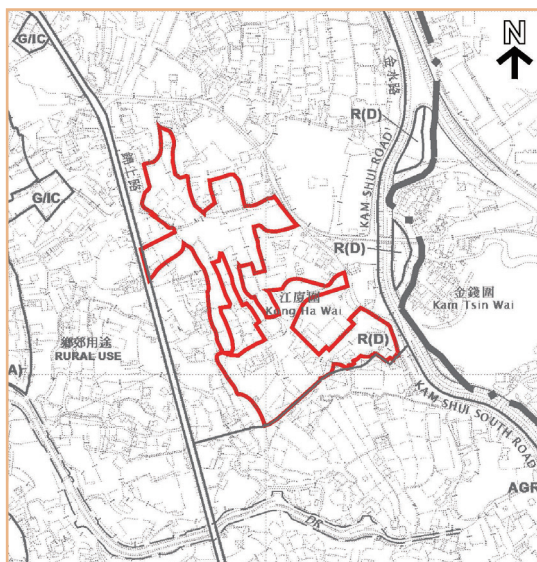
Site rezoned to "R(A)"8



Photomontage showing future residential developments (Indicative Only)

Transitional Housing

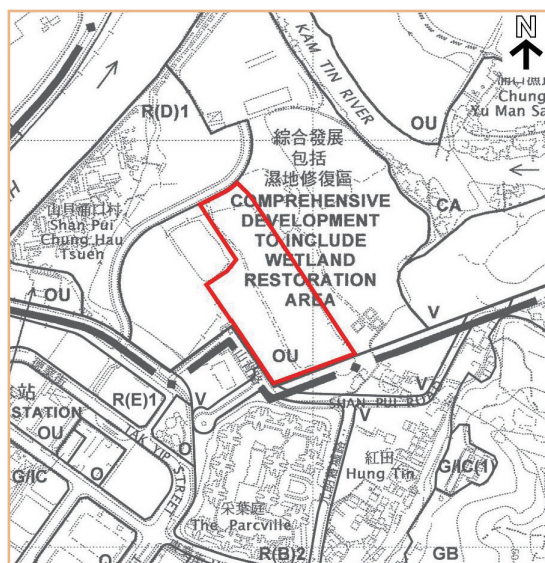
To meet the need for interim accommodation, the Board announced on 26 November 2018 that transitional housing coordinated by the Task Force led by the Transport and Housing Bureau in permanent buildings, including wholesale-converted industrial buildings in “Commercial” (“C”), “CDA”, “OU” annotated “Business” (“OU(B)”) and “Residential” zones in urban and new town areas for a period of five years or less could be regarded as temporary use, which is always permitted under the OZP. For transitional housing of not more than three years in rural areas, planning permission is required unless the use is permitted under the Notes of the relevant zones on the OZP. During the report period, the Board approved two applications for transitional housing in Kam Tin and Tung Tau, providing about 3,800 flats.



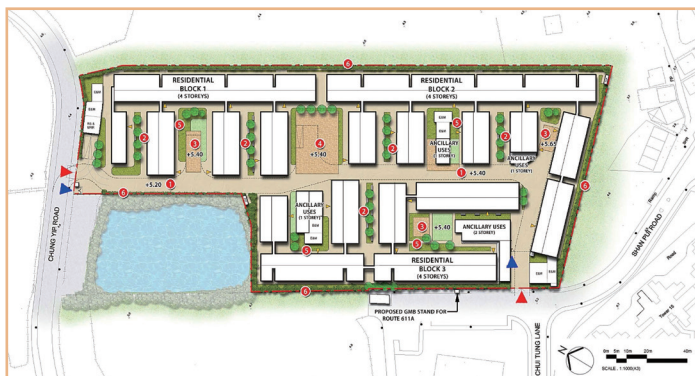
Site in Kam Tin



Conceptual layout plan (Indicative Only)



Site in Tung Tau

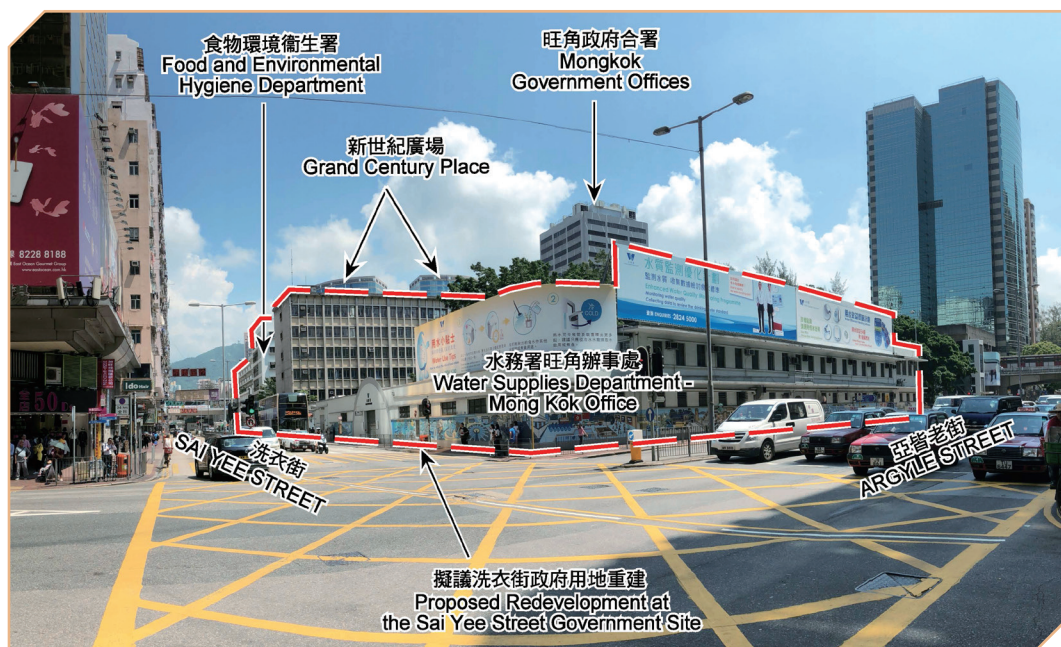


Conceptual layout plan (Indicative Only)

Provision of Office/Commercial Space and Other Facilities

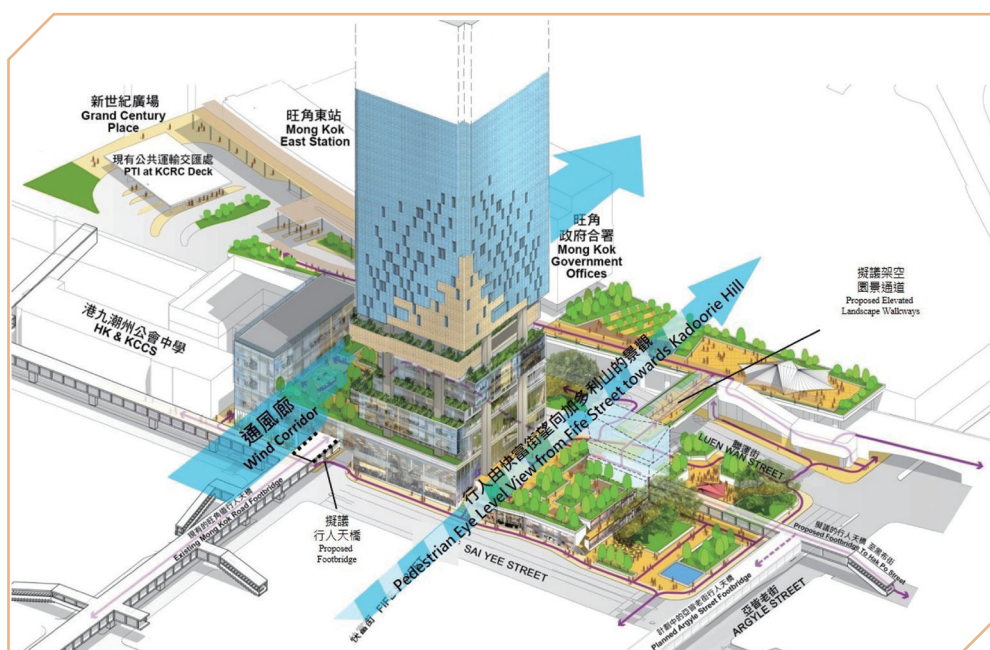
Sai Yee Street Site

PlanD commissioned the 'Planning and Design Study on the Redevelopment of Government Sites at Sai Yee Street and Mong Kok East Station (SYS site) – Feasibility Study' in March 2015 with the objective to examine the development potential of the SYS site for comprehensive development. The Board was briefed on the development options in April 2016 and the Recommended Development Scheme (RDS) in February 2018. To take forward the RDS, the Board agreed on 22 June 2018 to rezone the SYS site to "C(4)" to facilitate comprehensive commercial/office/hotel development with GIC facilities, public open space and public transport facilities, which is subject to a maximum gross floor area (GFA) of 141,600m² and a maximum building height of 320mPD and 40mPD for the central/southern and northern portion respectively. A minimum of 6,550m² public open space and a minimum GFA of 4,940m² for GIC facilities including a community hall and social welfare facilities should be provided to serve the community. The draft Mong Kok OZP No. S/K3/31, incorporating the amendments amongst others, were exhibited for public inspection under section 5 of the Ordinance on 13 July 2018.



Sai Yee Street Site

After giving consideration to the 283 representations and 17 comments, the Board on 15 March 2019 decided to partially uphold some representations by revising the Remarks of the Notes for the “C” zone to incorporate the requirement for submission of a layout plan for the “C(4)” zone so that the Board would be able to consider the overall design of the proposed development. The proposed amendment to the draft OZP was published under section 6C(2) of the Ordinance on 12 April 2019. After giving consideration to the 20 further representations on 24 May 2019, the Board decided not to uphold the further representations and agreed to amend the draft OZP by the proposed amendment. The draft OZP was approved by the CE in C on 8 October 2019 and renumbered as S/ K3/32.



Development Scheme (Indicative Only)

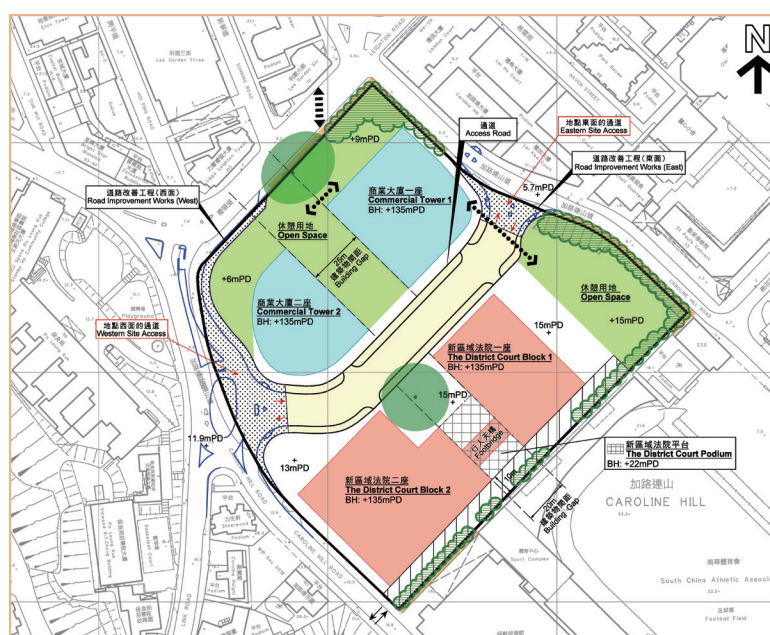
Caroline Hill Road Site

To ensure a continual supply of high grade office space and to meet the long term needs of the judicial facilities, the Board on 3 May 2019 agreed to rezone part of a government site at Caroline Hill Road to “C(2)” for commercial development subject to a maximum GFA of 100,000m² and a maximum building height of 135mPD, and part of the site to “G/IC(2)” for the development of District Court subject to a maximum GFA of 70,000m² and a maximum building height of 135mPD. Public open space, community and public transport facilities will be provided within the development to serve the community and the public. Two existing old and valuable trees and a section of masonry wall with earthenware pipes (Grade 3 historic building) will be preserved. The draft Wong Nai Chung OZP No. S/H7/20, incorporating the amendments amongst others, was exhibited for public inspection under section 5 of the Ordinance on 24 May 2019.

After giving consideration to the 629 representations and 105 comments on 19 June 2020, the Board decided to partially uphold some representations by revising the Remarks of the Notes for the “C” zone to incorporate the requirement for submission of a layout plan for the “C(2)” zone. The Board also agreed to revise the Explanatory Statement for the “C(2)” zone to encourage the provision of more GIC facilities. The proposed amendment to the draft OZP was published under section 6C(2) of the Ordinance on 10 July 2020. After giving consideration to the two further representations on 11 September 2020, the Board decided not to uphold the further representations and agreed to amend the draft OZP by the proposed amendment. The draft OZP was approved by the CE in C on 24 November 2020 and renumbered as S/H7/21.



Site rezoned to “C(2)” and “G/C(2)”



Conceptual layout plan (Indicative Only)

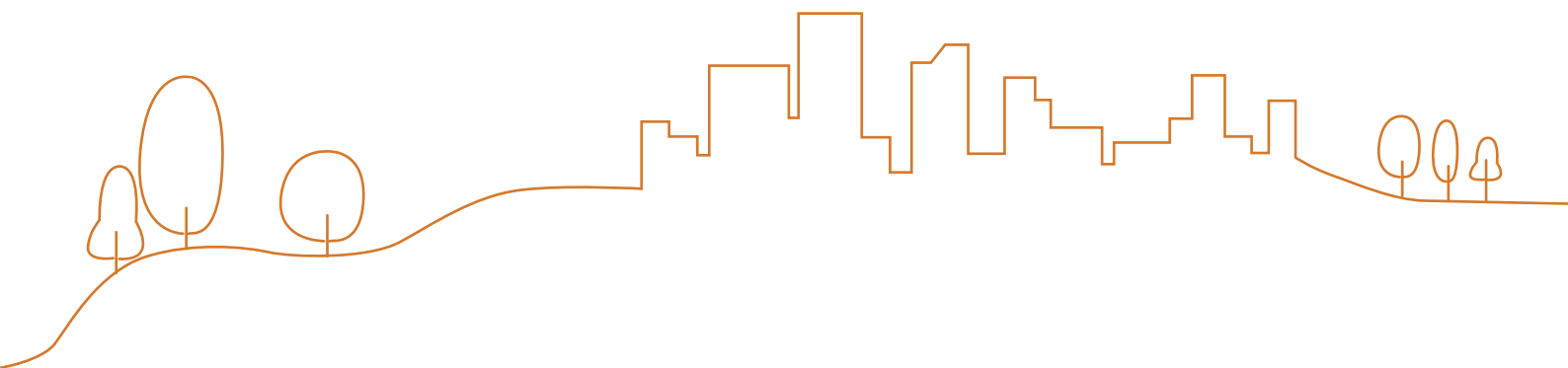
Cyberport Expansion

In view of the anticipated growth of the innovation and technology sector, additional space and facilities are required in a timely manner to meet the demand. Area adjoining the existing Cyberport was identified for its expansion which would serve to attract more quality technology companies and start-ups to set up their offices. The Board on 6 September 2019 agreed to rezone the site adjoining the Cyberport Arcade to "OU" annotated "Cyber-Port (1)" for the development of Cyberport 5 with a maximum GFA of 66,000m² and a maximum building height of 65mPD, and rezone an area of about 4.5 ha to "O" for enhancement of the Cyberport waterfront park. The draft Pok Fu Lam OZP No. S/H10/18, incorporating the amendments amongst others, was exhibited for public inspection under section 5 of the Ordinance on 27 September 2019.

After giving consideration to the 780 representations and 32 comments, the Board on 5 June 2020 decided to partially uphold some representations by revising the Remarks of the Notes for the "OU" annotated "Cyber-Port (1)" zone to incorporate the requirement for submission of a layout plan. The proposed amendment to the draft OZP was published under section 6C(2) of the Ordinance on 26 June 2020. After giving consideration to the 15 further representations on 25 September 2020, the Board decided not to uphold the further representations and agreed to amend the draft OZP by the proposed amendment. The draft OZP was approved by the CE in C on 5 January 2021 and renumbered as S/H10/9.



Site rezoned to "OU" and "O"



Revitalisation of Industrial Buildings

As announced in 2018 Policy Address, the Government reactivated the revitalisation scheme for industrial buildings to better utilise the existing land resources. Within the three years starting from 10 October 2018, owners could apply to the Board for wholesale conversion of industrial buildings aged 15 years or above in “C”, “OU(B)” and “I” zones. Waiver fees would be exempted with a condition that the owner would designate 10% of the floor area for specific uses prescribed by the Government. For redevelopment of pre-1987 industrial buildings located outside “Residential” zones in the main urban areas and new towns, owners could apply to the Board for relaxation of the maximum permissible non-domestic plot ratio by up to 20%. During the report period, the Board approved three applications for wholesale conversion of industrial building and 42 applications for minor relaxation of plot ratio restriction for redevelopment of aged industrial building, generating an additional GFA of about 195,000m².



Application for redevelopment of industrial building (Tuen Wan)



Application for redevelopment of industrial building (Shau Kei Wan)

Other Major Work of 2018-2020

Protecting the Countryside

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 plan-making work for areas of ecological, conservation and/or heritage importance, including the country park enclaves.

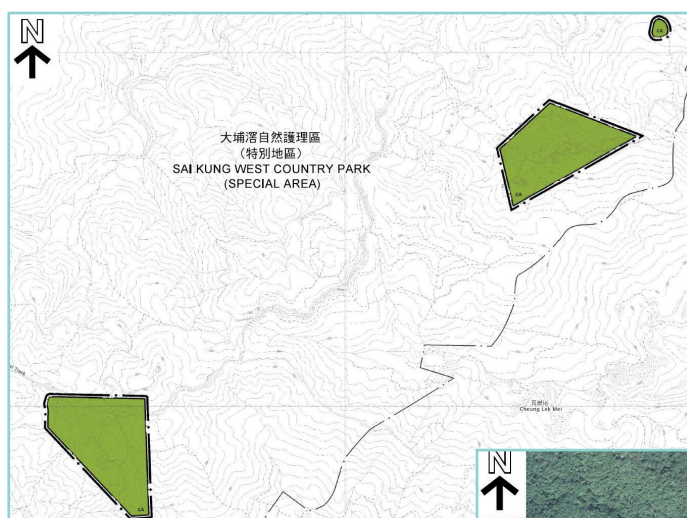
There are 77 country park enclaves (enclaves) across the territory, of which 52 have been covered by 34 OZPs. The planning objectives of the statutory plans for the enclaves are to preserve their natural environment and rural setting whilst allowing for sustainable village development therein, in that a proper balance should be struck between conservation and social development needs. A conservation-led approach has been adopted in formulating the land use zonings of the OZPs, on which most of the land in the enclaves are protected by conservation zonings such as "Conservation Area", "Coastal Protection Area" and "GB" zones. Village development would be allowed in a sustainable manner through an incremental approach by first confining the "Village Type Development" ("V") zone to the existing village settlements and adjoining land so as to minimise adverse impacts on the natural environment.

During the report period, five OZPs involving enclaves were approved by the CE in C. The Board also agreed to the publication of four Development Permission Area (DPA) Plans in Lantau to provide interim planning control and to prevent unauthorized development pending preparation of OZPs.

Tai Po Kau Outline Zoning Plan

Tai Po Kau is surrounded by the Tai Po Kau Nature Reserve, which is designated as a Special Area comprising long established forestry plantation. The planning intention of the area is to protect its high conservation and landscape value which complements the overall naturalness and the landscape beauty of the surrounding Special Area.

The draft Tai Po Kau OZP No. S/NE-TPK/1 was exhibited for public inspection under section 5 of the Ordinance on 10 February 2017. After giving consideration to the 43 representations and two comments, the Board on 1 September 2017 decided not to propose any amendment to the draft OZP. The draft OZP was approved by the CE in C on 9 January 2018 and renumbered as S/NE-TPK/2.



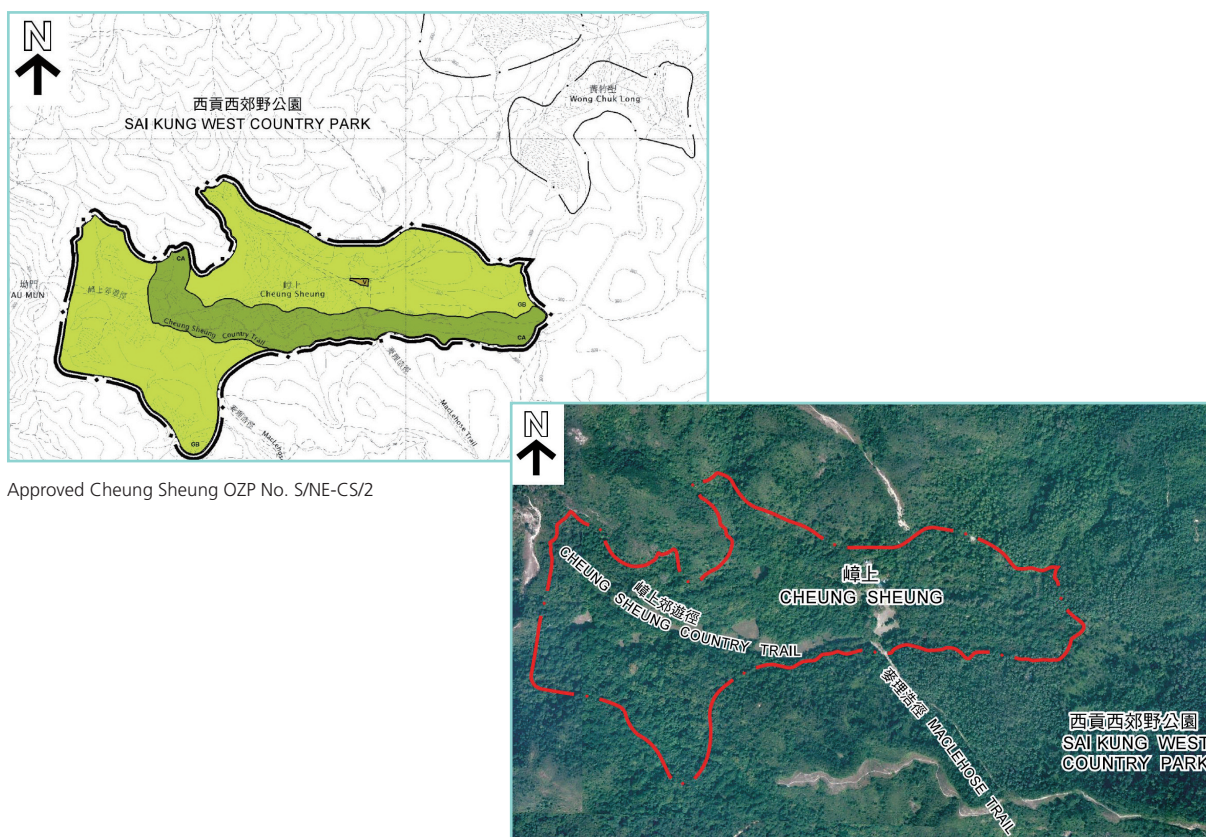
Approved Tai Po Kau OZP No. S/NE-TPK/2



Cheung Sheung Outline Zoning Plan

Cheung Sheung forms an integral part of the natural system of the adjoining Sai Kung West Country Park with various natural habitats such as woodlands, streams and freshwater marshes. The planning intention of the area is to protect its high conservation and landscape value which complements the overall naturalness and the landscape beauty of the surrounding Country Park. It is also intended to consolidate village development so as to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the area.

The draft Cheung Sheung OZP No. S/NE-CS/1 was exhibited for public inspection under section 5 of the Ordinance on 10 February 2017. After giving consideration to the six representations, the Board on 21 July 2017 decided not to propose any amendment to the draft OZP. The draft OZP was approved by the CE in C on 9 January 2018 and renumbered as S/NE-CS/2.



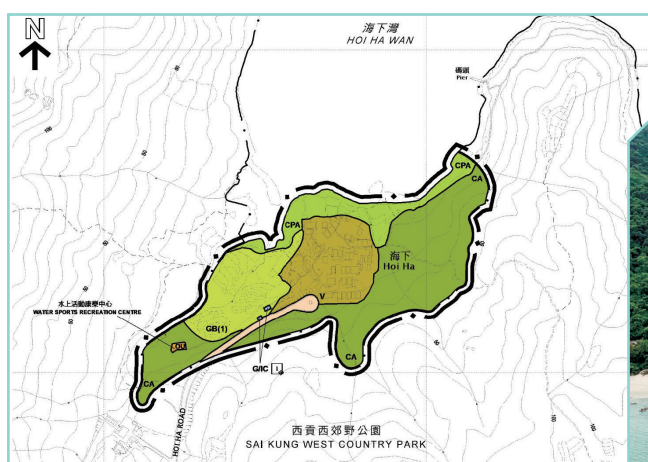
Approved Cheung Sheung OZP No. S/NE-CS/2

Hoi Ha, So Lo Pun and Pak Lap Outline Zoning Plans

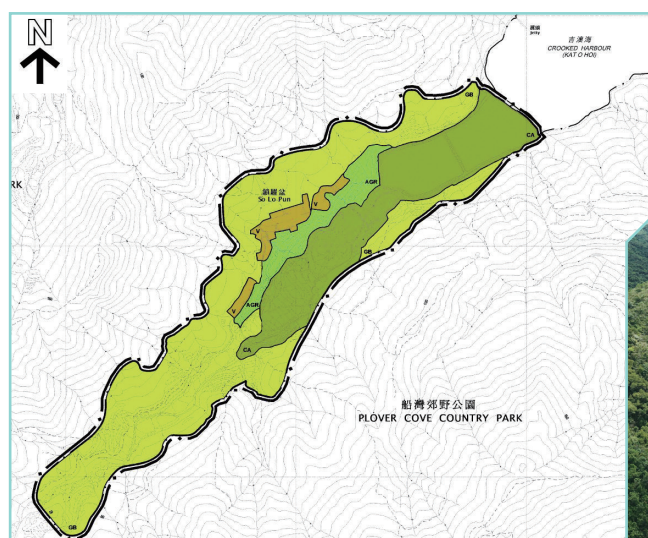
Hoi Ha, So Lo Pun and Pak Lap enclaves have been covered by OZPs since 27 September 2013, with a general planning intention to conserve the natural landscape and conservation value, protect the natural and rural character and delineate areas to consolidate Small House development by indigenous villagers for a more orderly development pattern, efficient use of land and provision of infrastructures and services.

On 18 February 2015, a judicial review (JR) was lodged against the Board's decision to submit the three draft OZPs to the CE in C for approval and the CE in C's decision to approve the OZPs. The JR was allowed by the Court on 24 November 2017 and the three OZPs were remitted to the Board for reconsideration specifically on issues related to the genuine need for Small House development (all three OZPs) and the accuracy of the base map (Hoi Ha OZP only). The Board on 3 March 2020 gave consideration to a review on the genuine need and the map issues in the light of the judgment and decided to amend the OZPs by adjusting the extent of the "V" zone so as to further enhance the balance between nature conservation and meeting the Small House need of the indigenous villagers.

The amendments to the three draft OZPs were exhibited for public inspection under section 7 of the Ordinance on 3 April 2020. After giving consideration to the representations and comments¹, the Board on 13 November 2020 decided not to uphold those representations and comments made in respect of draft Hoi Ha and So Lo Pun OZPs. The two draft OZPs were subsequently approved by the CE in C on 16 March 2021 and renumbered as S/NE-HH/4 and S/NE-SLP/4 respectively. For the Pak Lap OZP, the Board agreed that an incremental approach should be adopted for the designation of the “V” zone and decided to partially uphold some of the representations by proposing amendments to the draft OZP (No. S/SK-PL/3) to further reduce the extent of the “V” zone. The proposed amendment was published under section 6C(2) of the Ordinance on 22 January 2021. After giving consideration to the 86 further representations, the Board on 23 April 2021 noted the supportive views of some further representations and decided not to uphold the adverse further representations and amend the draft OZP by the proposed amendment. The draft OZP was approved by the CE in C on 5 October 2021 and renumbered as S/SK-PL/4.

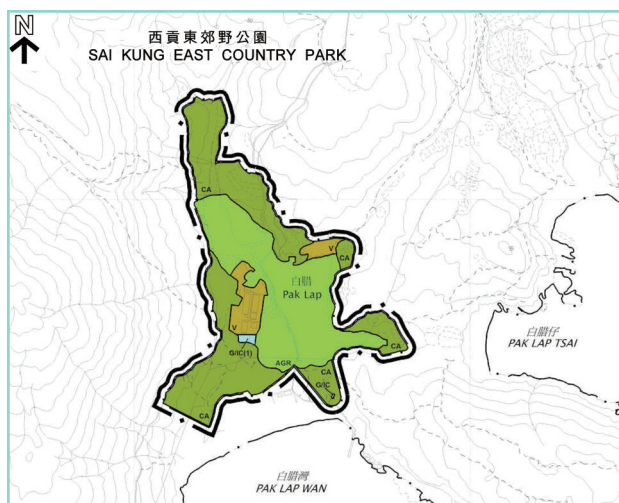


Approved Hoi Ha OZP No. S/NE-HH/4



Approved So Lo Pun OZP No. S/NE-SLP/4

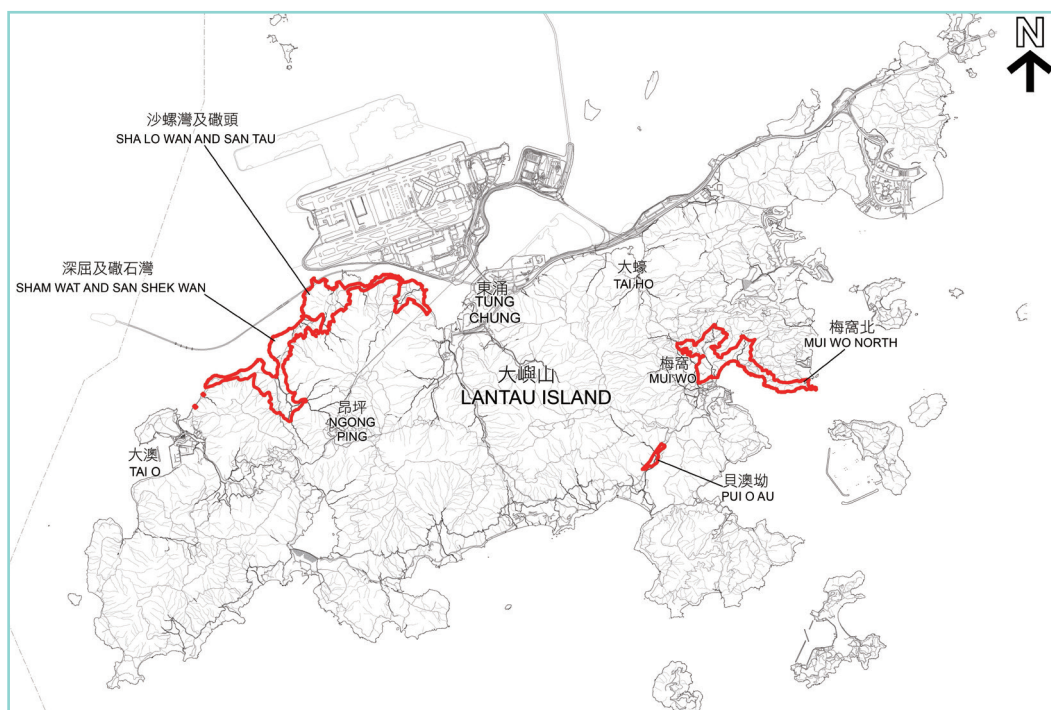
¹ There were 20 representations and 60 comments on Hoi Ha OZP, 53 representations and 66 comments on So Lo Pun OZP, and 17 representations and 61 comments on Pak Lap OZP.



Approved Pak Lap OZP No. S/SK-PL/4

Sham Wat and San Shek Wan, Sha Lo Wan and San Tau, Mui Wo North, and Pui O Au Development Permission Area Plans

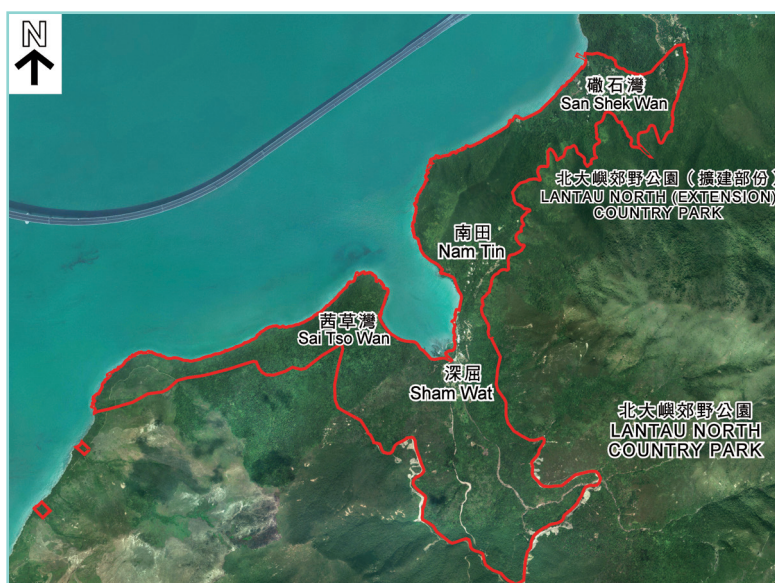
To prevent any haphazard and uncontrolled developments that might adversely affect the rural and natural character with scientific importance and/or conservation value of Sham Wat and San Shek Wan, Sha Lo Wan and San Tau, Mui Wo North, and Pui O Au areas in Lantau, the Board on 27 November 2020 agreed to the publication of draft DPA Plans to cover the four areas to provide interim planning control pending preparation of OZPs and to enable enforcement actions against unauthorized developments. The four DPA Plans were exhibited for public inspection under section 5 of the Ordinance on 8 January 2021.



Location of the four DPA Plans

The general planning intention of the four DPA Plans is to conserve its landscape and ecological values in safeguarding the natural habitats, to protect the ecologically sensitive areas, to maintain the unique rural and natural character and cultural heritage of the area.

The draft Sham Wat and San Shek Wan DPA Plan covers an area of about 179.59 ha, including two small pieces of land to the west of San Chau along the coastline. Except for the San Chau Site of Special Scientific Interest (SSSI) (about 6.52 ha) being zoned "SSSI", the remaining area of about 173.07 ha is designated as "Unspecified Use" pending detailed analysis and studies to establish the appropriate land uses in the course of preparation of the OZP.



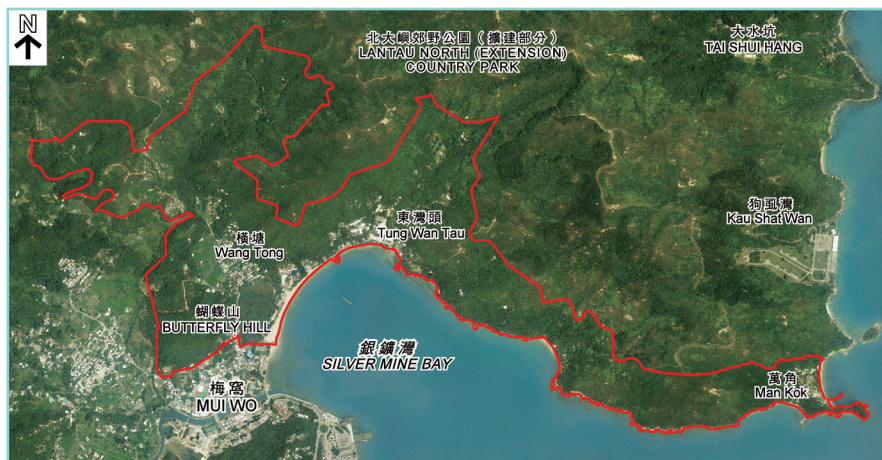
Sham Wat and San Shek Wan DPA

The draft Sha Lo Wan and San Tau DPA Plan covers an area of about 155.92 ha which is located to the west of Tung Chung town centre. Except for the San Tau Beach SSSI (about 1.14 ha) being zoned "SSSI", the remaining area of about 154.78 ha is designated as "Unspecified Use".



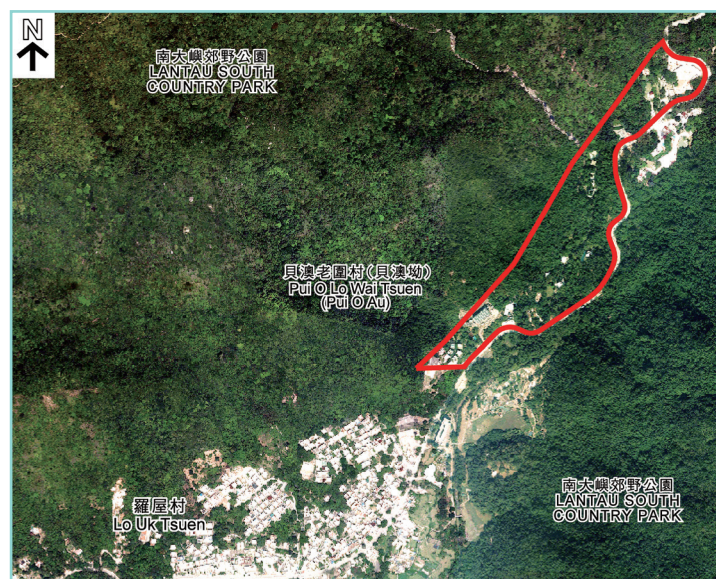
Sha Lo Wan and San Tau DPA

The draft Mui Wo North DPA Plan covers an area of about 165.37 ha which is located to the north of Mui Wo town centre. The whole area is designated as “Unspecified Use”.



Mui Wo North DPA

The draft Pui O Au DPA Plan covers an area of about 8.89 ha which is sandwiched between Lantau South Country Park and South Lantau Road. The whole area is designated as “Unspecified Use”.



Pui O Au DPA

Urban Renewal and Heritage Preservation

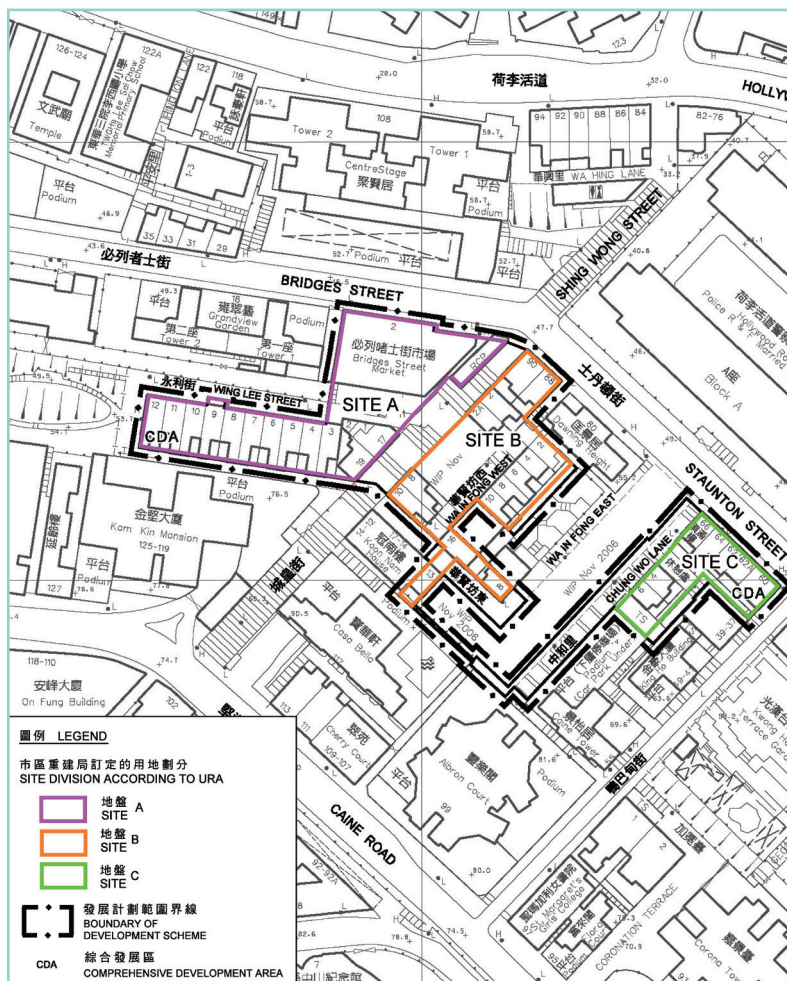
Incorporation of URA Staunton Street/Wing Lee Street Development Scheme Plan into Outline Zoning Plan

As announced in the 2018 Policy Address, the Urban Renewal Authority (URA) carried out a study with a view to revitalising the building clusters with special character and urban fabric under the Staunton Street/Wing Lee Street project so as to promote place-making and synergise with the nearby revitalisation projects. On 19 July 2019, the Board considered the revitalisation proposal submitted by URA and agreed to incorporate the Development Scheme Plan (DSP) area into the OZP under appropriate zonings to maintain planning control whilst allowing flexibility for revitalisation of the area by both URA and the owners of other properties within the DSP and the Wing Lee Street area. The DSP area was mainly designated as "OU" annotated "Cultural, Community, Commercial and Open Space Uses" and "OU" annotated "Residential, Institutional and Commercial Uses" zones with stipulation of a maximum building height restriction of 4 storeys to facilitate the development of a community hub and revitalise the area for residential, institutional and community uses. On 9 August 2019, the draft Sai Ying Pun and Sheung Wan OZP No. S/H3/33, incorporating the amendments amongst others, was exhibited for public inspection under section 7 of the Ordinance.

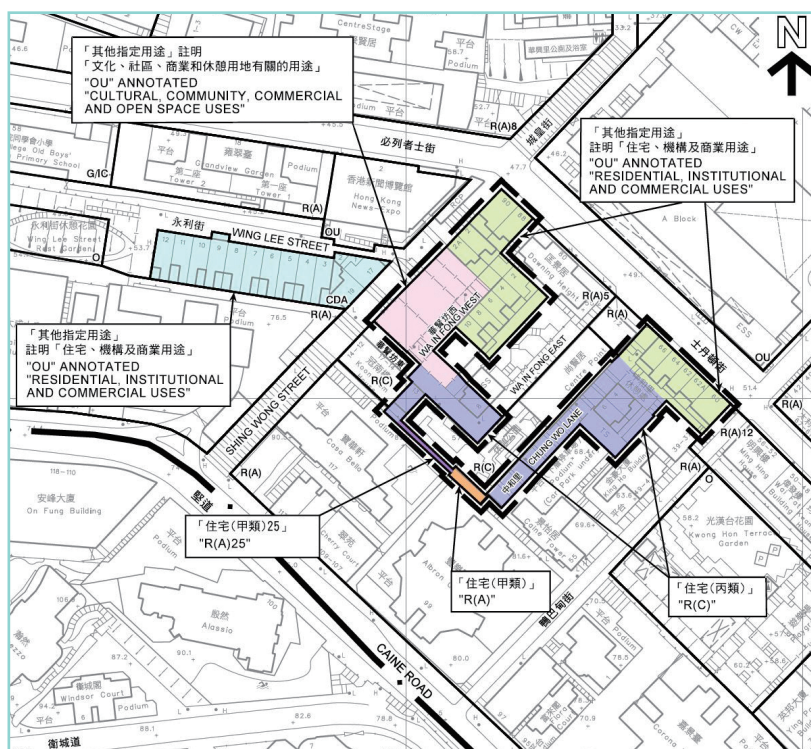
After giving consideration to the 57 representations and 25 comments on 17 July 2020, the Board decided not to uphold the representations. The draft OZP was approved by the CE in C on 3 November 2020 and renumbered as S/H3/34.



Staunton Street/Shing Wong Street and Wa In Fong



URA Staunton Street/Wing Lee Street DSP

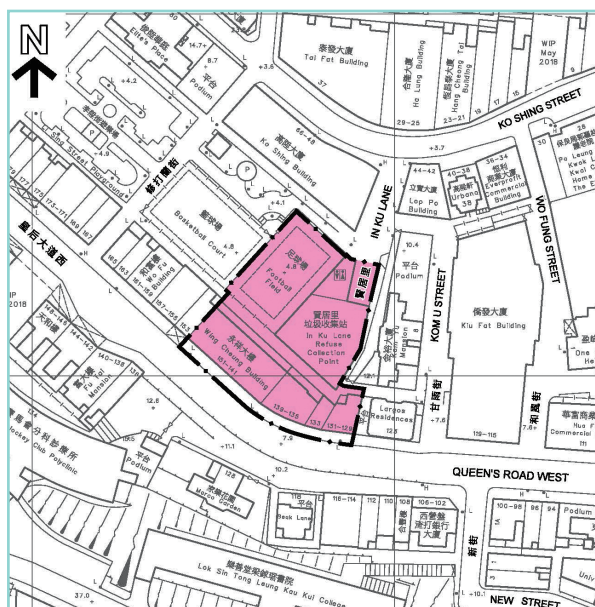


Current zonings on OZP

Draft URA Queen's Road West/In Ku Lane Development Scheme Plan

The Board considered the URA's Queen's Road West/In Ku Lane DSP on 24 August 2018 for the development of a residential tower providing about 189 flats over a commercial podium with shops, an elderly centre, a residential clubhouse and a basement car park and reprovisioning of a government refuse collection point cum public toilet within the site. The affected 5-a-side soccer pitch within the site and the adjoining basketball court and sitting out area will be reprovided through rationalising the land use and layout. The Board agreed to deem the draft DSP as suitable for publication.

On 21 September 2018, the draft URA Queen's Road West/In Ku Lane DSP No. S/H3/URA3/1 was exhibited for public inspection under section 5 of the Ordinance. After giving consideration to the 13 representations and three comments on 29 March 2019, the Board decided not to uphold the representations. The draft DSP was approved by the CE in C on 9 July 2019 and renumbered as S/H3/URA3/2.



URA Queen's Road West/In Ku Lane DSP

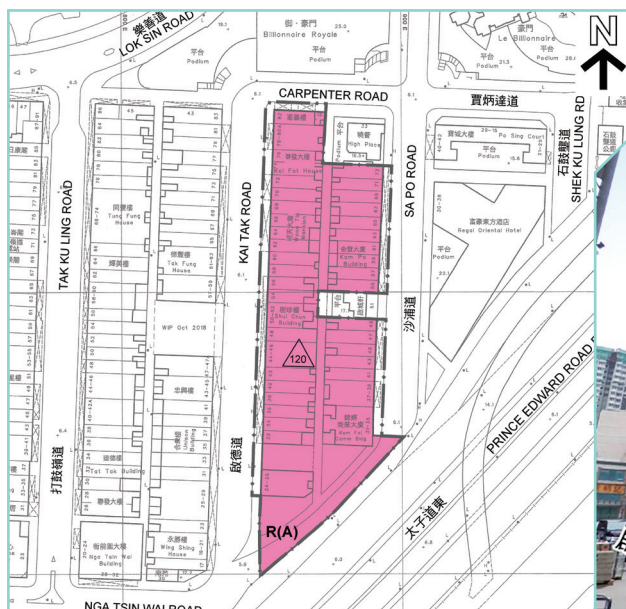


Tenement buildings at Queen's Road West

Draft URA Kai Tak Road/Sa Po Road Development Scheme Plan

The Board considered the URA's Kai Tak Road/Sa Po Road DSP on 14 June 2019 for the development of three residential towers providing about 810 flats over a podium with a podium garden, retail shops, GIC facilities and a residential clubhouse. A sunken plaza with connection to pedestrian facilities leading to the Kai Tak Development and a basement public vehicle park were proposed within the development. The Board agreed to deem the draft DSP as suitable for publication.

On 5 July 2019, the draft URA Kai Tak Road/Sa Po Road DSP No. S/K10/URA1/1 was exhibited for public inspection under section 5 of the Ordinance. After giving consideration to the 90 representations and 10 comments on 3 June 2020, the Board decided not to uphold the representations. The draft DSP was approved by the CE in C on 29 September 2020 and renumbered as S/K10/URA1/2.



URA Kai Tak Road / San Po Road DSP

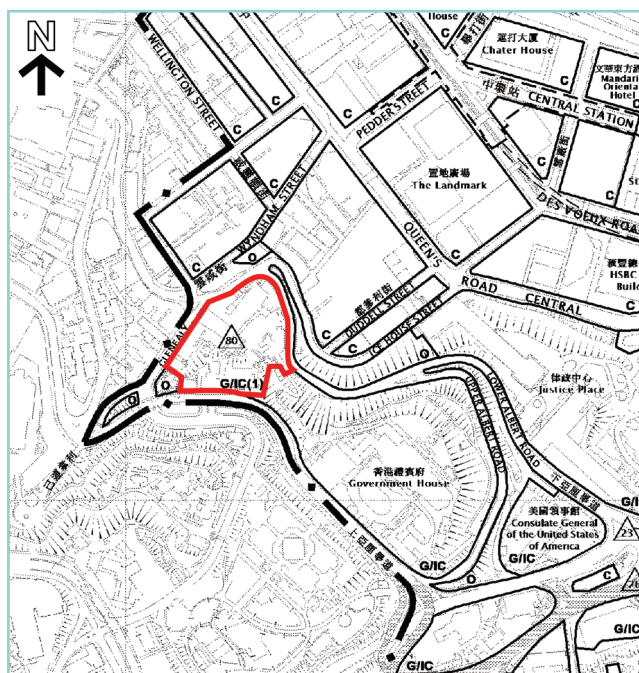


Existing site condition along Kai Tak Road

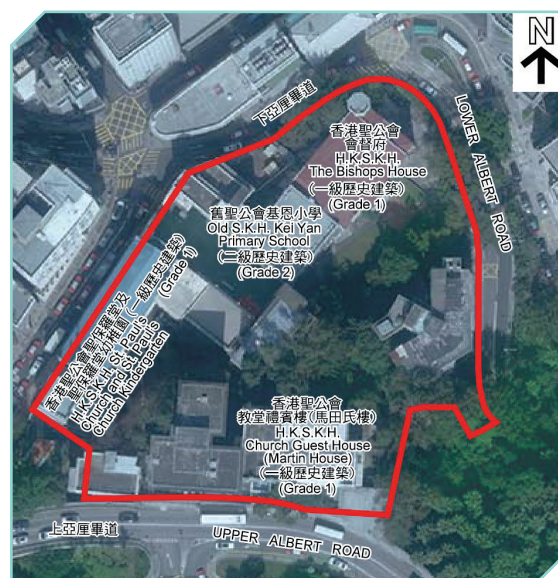
Hong Kong Sheng Kung Hui Compound

The Hong Kong Sheng Kung Hui (HKSKH) Compound at Lower Albert Road in Central comprises 11 buildings of which four are graded historic buildings.

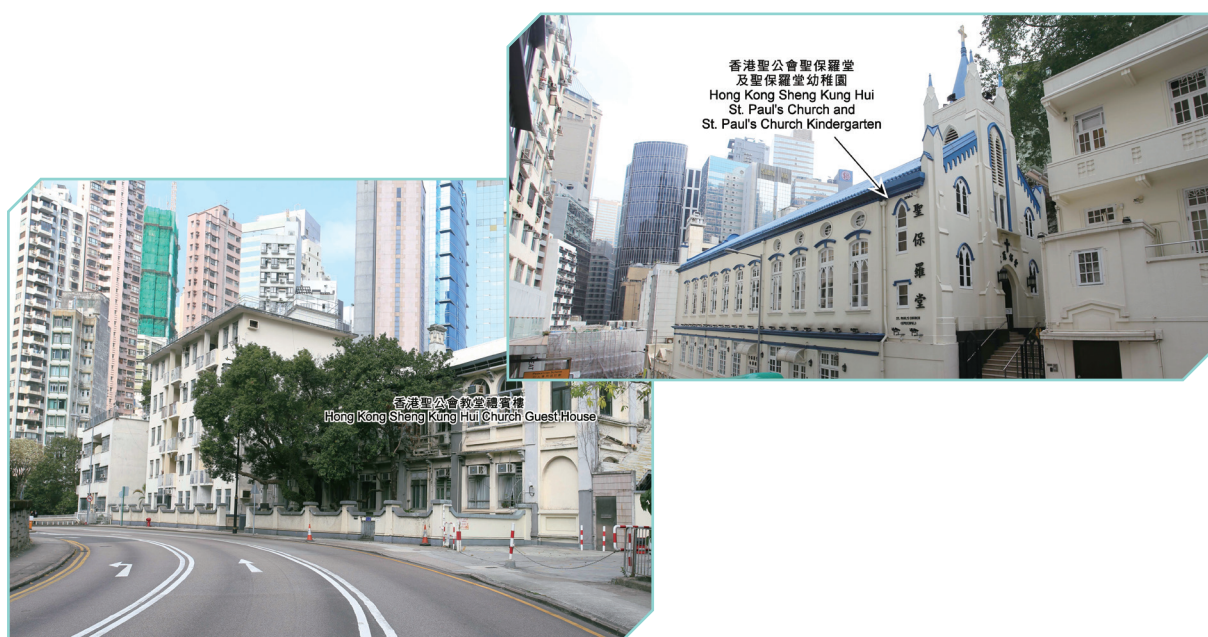
In order to ensure that the urban design aspect of any redevelopment proposal on the HKSKH Compound would be given due consideration under the planning regime, the Board on 10 May 2019 considered two building height restriction options for the HKSKH Compound proposed by PlanD and decided to adopt the option with maximum building height restriction of 135mPD and 80mPD for the northern and southern portions respectively as the basis for amending the OZP. On 24 May 2019, the draft Central District OZP No. S/H4/17, incorporating the amendments to rezone the HKSKH Compound from "G/IC" to "G/IC(1)" with stipulation of the aforesaid building height restrictions, was exhibited for public inspection under section 5 of the Ordinance.



Hong Kong Sheng Kung Hui Compound



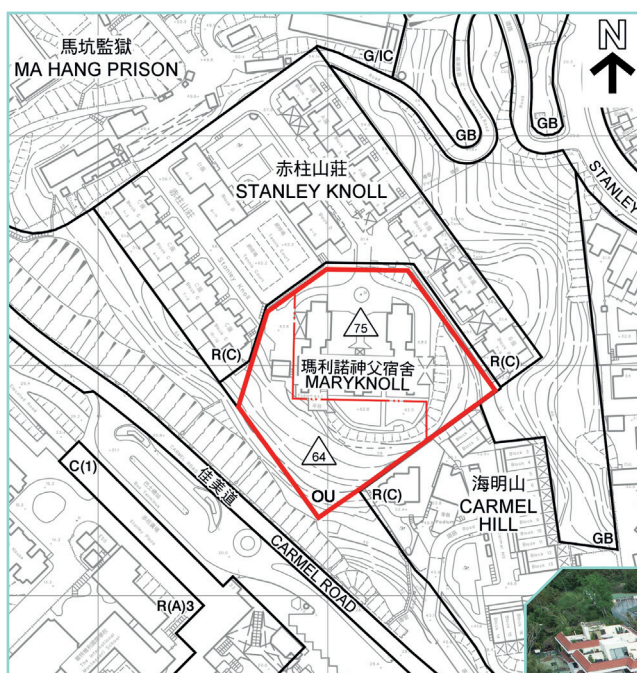
After giving consideration to the 33 representations and 22 comments on 6 December 2019, the Board decided to partially uphold some of the representations by proposing amendments to the maximum building height restriction for the northern portion of the "G/IC(1)" zone from 135mPD to 80mPD, and to the Notes for the "G/IC(1)" zone stipulating that any new development or redevelopment of existing building(s) requires planning permission from the Board. The proposed amendments to the draft OZP were published under section 6C(2) of the Ordinance on 13 March 2020. After giving consideration to the 66 further representations, the Board on 28 August 2020 noted the supportive views of some further representations and decided not to uphold the adverse further representations. A JR was lodged by HKSKH against the Board's decision with regard to the "G/IC" site.



Maryknoll House

Maryknoll House is a 3-storey Grade 1 historic building which was zoned "G/IC" on the Stanley OZP. On 4 January 2019, the Board partially agreed to a rezoning application made by the owner of Maryknoll House to facilitate a proposed conservation-cum-development project. The proposal comprised adaptive reuse of Maryknoll House with a new three-storey extension on the eastern side, a new basement car park under the atrium garden and two new three-storey houses over one storey of basement car park at the southern platform. On 15 May 2020, the Board agreed to rezone the site from "G/IC" to "OU" annotated "Residential Development with Historic Building Preserved" subject to a maximum plot ratio of 0.75, a maximum site coverage of 30%, and a maximum building height of 64mPD and 75mPD to ensure the public view of the southern and western facades of Maryknoll House. Any new development, or demolition of, alteration or redevelopment requires planning permission from the Board.

On 5 June 2020, the draft Stanley OZP No. S/H19/13, incorporating the amendments, was exhibited for public inspection under section 5 of the Ordinance. After giving consideration to the 10 representations and 10 comments on 15 January 2021, the Board decided not to uphold the representations. The draft OZP was approved by the CE in C on 4 May 2021 and renumbered as S/H19/4.



Maryknoll House

Reconsideration of Representations and Application

From time to time, the Board has faced legal challenges of JRs against its decisions on the representations in respect of the proposed amendments of OZPs or planning applications. During the report period, there were six JRs with the Court's judgments handed down which required follow-up actions of the Board to reconsider the relevant representations and the planning application.

Reconsideration of Representations

The Board gave consideration to the reviews conducted by PlanD in respect of the building height restrictions, non-building area (NBA), setback and building gap (BG) requirements on individual zones of four draft OZPs, namely Causeway Bay OZP No. S/H6/15, Wan Chai OZP No. S/H5/26, Mong Kok OZP No. S/K3/28, and Ngau Tau Kok and Kowloon Bay OZP No. S/K13/26, taking into account the implications of the Sustainable Building Design Guidelines (SBDG) on the building height profile, air ventilation measures, visual and urban design consideration, and reconsidered the relevant representations.

For the draft Causeway Bay, Wan Chai and Mong Kok OZPs, the Board decided to relax the building height restrictions on the relevant "C", "R(A)", "R(B)" and "OU" zones and revise the NBA and BG requirements. The three draft OZPs, namely Causeway Bay OZP No. S/H6/16, Wan Chai OZP No. S/H5/28 and Mong Kok OZP No. S/K3/31, incorporating the amendments amongst others, were exhibited for public inspection under section 7 of the Ordinance on 26 January 2018, 4 May 2018 and 13 July 2018 respectively. The consideration of the representations and comments in respect of the proposed amendments to the three draft OZPs was completed. The draft Causeway Bay, Mong Kok and Wan Chai OZPs were approved by the CE in C on 8 January 2019, 8 October 2019 and 9 November 2021 and renumbered as S/H6/17, S/K3/32 and S/H5/29 respectively.

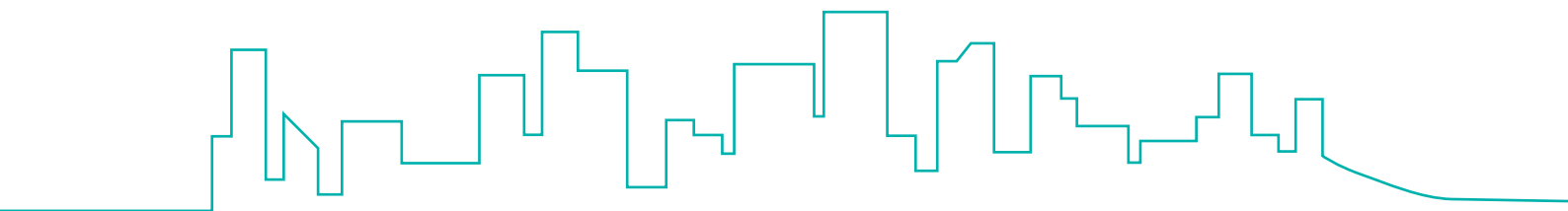
For the draft Ngau Tau Kok and Kowloon Bay OZP, the Board decided to delete BG requirement within the "OU" annotated "Business (2)" zone while maintaining the other development restrictions for the representation sites. The proposed amendment to the draft OZP No. S/K13/29 was published under section 6(C)2 of the Ordinance on 18 October 2019. After giving consideration to one further representation on 20 December 2019, the Board decided not to uphold the further representation. The draft OZP was approved by the CE in C on 28 April 2020 and renumbered as S/K13/30.



Existing building height of developments in Mong Kok (view from Sun Yat Sen Memorial Park)

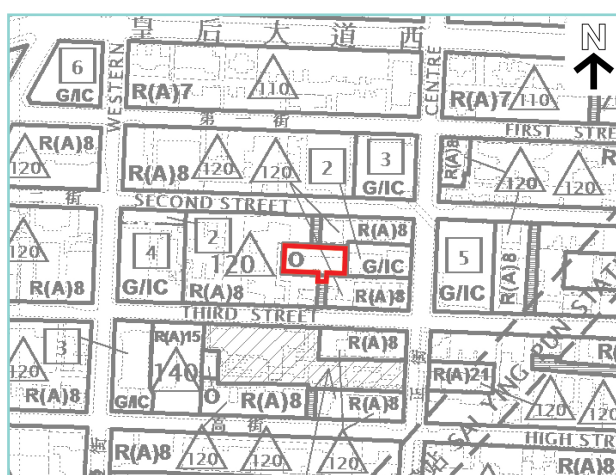


Scenario with relaxed building height restrictions in Mong Kok (view from Sun Yat Sen Memorial Park)



Reconsideration of Application for Rezoning

Besides, as per the Court's judgment in a JR, the Board on 18 January 2019 reconsidered the application (No. Y/H3/6) for proposed rezoning of a site at Sai Ying Pun from "O" and area shown as 'Pedestrian Precinct/Street' to "R(A)" sub-zone, together with a revised scheme and updated technical assessments submitted by the applicant. The Board partially agreed to the application by rezoning the site to a "R(A)" sub-zone with stipulation of a maximum building height restriction of 120mPD and the requirement for provision of a 24-hour public access through the site. On 9 August 2019, the draft Sai Ying Pun and Sheung Wan OZP No. S/H3/33, incorporating the amendments amongst others, was exhibited for public inspection under section 5 of the Ordinance. After giving consideration to the 57 representations and 25 comments on 17 July 2020, the Board decided not to uphold the representations. The draft OZP was approved by the CE in C on 3 November 2020 and renumbered as S/H3/34.



Application site (proposed rezoning to "R(A)" sub-zone)



Town Planning Board Guidelines

The Board promulgated three revised set of Town Planning Board Guidelines in 2018 to 2020. The sets of guidelines in force in 2020 remains as 32.

Revised Town Planning Board Guidelines on Class A and Class B Amendments to Approved Development Proposals (TPB PG-No. 36B)

The Board on 2 March 2018 promulgated the revised set of Guidelines to provide clarity to users and simplify the procedural matters whilst safeguarding the interests of the general public. Revisions were made to the Schedule of Class A and Class B amendments mainly to allow greater flexibility for change in site area, gross floor area, number of units, parking requirements/layout, provision of private open space and utility installation, delete control on unit size, and stipulate control on location and size of setback and BG in addition to NBA, taking into account the changing planning circumstances and feedback from stakeholders.

Revised Town Planning Board Guidelines on Submission and Publication of Representations, Comments and Further Representations (TPB PG-No. 29B)

The Board on 26 November 2018 promulgated the revised set of Guidelines to enhance the efficiency in processing representations, comments and further representations. A representer, commenter or further representer, or his/her authorised representative was required to provide information regarding his/her identity for verification purposes, and a correspondence or email address for receipt of documents issued by the Board. If no correspondence or email address is provided, they would need to check the relevant information on the Board's website and contact the Secretariat of the Board for arrangement to attend the hearing.

Revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F)

The Board on 27 March 2020 promulgated the revised set of Guidelines and the coverage was updated to include all areas covered by rural statutory plans. Taking into account the latest planning circumstances and the findings of the 'Study on Existing Profile and Operations of Brownfield Sites in the New Territories', the site classification of land under the Guidelines was reviewed and re-classified with a view to channelising open storage/port back-up (OS/PBU) uses to more appropriate locations and to reflect various completed developments and updated zonings of the sites. For NDAs, the existing OS/PBU uses permitted under the previous plans or with previous planning permissions are generally allowed to continue until the implementation of the NDAs, but new applications for OS/PBU use would normally be rejected unless under exceptional circumstances.

Work Facilitating Operation

Amendments to Definitions of Terms used in Statutory Plans and Board Use Terms

The Board on 11 January 2019 promulgated the revised Definitions of Terms used in Statutory Plans (DoT) to allow greater flexibility for uses/activities of 'art studio' that would not attract visiting members of the public by providing direct services or goods in industrial buildings in "I", "OU(B)" and "Residential (Group E)" zones. Given that district health centres are similar to medical consulting rooms in nature and modern markets are akin to general retail stores in operation, the Board Use Terms and DoT of 'shop and services' were revised to include 'health centre' and 'market'. The DoT of 'public clinic' was also revised to include health centres coordinated by the Government. Besides, the DoT of 'telecommunications radio base station' was revised to provide flexibility on the location for such installation.

Revised Application Forms and Guidance Notes

With a view to improving user-friendliness and facilitating information retrieval, the Board in April 2019 promulgated a revised set of application forms and guidance notes for applications submitted under sections 12A and 16 of the Ordinance. The major revisions include the use of checkboxes for selection of options, standardising and simplifying data input, and revising the declaration statement on uploading the application materials to the Board's website. More detailed explanations on the submission requirements are provided in the guidance notes.

Release of Digital Data of Statutory Plans

In line with the Government's open data policy, the Board on 22 July 2019 started releasing the digital planning data of statutory plans currently in force as open data for free public access. The digital planning data covered planning scheme areas, land use zonings, building height control and amendments to statutory plans. The publication of planning data in digital format would allow for data analysis and compilation, which could enable the preparation of planning applications and carrying out of research.

Assessment Criteria

Since the introduction of the Feed-in Tariff (FiT) scheme by the Government and the two power companies, i.e. The Hongkong Electric Company, Limited and CLP Power Hong Kong Limited, to provide incentives for investment in renewable energy in 2018, the Board has received a number of related planning applications for the installation of standalone Solar Photovoltaic (SPV) system for the FiT scheme. To facilitate assessment of applications for installation of SPV system, the Board on 21 July 2020 promulgated a set of assessment criteria setting out the requirements on various aspects including technical feasibility, land use compatibility and no significant adverse impacts relating to environment, drainage, sewerage, traffic, geotechnical safety, landscape and visual, etc.

On-line System and Video Conferencing

To facilitate the efficient operation of the Board, Members can access the meeting materials including the agenda, papers and minutes through an on-line system since November 2016. A range of documents such as the Town Planning Board Guidelines, Master Schedule of Notes to Statutory Plans, DoT and other technical documents were subsequently uploaded to the system for reference of Members. Such environmentally friendly measure has helped reduce paper consumption and foster a green working environment. In 2020, despite the COVID-19 pandemic, the Board managed to hold its meeting as scheduled through video-conferencing arrangements and completed work in plan-making and processing of planning applications in accordance with the statutory timeframe under the Ordinance.

Appendices

Appendix I : Plan Preparation

List of New Statutory Plans Published from 2018 to 2020

NAME OF PLAN	PLAN NO.	EXHIBITION DATE
METRO AREA		
Urban Renewal Authority Queen's Road West / In Ku Lane Development Scheme Plan	S/H3/URA3/1	21/09/2018
Urban Renewal Authority Kai Tak Road / Sa Po Road Development Scheme Plan	S/K10/URA1/1	05/07/2019
NEW TOWN AND RURAL AREAS		
Siu Ho Wan Outline Zoning Plan	S/I-SHW/1	29/03/2018

List of Statutory Plans as at 31 December 2020

Approved Outline Zoning Plans

NAME OF PLAN	PLAN NO.	APPROVAL DATE
METRO AREA		
Sai Ying Pun and Sheung Wan	S/H3/34	03/11/2020
Causeway Bay	S/H6/17	08/01/2019
Wong Nai Chung	S/H7/21	24/11/2020
North Point	S/H8/26	15/08/2017
Shau Kei Wan	S/H9/18	31/03/2015
Mid-Levels West	S/H11/15	02/03/2010
Mid-Levels East	S/H12/12	06/07/2010
Jardine's Lookout and Wong Nai Chung Gap	S/H13/12	02/10/2017
The Peak Area	S/H14/13	27/03/2018
Aberdeen and Ap Lei Chau	S/H15/33	21/08/2018
Shouson Hill and Repulse Bay	S/H17/13	05/11/2013
Tai Tam and Shek O	S/H18/10	06/05/2008
Quarry Bay	S/H21/28	06/07/2010
Central District (Extension)	S/H24/9	22/01/2019
Wan Chai North	S/H25/4	18/02/2014
Ho Man Tin	S/K7/24	08/09/2015
Wang Tau Hom and Tung Tau	S/K8/23	03/03/2020
Hung Hom	S/K9/26	31/10/2017
Tsz Wan Shan, Diamond Hill and San Po Kong	S/K11/29	06/12/2016
Ngau Chi Wan	S/K12/16	02/11/2004
Ngau Tau Kok and Kowloon Bay	S/K13/30	28/04/2020
Kwun Tong (North)	S/K14N/15	05/01/2016
Kwun Tong (South)	S/K14S/22	30/10/2018
Cha Kwo Ling, Yau Tong, Lei Yue Man	S/K15/25	11/04/2017
Kowloon Tong	S/K18/21	05/12/2017
Kai Tak	S/K22/6	15/05/2018
Ma Wan	S/I-MWI/14	02/06/2009

NAME OF PLAN	PLAN NO.	APPROVAL DATE
METRO AREA		
Tsim Sha Tsui	S/K1/28	03/12/2013
Mong Kok	S/K3/32	08/10/2019
Shek Kip Mei	S/K4/29	21/07/2015
Cheung Sha Wan	S/K5/37	06/12/2016
Lai Chi Kok	S/K16/16	08/10/2013
South West Kowloon	S/K20/30	23/09/2014
Stonecutters Island	S/SC/10	05/07/2011
Tsuen Wan	S/TW/33	11/04/2017
Tsuen Wan West	S/TWW/19	04/12/2012
Tsing Yi	S/TY/30	03/03/2020
NEW TOWN AND RURAL AREAS		
Fanling North	S/FLN/2	16/06/2015
Fanling/Sheung Shui	S/FSS/24	07/01/2020
Kwu Tung North	S/KTN/2	16/06/2015
Lok Ma Chau Loop	S/LMCL/2	30/01/2018
Kwu Tung South	S/NE-KTS/16	30/01/2018
Kam Tin North	S/YL-KTN/9	02/12/2014
Kam Tin South	S/YL-KTS/15	11/12/2018
Mai Po and Fairview Park	S/YL-MP/6	01/02/2005
Nam Sang Wai	S/YL-NSW/8	17/10/2006
Ngau Tam Mei	S/YL-NTM/12	05/12/2006
Pat Heung	S/YL-PH/11	17/10/2006
Shek Kong	S/YL-SK/9	17/10/2006
San Tin	S/YL-ST/8	05/12/2006
Cheung Chau	S/I-CC/7	06/01/2015
Chek Lap Kok	S/I-CLK/14	26/04/2016
Discovery Bay	S/I-DB/4	01/02/2005
Lamma Island	S/I-LI/11	06/01/2015
Luk Wu and Keung Shan	S/I-LWKS/2	08/09/2015
Mui Wo Fringe	S/I-MWF/10	02/09/2014
North-East Lantau	S/I-NEL/12	08/11/2005
Ngong Ping	S/I-NP/6	12/09/2006
Peng Chau	S/I-PC/12	03/12/2013

NAME OF PLAN	PLAN NO.	APPROVAL DATE
NEW TOWN AND RURAL AREAS		
Po Toi Islands	S/I-PTI/2	30/08/2016
Siu Ho Wan	S/I-SHW/2	12/02/2019
Shek Kwu Chau	S/I-SKC/2	13/03/2012
Tung Chung Extension Area	S/I-TCE/2	07/02/2017
Tung Chung Valley	S/I-TCV/2	07/02/2017
Tai O Fringe	S/I-TOF/2	23/09/2014
Tai O Town Centre	S/I-TOTC/2	21/07/2015
Yi O	S/I-YO/2	14/03/2017
Clear Water Bay Peninsula North	S/SK-CWBN/6	03/12/2013
Clear Water Bay Peninsula South	S/SK-CWBS/2	30/05/2006
Ho Chung	S/SK-HC/11	11/03/2014
Hebe Haven	S/SK-HH/8	02/06/2020
Pak Kong and Sha Kok Mei	S/SK-PK/11	17/10/2006
Sai Kung Town	S/SK-SKT/6	04/06/2013
Tung A and Pak A	S/SK-TA/2	02/06/2015
Tseng Lan Shue	S/SK-TLS/8	14/03/2006
Tai Long Wan	S/SK-TLW/5	07/02/2006
Tai Mong Tsai and Tsam Chuk Wan	S/SK-TMT/4	11/03/2008
South Lantau Coast	S/SLC/21	09/01/2018
Chek Keng	S/NE-CK/2	02/02/2016
Cheung Sheung	S/NE-CS/2	09/01/2018
Fu Tei Au and Sha Ling	S/NE-FTA/16	05/12/2017
Hung Lung Hang	S/NE-HLH/11	05/12/2017
Hok Tau	S/NE-HT/5	17/10/2006
Kau Lung Hang	S/NE-KLH/11	17/10/2006
Ko Lau Wan	S/NE-KLW/2	21/07/2015
Kuk Po, Fung Hang and Yung Shue Au	S/NE-KP/2	03/01/2017
Lai Chi Wo, Siu Tan and Sam A Tsuen	S/NE-LCW/2	02/02/2016
Luk Keng and Wo Hang	S/NE-LK/11	17/10/2006
Lin Ma Hang	S/NE-LMH/2	03/06/2014
Lam Tsuen	S/NE-LT/11	31/10/2006
Lung Yeuk Tau and Kwan Tei South	S/NE-LYT/17	02/02/2016
Man Kam To	S/NE-MKT/4	05/12/2017
Ma Tso Lung and Hoo Kok Wai	S/NE-MTL/3	16/06/2015

NAME OF PLAN	PLAN NO.	APPROVAL DATE
NEW TOWN AND RURAL AREAS		
Man Uk Pin	S/NE-MUP/11	17/10/2006
Ping Kong	S/NE-PK/11	17/10/2006
Pak Sha O	S/NE-PSO/2	25/04/2017
Sham Chung	S/NE-SC/3	30/11/2010
Sha Lo Tung	S/NE-SLT/4	01/02/2005
Shap Sz Heung	S/NE-SSH/11	06/12/2015
Sha Tau Kok	S/NE-STK/2	03/06/2014
Ting Kok	S/NE-TK/19	27/10/2015
Ping Che and Ta Kwu Ling	S/NE-TKL/14	02/02/2010
Ta Kwu Ling North	S/NE-TKLN/2	03/05/2016
To Kwa Peng and Pak Tam Au	S/NE-TKP/2	23/06/2015
Tai Po Kau	S/NE-TPK/2	09/01/2018
Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung	S/NE-TT/2	15/08/2017
Wo Keng Shan	S/NE-WKS/10	06/10/2009
Wu Kau Tang	S/NE-WKT/6	02/11/2004
Yung Shue O	S/NE-YSO/2	02/02/2016
Yim Tin Tsai and Ma Shi Chau	S/NE-YTT/2	21/07/2015
Pak Shek Kok (East)	S/PSK/13	02/12/2014
Kwun Yam Shan and Fa Sam Hang	S/ST-KYS/11	17/10/2006
Mau Ping	S/ST-MP/2	08/09/2015
Sha Tin	S/ST/34	29/05/2018
Tai Po	S/TP/28	21/08/2018
Hung Shui Kiu and Ha Tsuen	S/HSK/2	16/10/2018
Lam Tei and Yick Yuen	S/TM-LTY/10	16/10/2018
So Kwun Wat	S/TM-SKW/13	01/12/2015
Tin Fu Tsai	S/TM-TFT/2	04/11/2014
Tuen Mun	S/TM/35	11/12/2018
Tin Shui Wai	S/TSW/14	16/10/2018
Ha Tsuen Fringe	S/YL-HTF/12	16/10/2018
Lau Fau Shan and Tsim Bei Tsui	S/YL-LFS/9	16/10/2018
Sheung Pak Nai and Ha Pak Nai	S/YL-PN/9	17/10/2006
Ping Shan	S/YL-PS/18	16/10/2018
Yuen Long	S/YL/23	18/10/2016

Draft Outline Zoning Plans

NAME OF PLAN	PLAN NO.	EXHIBITION DATE
METRO AREA		
Kennedy Town and Mount Davis	S/H1/20	11/03/2016
Central District	S/H4/17	24/05/2019
Wan Chai	S/H5/28	04/05/2018
Pok Fu Lam	S/H10/18	27/09/2019
Stanley	S/H19/13	05/06/2020
Chai Wan	S/H20/24	19/06/2020
Ma Tau Kok	S/K10/25	05/07/2019
Yau Ma Tei	S/K2/22	16/05/2014
Kwai Chung	S/KC/29	19/01/2018
NEW TOWN AND RURAL AREAS		
Tung Chung Town Centre Area	S/I-TCTC/23	19/06/2020
Tseung Kwan O	S/TKO/27	19/06/2020
Cheung Chau	S/I-CC/8	25/09/2020
Tai Ho	S/I-TH/1	24/03/2017
Pak Lap	S/SK-PL/3	03/04/2020
Ma On Shan	S/MOS/23	16/10/2020
Hoi Ha	S/NE-HH/3	03/04/2020
Ping Chau	S/NE-PC/1	24/03/2017
So Lo Pun	S/NE-SLP/3	03/04/2020
Tai Tong	S/YL-TT/17	10/07/2020
Tong Yan San Tsuen	S/YL-TYST/13	10/07/2020
Chuen Lung and Ha Fa Shan	S/TW-CLHFS/1	09/12/2016
Total No. of Outline Zoning Plans (OZPs):		147

Approved Land Development Corporation Development Scheme Plans

NAME OF PLAN	PLAN NO.	APPROVAL DATE
Peel Street / Graham Street	S/H3/LDC4/2	09/11/1999
Wan Chai Road / Tai Yuen Street	S/H5/LDC1/2	24/09/1996
Lee Tung Street and McGregor Street	S/H5/LDC2/2	22/06/1999
Johnston Road	S/H5/LDC3/2	14/09/1999
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
Yu Lok Lane / Centre Street	S/H3/URA2/2	27/03/2007
Queen's Road West / In Ku Lane	S/H3/URA3/2	09/07/2019
Mallory Street / Burrows Street	S/H5/URA1/2	30/05/2006
Stone Nullah Lane / Hing Wan Street / King Sing Street	S/H5/URA2/2	02/10/2007
Anchor Street / Fuk Tsun Street	S/K3/URA1/2	30/06/2009
Prince Edward Road West / Yuen Ngai Street	S/K3/URA2/2	02/02/2010
Shanghai Street / Argyle Street	S/K3/URA3/2	02/02/2010
Lai Chi Kok Road / Kweilin Street and Yee Kuk Street	S/K5/URA1/2	20/06/2006
Hai Tan Street / Kweilin Street and Pei Ho Street	S/K5/URA2/2	03/06/2008
Chun Tin Street / Sung Chi Street	S/K9/URA1/2	31/10/2017
Hung Fook Street / Ngan Hon Street	S/K9/URA2/2	31/10/2017
Kai Tak Road / Sa Po Road	S/K10/URA1/2	29/09/2020
Kwun Tong Town Centre - Main Site	S/K14S/URA1/2	15/07/2008
Kwun Tong Town Centre - Yuet Wah Street Site	S/K14S/URA2/2	15/07/2008
Total No. of Approved Urban Renewal Authority Development Scheme Plans (URA DSPs):		14

Approved Development Plan

NAME OF PLAN	PLAN NO.	APPROVAL DATE
West Kowloon Cultural District	S/K20/WKCD/2	08/01/2013
Total No. of Approved Development Plan (DP):		1

Plans Exhibited from 2018 to 2020 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
Kwai Chung	S/KC/29	19/01/2018
Causeway Bay	S/H6/16	26/01/2018
Ma Tau Kok	S/K10/23	09/03/2018
Siu Ho Wan	S/I-SHW/1	29/03/2018
Wan Chai	S/H5/28	04/05/2018
Mong Kok	S/K3/31	13/07/2018
Sai Ying Pun and Sheung Wan	S/H3/32	21/09/2018
Fanling/Sheung Shui	S/FSS/23	29/03/2019
Central District	S/H4/17	24/05/2019
Wong Nai Chung	S/H7/20	24/05/2019
Wang Tau Hom and Tung Tau	S/K8/22	24/05/2019
Tsing Yi	S/TY/29	14/06/2019
Hebe Haven	S/SK-HH/7	21/06/2019
Ma Tau Kok	S/K10/25	05/07/2019
Sai Ying Pun and Sheung Wan	S/H3/33	09/08/2019
Pok Fu Lam	S/H10/18	27/09/2019
Pak Lap	S/SK-PL/3	03/04/2020
So Lo Pun	S/NE-SLP/3	03/04/2020
Hoi Ha	S/NE-HH/3	03/04/2020
Stanley	S/H19/13	05/06/2020
Tseung Kwan O	S/TKO/27	19/06/2020
Tung Chung Town Centre Area	S/I-TCTC/23	19/06/2020
Chai Wan	S/H20/24	19/06/2020
Tai Tong	S/YL-TT/17	10/07/2020
Tong Yan San Tsuen	S/YL-TYST/13	10/07/2020
Cheung Chau	S/I-CC/8	25/09/2020
Ma On Shan	S/MOS/23	16/10/2020

Urban Renewal Authority Development Scheme Plans

NAME OF PLAN	PLAN NO.	EXHIBITION DATE
Queen's Road West / In Ku Lane	S/H3/URA3/1	21/09/2018
Kai Tak Road / Sa Po Road	S/K10/URA1/1	05/07/2019

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

NAME OF PLAN	PLAN NO.	EXHIBITION DATE
Tseung Kwan O	R/S/TKO/25-A1	13/07/2018
Mong Kok	R/S/K3/31	12/04/2019
Ngau Tau Kok and Kowloon Bay	R/S/K13/26-B1	18/10/2019
Hebe Haven	R/S/SK-HH/7-A1	17/01/2020
Central District	R/S/H4/17-A1	13/03/2020
Pok Fu Lam	R/S/H10/18	26/06/2020
Wong Nai Chung	R/S/H7/20	10/17/2020

Plans submitted to and approved by the Chief Executive in Council from 2018 to 2020

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

Outline Zoning Plans

NAME OF PLAN	PLAN NO.	APPROVAL DATE
Cheung Sheung	S/NE-CS/2	09/01/2018
Tai Po Kau	S/NE-TPK/2	09/01/2018
South Lantau Coast	S/SLC/21	09/01/2018
Lok Ma Chau Loop	S/LMCL/2	30/01/2018
Kwu Tung South	S/NE-KTS/16	30/01/2018
The Peak Area	S/H14/13	27/03/2018
Kai Tak	S/K22/6	15/05/2018
Sha Tin	S/ST/34	29/05/2018
Pok Fu Lam	S/H10/17	21/08/2018
Aberdeen and Ap Lei Chau	S/H15/33	21/08/2018
Tai Po	S/TP/28	21/08/2018
Tong Yan San Tsuen	S/YL-TYST/12	04/09/2018
Hung Shui Kiu and Ha Tsuen	S/HSK/2	16/10/2018
Tseung Kwan O	S/TKO/26	16/10/2018
Tin Shui Wai	S/TSW/14	16/10/2018
Lam Tei and Yick Yuen	S/TM-LTYY/10	16/10/2018
Ha Tsuen Fringe	S/YL-HTF/12	16/10/2018
Lau Fau Shan and Tsim Bei Tsui	S/YL-LFS/9	16/10/2018
Ping Shan	S/YL-PS/18	16/10/2018
Kwun Tong (South)	S/K14S/22	30/10/2018
Tuen Mun	S/TM/35	11/12/2018
Kam Tin South	S/YL-KTS/15	11/12/2018
Causeway Bay	S/H6/17	08/01/2019
Ma Tau Kok	S/K10/24	08/01/2019
Central District (Extension)	S/H24/9	22/01/2019
Siu Ho Wan	S/I-SHW/2	12/02/2019
Mong Kok	S/K3/32	08/10/2019

NAME OF PLAN	PLAN NO.	APPROVAL DATE
Fanling/Sheung Shui	S/FSS/24	07/01/2020
Tsing Yi	S/TY/30	03/03/2020
Wang Tau Hom and Tung Tau	S/K8/23	03/03/2020
Hebe Haven	S/SK-HH/8	02/06/2020
Sai Ying Pun and Sheung Wan	S/H3/34	03/11/2020
Wong Nai Chung	S/H7/21	24/11/2020

Approved Urban Renewal Authority Development Scheme Plans

NAME OF PLAN	PLAN NO.	APPROVAL DATE
Queen's Road West / In Ku Lane	S/H3/URA3/2	09/07/2019
Kai Tak Road / Sa Po Road	S/K10/URA1/2	29/09/2020

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

Outline Zoning Plans

NAME OF PLAN	PLAN NO.	DATE OF REFERENCE
Fanling/Sheung Shui	S/FSS/22	30/01/2018
Tsing Yi	S/TY/28	13/03/2018
Mai Po and Fairview Park	S/YL-MP/6	13/03/2018
Sai Ying Pun and Sheung Wan	S/H3/31	29/05/2018
Tsz Wan Shan, Diamond Hill and San Po Kong	S/K11/29	21/08/2018
Wang Tau Hom and Tung Tau	S/K8/21	08/01/2019
Aberdeen and Ap Lei Chau	S/H15/33	12/02/2019
Ma On Shan	S/MOS/22	12/02/2019
Central District	S/H4/16	30/04/2019
Ma Tau Kok	S/K10/24	14/05/2019
Kwun Tong (South)	S/K14S/22	04/06/2019
Yuen Long	S/YL/23	04/06/2019
Pok Fu Lam	S/H10/17	09/07/2019
Ping Shan	S/YL-PS/18	09/07/2019
Tai Tong	S/YL-TT/16	09/07/2019
Tong Yan San Tsuen	S/YL-TYST/12	09/07/2019
Tung Chung Town Centre Area	S/I-TCTC/22	17/12/2019
Tseung Kwan O	S/TKO/26	17/12/2019
Chai Wan	S/H20/23	07/01/2020
Stanley	S/H19/12	04/02/2020
Tai Po	S/TP/28	28/04/2020
Cheung Chau	S/I-CC/7	02/06/2020
Fanling / Sheung Shui	S/FSS/24	02/06/2020
Kwu Tung South	S/NE-KTS/16	25/08/2020
Tin Shui Wai	S/TSW/14	25/08/2020
Lau Fau Shan and Tsim Bei Tsui	S/YL-LFS/9	25/08/2020
Hok Tau	S/NE-HT/5	29/09/2020
Lung Yeuk Tau and Kwan Tei South	S/NE-LYT/17	29/09/2020
Tuen Mun	S/TM/35	03/11/2020
Lam Tei and Yick Yuen	S/TM-LTTY/10	03/11/2020
Mong Kok	S/K3/32	01/12/2020

Appendix II : Representations and Comments on Representations

Representations and Comments on Representations to Plans Exhibited under Section 5 or 7 of the Town Planning Ordinance from 2018 to 2020

Outline Zoning Plans

NAME OF PLAN	PLAN NO.	NO. OF REPRESENTATIONS RECEIVED	NO. OF COMMENTS ON REPRESENTATIONS RECEIVED
2018			
Sai Ying Pun and Sheung Wan	S/H3/32	2	N/A
Wan Chai	S/H5/28	75	9
Causeway Bay	S/H6/16	247	7
Pok Fu Lam	S/H10/16	N/A	146
Aberdeen and Ap Lei Chau	S/H15/32	N/A	13
Siu Ho Wan	S/I-SHW/1	144	10
Mong Kok	S/K3/31	283	17
Ma Tau Kok	S/K10/23	6	142
Kwun Tong (South)	S/K14S/21	96	5
Kwai Chung	S/KC/29	2	1
Tuen Mun	S/TM/34	3 485	2 860
Kam Tin South	S/YL-KTS/14	304	133
Tong Yan San Tsuen	SYL-TYST/11	N/A	292

NAME OF PLAN	PLAN NO.	NO. OF REPRESENTATIONS RECEIVED	NO. OF COMMENTS ON REPRESENTATIONS RECEIVED
2019			
Fanling/Sheung Shui	S/FSS/23	124	2
Sai Ying Pun and Sheung Wan	S/H3/32	N/A	7
Sai Ying Pun and Sheung Wan	S/H3/33	57	25
Central District	S/H4/17	33	22
Wong Nai Chung	S/H7/20	634	105
Pok Fu Lam	S/H10/18	780	N/A
Wang Tau Hom and Tung Tau	S/K8/22	1	1
Ma Tau Kok	S/K10/25	1	3
Hebe Haven	S/SK-HH/7	510	6
Tsing Yi	S/TY/29	2	1
2020			
Pok Fu Lam	S/H10/18	N/A	32
Stanley	S/H19/13	10	10
Chai Wan	S/H20/24	2	4
Cheung Chau	S/I-CC/8	0	N/A
Tung Chung Town Centre Area	S/I-TCTC/23	70	9
Ma On Shan	S/MOS/23	7 756	N/A
Hoi Ha	S/NE-HH/13	20	60
So Lo Pun	S/NE-SLP/3	53	66
Pak Lap	S/SK-PL/3	17	61
Tseung Kwan O	S/TKO/27	130	6
Tai Tong	S/YL-TT/17	136	171
Tong Yan San Tsuen	S/YL-TYST/13	79	140

Urban Renewal Authority Development Scheme Plans

NAME OF PLAN	PLAN NO.	NO. OF REPRESENTATIONS RECEIVED	NO. OF COMMENTS ON REPRESENTATIONS RECEIVED
2018			
Queen's Road West / In Ku Lane	S/H3/URA3/1	13	1
2019			
Queen's Road West / In Ku Lane	S/H3/URA3/1	N/A	2
Kai Tak Road / Sa Po Road	S/K10/URA1/1	90	10

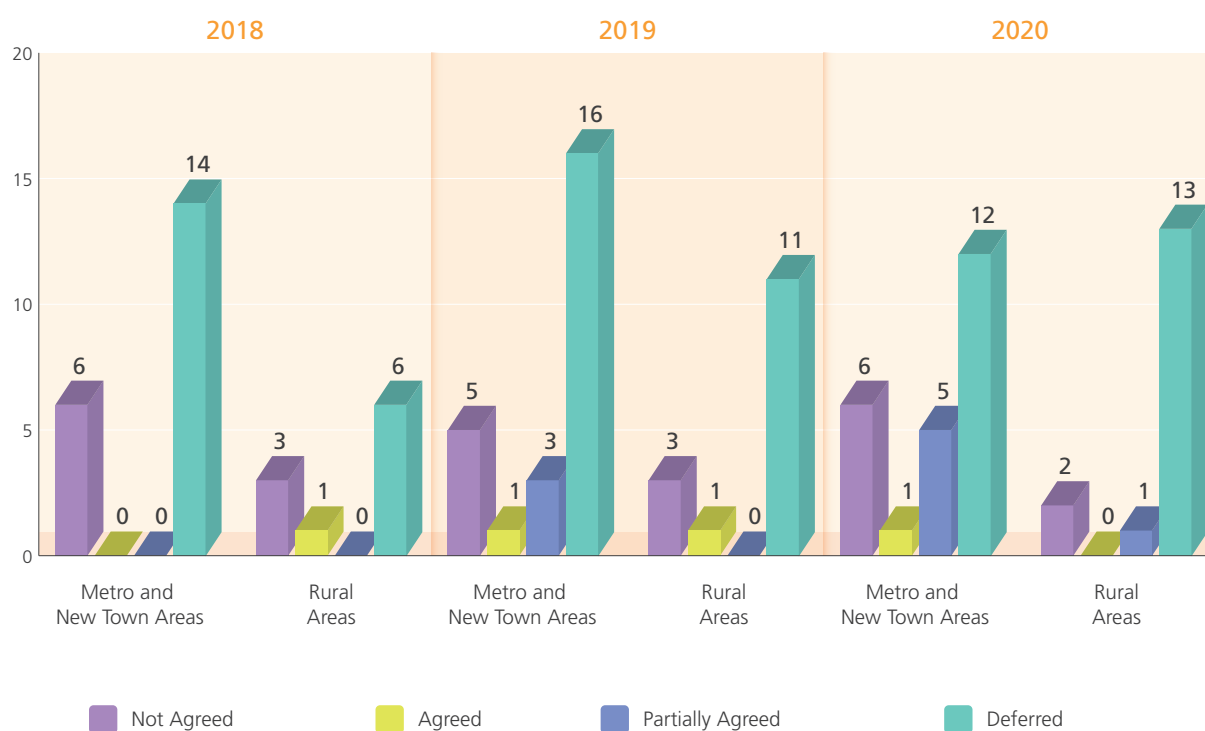
Further Representations to Plans Exhibited under Section 6C of the Town Planning Ordinance from 2018 to 2020

Outline Zoning Plans

NAME OF PLAN	PLAN NO.	NO. OF FURTHER REPRESENTATIONS RECEIVED
2018		
Tseung Kwan O	R/S/TKO/25-A1	396
2019		
Mong Kok	R/S/K3/31	20
Ngau Tau Kok and Kowloon Bay	R/S/K13/26-B1	1
2020		
Central District	R/S/H4/17-A1	70
Wong Nai Chung	R/S/H7/20	5
Pok Fu Lam	R/S/H10/18	16
Hebe Haven	R/S/SK-HH/7-A1	6

Appendix III: Applications for Amendment of Plan

Decisions on Section 12A Applications for Amendment of Plan considered by the Town Planning Board from 2018 to 2020 (by Broad Geographical Area)



No. of Cases

	METRO AND NEW TOWN AREAS			RURAL AREAS		
	2018	2019	2020	2018	2019	2020
Not Agreed	6	5	6	3	3	2
Agreed	0	1	1	1	1	0
Partially Agreed	0	3	5	0	0	1
Deferred	14	16	12	6	11	13
Total	20	25	24	10	15	16

Decisions on Section 12A Applications for Amendment of Plan considered by the Town Planning Board from 2018 to 2020 (Metro and New Town Areas)

PROPOSED AMENDMENT	DECISION				
2018	NOT AGREED	AGREED	PARTIALLY AGREED	DEFERRED	TOTAL
"Comprehensive Development Area"	0	0	0	2	2
"Commercial"	0	0	0	1	1
"Government, Institution or Community"	0	0	0	2	2
"Government, Institution or Community" and "Other Specified Uses"	1	0	0	0	1
"Government, Institution or Community" and "Residential"	0	0	0	1	1
"Other Specified Uses"	1	0	0	3	4
"Religious Institution"	1	0	0	0	1
"Residential"	3	0	0	5	8
Total	6	0	0	14	20

PROPOSED AMENDMENT	DECISION				
2019	NOT AGREED	AGREED	PARTIALLY AGREED	DEFERRED	TOTAL
"Comprehensive Development Area"	0	1	0	1	2
"Commercial"	0	0	1	0	1
"Government, Institution or Community"	1	0	0	5	6
"Open Space"	1	0	0	0	1
"Other Specified Uses"	1	0	1	2	4
"Residential"	2	0	1	8	11
Total	5	1	3	16	25

PROPOSED AMENDMENT	DECISION				
2020	NOT AGREED	AGREED	PARTIALLY AGREED	DEFERRED	TOTAL
"Comprehensive Development Area"	0	0	1	1	2
"Commercial" and "Government, Institution or Community"	0	0	0	1	1
"Government, Institution or Community"	2	1	0	6	9
"Other Specified Uses"	1	0	1	2	4
"Residential"	3	0	3	2	8
Total	6	1	5	12	24

Decisions on Section 12A Applications for Amendment of Plan considered by the Town Planning Board from 2018 to 2020 (Rural Areas)

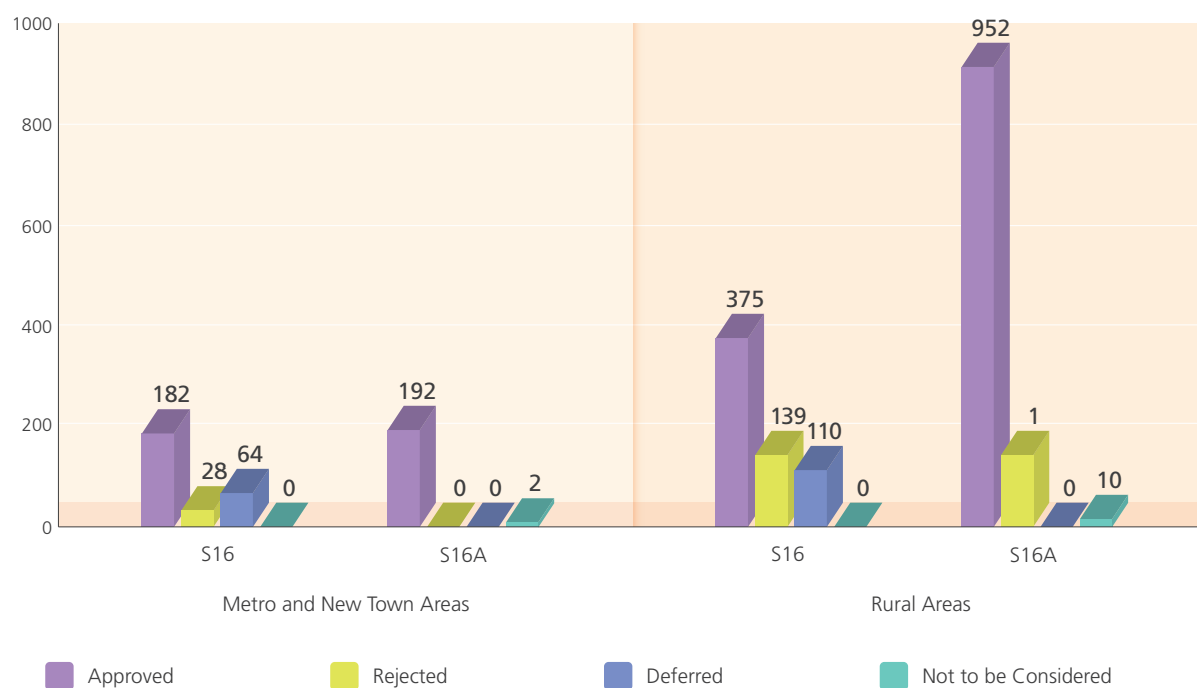
PROPOSED AMENDMENT	DECISION				
2018	NOT AGREED	AGREED	PARTIALLY AGREED	DEFERRED	TOTAL
"Comprehensive Development Area"	0	0	0	2	2
"Commercial"	1	0	0	0	1
"Government, Institution or Community" and 'Road'	0	0	0	1	1
"Other Specified Uses"	1	0	0	1	2
"Residential"	1	1	0	2	4
Total	3	1	0	6	10

PROPOSED AMENDMENT	DECISION				
2019	NOT AGREED	AGREED	PARTIALLY AGREED	DEFERRED	TOTAL
"Comprehensive Development Area"	1	1	0	1	3
"Comprehensive Development Area", "Government, Institution or Community" and "Residential"	0	0	0	1	1
"Government, Institution or Community"	0	0	0	3	3
"Government, Institution or Community" and 'Road'	1	0	0	0	1
"Other Specified Uses"	0	0	0	1	1
"Residential"	0	0	0	4	4
"Village Type Development"	1	0	0	1	2
Total	3	1	0	11	15

PROPOSED AMENDMENT	DECISION				
2020	NOT AGREED	AGREED	PARTIALLY AGREED	DEFERRED	TOTAL
"Comprehensive Development Area"	0	0	1	1	2
"Comprehensive Development Area", "Government, Institution or Community" and "Residential"	0	0	0	1	1
"Government, Institution or Community"	0	0	0	4	4
"Other Specified Uses"	0	0	0	4	4
"Residential"	2	0	0	3	5
Total	2	0	1	13	16

Appendix IV: Planning Applications

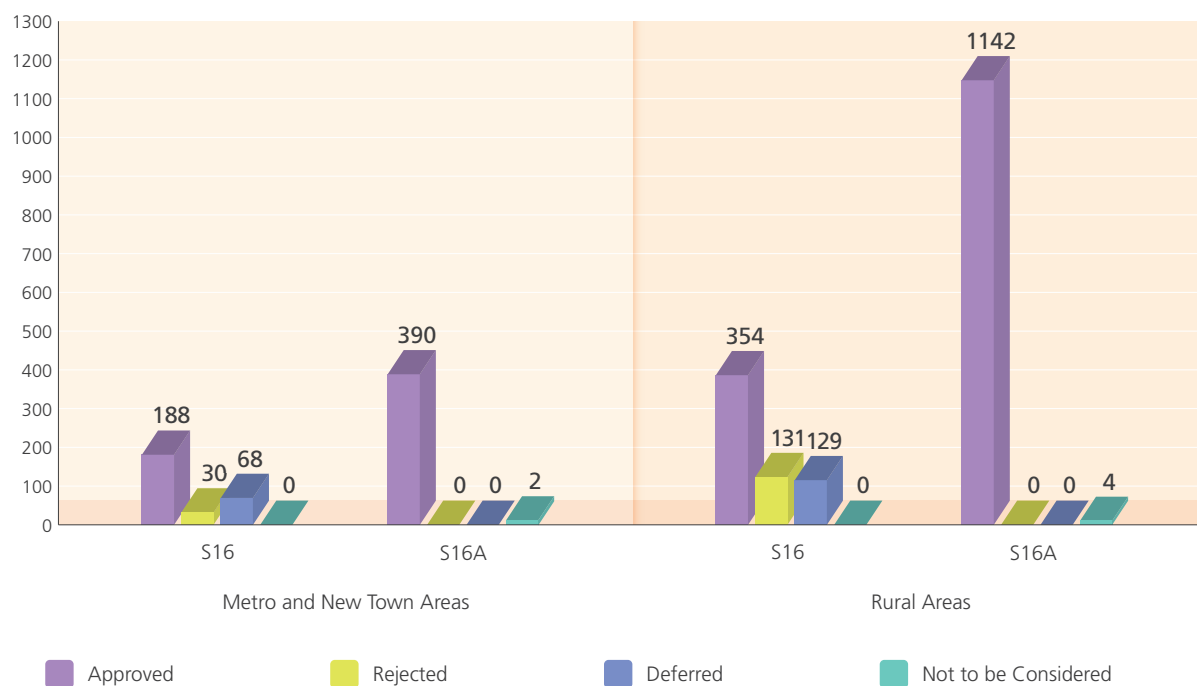
Decisions on Planning Applications considered under Sections 16 and 16A of the Town Planning Ordinance in 2018 (by Broad Geographical Area)



No. of Applications (2018)

	METRO AND NEW TOWN AREAS	RURAL AREAS	TOTAL
Section 16	274	624	898
Section 16A	194	963	1 157

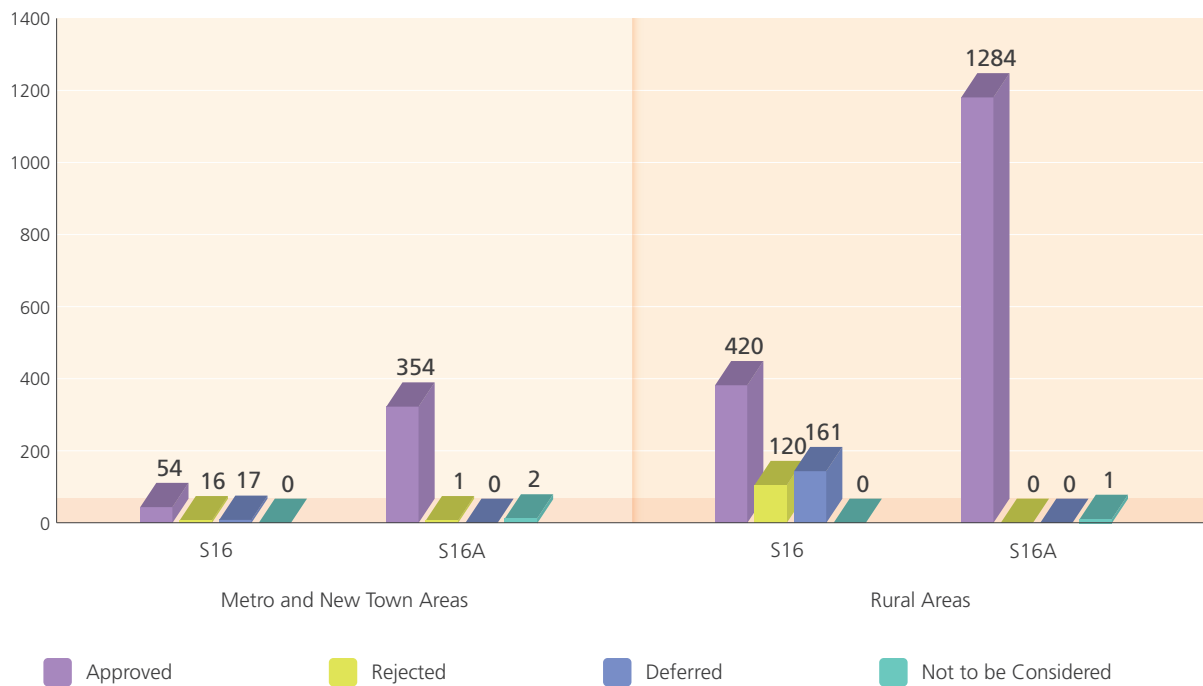
Decisions on Planning Applications considered under Sections 16 and 16A of the Town Planning Ordinance in 2019 (by Broad Geographical Area)



No. of Applications (2019)

	METRO AND NEW TOWN AREAS	RURAL AREAS	TOTAL
Section 16	286	614	900
Section 16A	392	1 146	1 538

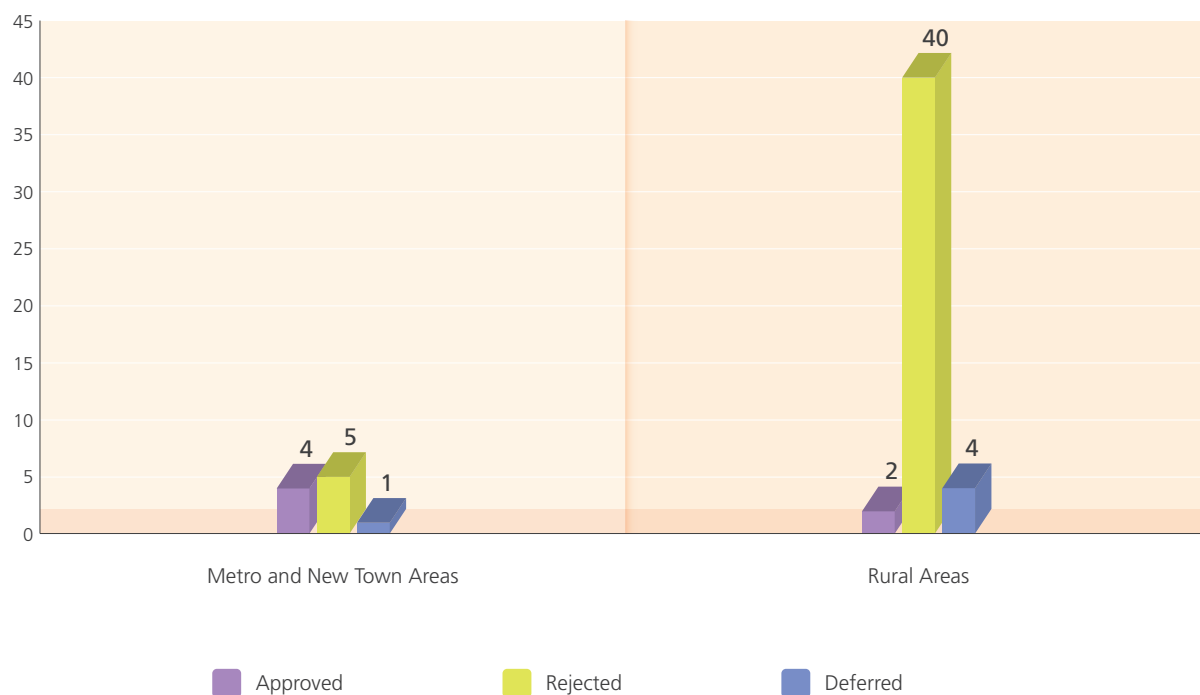
Decisions on Planning Applications considered under Sections 16 and 16A of the Town Planning Ordinance in 2020 (by Broad Geographical Area)



No. of Applications (2020)

	METRO AND NEW TOWN AREAS	RURAL AREAS	TOTAL
Section 16	87	701	788
Section 16A	357	1 285	1 642

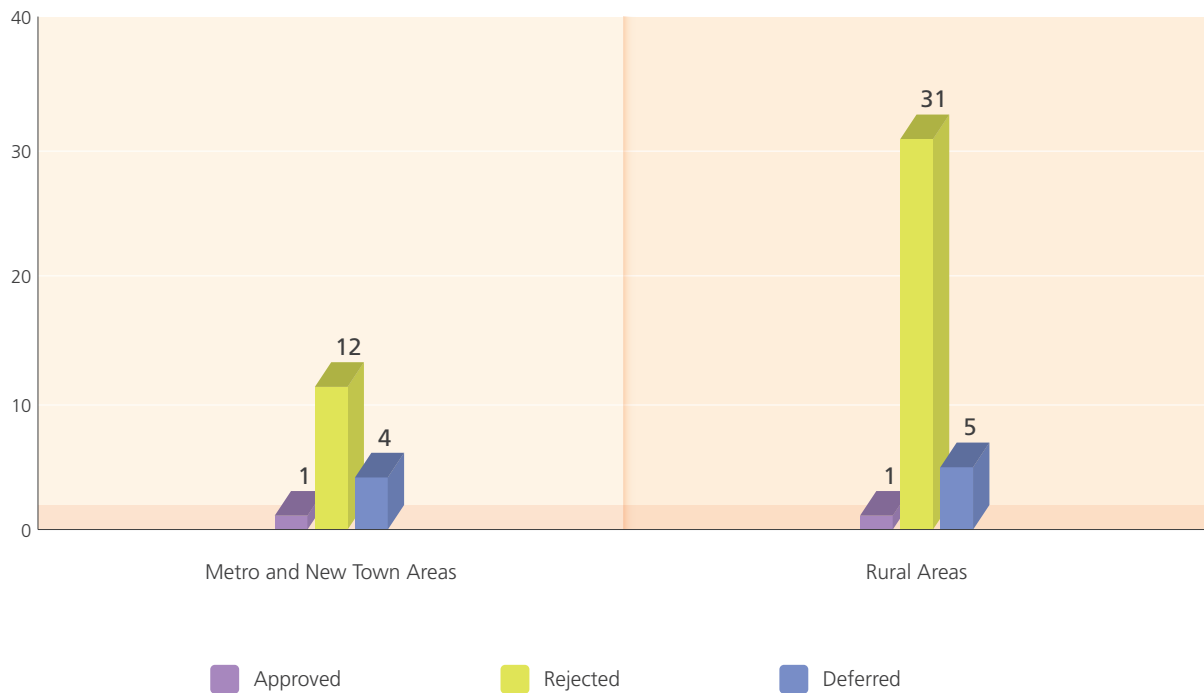
Decisions on Planning Applications reviewed under Section 17 of the Town Planning Ordinance in 2018 (by Broad Geographical Area)



No. of Applications reviewed (2018)

	METRO AND NEW TOWN AREAS	RURAL AREAS	TOTAL
Section 17	10	46	56

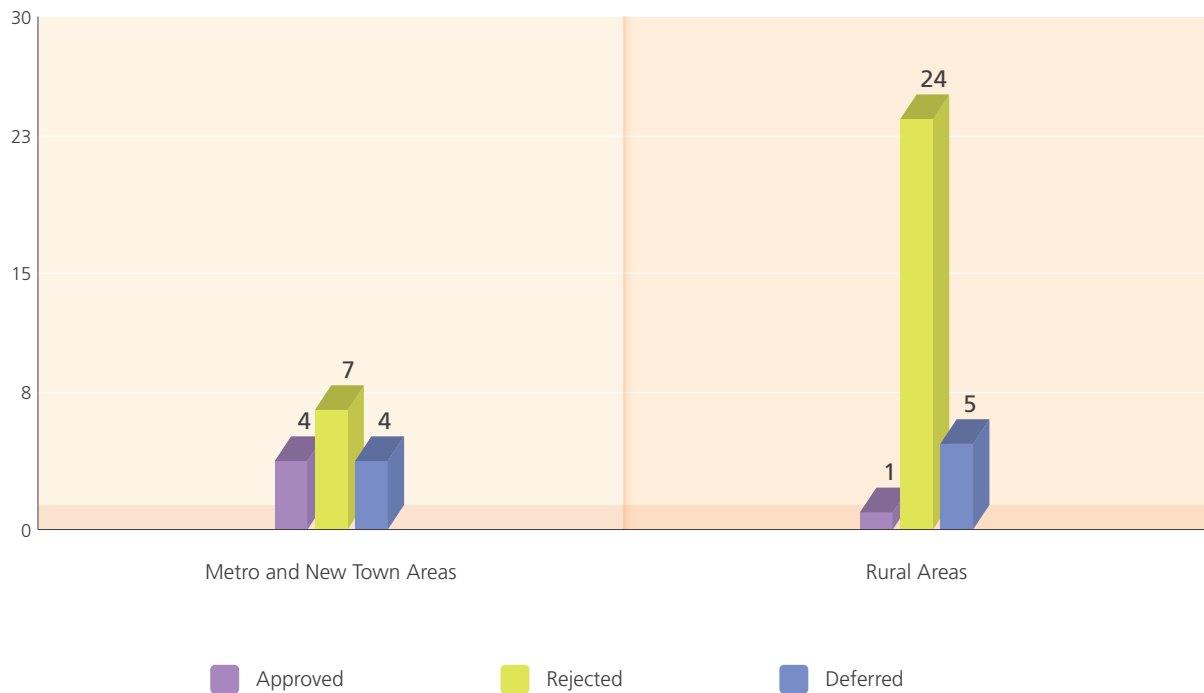
Decisions on Planning Applications reviewed under Section 17 of the Town Planning Ordinance in 2019 (by Broad Geographical Area)



No. of Applications reviewed (2019)

	METRO AND NEW TOWN AREAS	RURAL AREAS	TOTAL
Section 17	17	37	54

Decisions on Planning Applications reviewed under Section 17 of the Town Planning Ordinance in 2020 (by Broad Geographical Area)



No. of Applications reviewed (2020)

	METRO AND NEW TOWN AREAS	RURAL AREAS	TOTAL
Section 17	15	30	45

Appendix V : List of Town Planning Board Guidelines as at 31 December 2020

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
13F	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
29B	Submission and Publication of Representations, Comments on Representations and Further Representations

TPB PG-NO.	SUBJECT MATTER
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
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
34C	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
36B	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

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