

# TOWN PLANNING BOARD

TPB Paper No. 10712  
For Consideration by the  
Town Planning Board on 15.1.2021

DRAFT TAI TONG OUTLINE ZONING PLAN NO. S/YL-TT/17  
INFORMATION NOTE AND HEARING ARRANGEMENT FOR  
CONSIDERATION OF REPRESENTATIONS AND COMMENTS

## **DRAFT TAI TONG OUTLINE ZONING PLAN NO. S/YL-TT/17**

### **INFORMATION NOTE AND HEARING ARRANGEMENT FOR CONSIDERATION OF REPRESENTATIONS AND COMMENTS**

#### **1. Introduction**

- 1.1 On 10.7.2020, the draft Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/17 (the Plan) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments to the OZP mainly covered Stages 1 and 2 of the Yuen Long South (YLS) Development, including the rezoning of several sites for residential, government, institution or community and village type development. Amendments were also made to the Notes and Explanatory Statement of the OZP to reflect the above and to incorporate the latest revisions of the Master Schedule of Notes to the Statutory Plan, as well as to update the general information of various land use zonings, where appropriate. The Schedule of Amendments setting out the amendments incorporated into the OZP is at **Annex I** and the locations of the amendment items are shown on **Plan P-1**.
- 1.2 During the two-month public exhibition period of the draft OZP, a total of 139 representations were received. 136 submissions were made in accordance with the revised requirements set out in the Town Planning Board Guidelines No. 29B (TPB PG-No. 29B)<sup>1</sup>. The remaining 3 submissions were made with identity information missing, which should be considered as invalid and treated as not having been made pursuant to sections 6(2)(b) and 6(3)(b) of the Ordinance.
- 1.3 On 16.10.2020, the 136 valid representations were published for three weeks for public comment. Upon expiry of the public inspection period on 6.11.2020, a total of 171 valid comments were received.
- 1.4 The lists of valid representers and commenters, and the summaries of the representations and comments are at **Annexes II, III, IV and V** respectively for Members' reference. The locations of the representation sites are shown on **Plan P-1**.

#### **2. The Representations and Comments**

- 2.1 Among the 136 valid representations, three (**R16 to R18**) support Amendment

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<sup>1</sup> According to TPB PG-No. 29B on Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance, which has taken effect since 1.1.2019, representers/commenters/further representers and their authorised agents are required to provide their full name as shown on the HKID card/passport and their HKID card/passport number (only the first four alphanumeric characters are required) in the submission. For submission with no full name, incomplete and/or illegible names or no HKID card/passport number, the representation/comment/further representation concerned may be treated as not having been made.

Item C, 18 (**R1 to R15** and **R19 to R21**) object to/provide adverse views on one or more amendment items, and the remaining 115 (**R22 to R136**) offer specific and/or general suggestions or comments. The major views of the representations are summarised as follows:

- (a) **R16 to R18**, submitted by three individuals, support Amendment Item C on the grounds that affected landowners could relocate to the proposed village resite area. There are concerns on the compensation and rehousing (C&R) arrangement, the purpose of land resumption and potential traffic impact.
- (b) **R1 to R5**, submitted by the Shap Pat Heung District Resident Association and individuals, object to all amendment items on similar concerns as paragraph 2.1(a) above. There are also other suggestions not directly related to the proposed amendment items.
- (c) **R6 to R15 and R19 to R21**, submitted by New Territories Warehouse and Logistic Business Association and individuals, oppose Amendment Items A and/or C mainly on similar grounds that the C&R arrangement is inadequate and incomprehensive. There are concerns on traffic impact, potential impact on local agriculture and the compatibility of the proposed village resite area (Item C), as well as suggestions to expand the coverage of Item C and other suggestions not directly related to the proposed amendment items.
- (d) **R22 to R24 and R31**, submitted by 新界元朗白沙村村公所, village representatives of Wong Nai Tun Tsuen, Shap Pat Heung Rural Committee and an individual, made comments and suggestions on Amendment Items A and/or C, covering traffic impact, queries concerning the rationale, location and/or other aspects of the proposed village resite area (Item C), location of schools and local consultation, etc.
- (e) **R25 to R30 and R32 to R136**, submitted by Tai Tong Village Youth Association, four Yuen Long District Council (YLDC) members, a company and individuals, made other comments and suggestions that were not directly related to the amendment items, covering aspects such as traffic and transportation, C&R arrangement, living space standard for public housing, and opposition to the retention of livestock farms to the south of Kung Um Road, etc.

2.2 The 171 valid comments were submitted by 公庵路居民組, a YLDC member, a Legislative Council member and individuals. Of them, 13 commenters (**C2, C5 to C8, C32, C33, C52, C53, C57, C166, C168 and C169**) are also representers themselves.

2.3 **C1** made comments on **R3 to R9, R11 to R13, R15 to R20, R26, R27, R33 to R52; C2 to C71** support **R3 to R9, R11 to R13, R15 to R20, R26, R27, R33 to R52; C72 to C106, C114, C116, C120 and C164** support **R14, R16, R26 to R52 and R54**, but oppose **R23, R24, R56 to R136; C107 to C113, C115, C117 to C119, C121 to C163 and C165** made comments on **R14, R16, R23, R24, R26 to R52, R54, R56 to R136; C166** made comments on **R54**; and **C167 to C171** did not specify the representation to which they relate to and made comments and/or

suggestions on the proposed amendment and/or individual representations.

### **3. Arrangement for Consideration of Representations and Comments**

- 3.1 Under section 2A of the Ordinance, the Board is empowered to appoint a Representation Hearing Committee (RHC) from among its members to consider representations and comments, propose amendments to the Plan to meet representations, consider further representations in respect of the proposed amendments, and consider whether to vary the proposed amendments upon consideration of any adverse further representations. Since the amendments incorporated in the Plan and the representations and comments received are of similar nature, it will be more efficient for the full Board to consider the representations and comments without resorting to the appointment of a RHC. The hearing could be accommodated in the Board's regular meeting and a separate hearing session may be arranged if necessary. The arrangement would not delay the completion of the representation consideration process.
- 3.2 Under section 6B(6) of the Ordinance, the Board may determine whether the representations and the related comments shall be considered at the same meeting and whether they shall be considered individually or collectively. In view of the similar nature of representations and comments, it is recommended that the hearing of the representations and comments should be considered in one group.
- 3.3 The subject OZP and the draft Tong Yan San Tsuen OZP No. S/YL-TYST/13 were gazetted under section 5 of the Ordinance on the same date, and both OZPs collectively reflect Stages 1 and 2 of the YLS Development. A significant number of representations and comments on the two OZPs were submitted by the same representers and commenters (i.e. 40 representations and 73 comments). As such, the Board may consider the representations and comments on the two OZPs collectively. To ensure efficiency of the hearing, it is recommended to allot a maximum of 10 minutes presentation time to each representer/commenter in the hearing session irrespective of the number of OZPs he/she has made submissions on.
- 3.4 Consideration of the representations and comments by the full Board under section 6B of the Ordinance is tentatively scheduled for March 2021.

### **4. Decision Sought**

- 4.1 The Board is invited to note that pursuant to section 6(2)(b) of the Ordinance, 3 representations with the required identity information missing as mentioned in paragraph 1.2 above should be considered as invalid and treated as not having been made.
- 4.2 The Board is invited to consider whether:
  - (a) to appoint a RHC for consideration of the representations and comments; and
  - (b) the representations and comments should be considered in the manner as

proposed in paragraph 3 above.

**5. Attachments**

<b>Annex I</b>	Schedule of Amendments to the Approved Tai Tong OZP No. S/YL-TT/16
<b>Annex II</b>	List of Representers
<b>Annex III</b>	List of Commenters
<b>Annex IV</b>	Summary of Representations
<b>Annex V</b>	Summary of Comments
<b>Plan P-1</b>	Location Plan of the Representation Sites

**PLANNING DEPARTMENT  
JANUARY 2021**