

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

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

Pursuant to section 12A(7)(b) of the Town Planning Ordinance (the Ordinance), the Town Planning Board (the Board) has published newspaper notice(s) of the application(s) for amendment of plan made under section 12A(1) of the Ordinance as set out in the Schedule below. Pursuant to section 12A(14) of the Ordinance, the Board has accepted further information from the applicant(s) to supplement the information included in the application(s). The further information is now available for public inspection during normal office hours at the following locations –

- (i) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong; and
- (ii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories.

In accordance with sections 12A(14)(c) and 12A(9) of the Ordinance, any person may make comment to the Board in respect of the further information. The comment should state the application number to which the comment relates and should be made to the Secretary of the Board by hand, post (15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)), or through the Board's website (<http://www.info.gov.hk/tpb/>) not later than the date specified in the Schedule.

Any person who intends to make comment is advised to read the "Town Planning Board Guidelines on Publication of Applications for Amendment of Plan, Planning Permission and Review and Submission of Comments on Various Applications under the Town Planning Ordinance" (the Guidelines) for details. The Guidelines are available at the above locations, the Secretariat of the Board (15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong) as well as the Board's website (<http://www.info.gov.hk/tpb/>).

In accordance with sections 12A(14)(c) and 12A(12) of the Ordinance, any comment made to the Board will be available for public inspection during normal office hours at locations (i) and (ii) above until the Board has considered the application in question under section 12A(16).

The gists of the applications (including location plans) can be viewed at the above locations, the Secretariat of the Board and the Board's website.

The tentative date of the Board to consider the application has been uploaded to the Board's website (<http://www.info.gov.hk/tpb/>). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5061), fax (2877 0245 or 2522 8426) or e-mail ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis.

The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000), uploaded to the Board's website before the meeting and at the Public Viewing Room on the day of meeting.

After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

**Statement on Personal Data**

The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the processing of the application which includes making available the name of the person making the comment (hereafter known as “commenter”) for public inspection when making available the comment for public inspection; and
- (b) facilitating communication between the “commenter” and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**Schedule**

<b>Application No.</b>	<b>Location</b>	<b>Proposed Amendment</b>	<b>Further Information</b>	<b>Deadline for Making Comment on the Further Information</b>
Y/YL-LFS/13	Lots 1595, 1597, 1598, 1599, 1600 and 1601 (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories	To rezone the application site from “Green Belt” to “Residential (Group B)” on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) and from “Open Space (1)” to “Residential (Group B) 3” on the Tin Shui Wai OZP and amend the Notes of the zone applicable to the site	The applicant submitted further information in response to departmental comments with revised Traffic Impact Assessment, Sewerage Impact Assessment, Environmental Assessment, Water Supply Impact Assessment, Landscape Design Proposal, and replacement pages for the Visual Appraisal and Geotechnical Planning Review Report.	30 September 2022
Y/YL-NTM/5	Various Lots in D.D. 105 and adjoining Government land, Ngau Tam Mei, Yuen Long	To rezone the application site from "Residential (Group C)" to "Residential (Group B)"	The applicant submitted further information including a table of responses to departmental comments, revised sewerage impact assessment, revised drainage impact assessment, replacement pages of ecological impact assessment and replacement pages of environmental assessment.	30 September 2022
Y/YL-NTM/6	Lot 2091 (Part) in D.D. 105, Shek Wu Wai, Yuen Long	To rezone the application site from “Comprehensive Development Area” to “Residential (Group A)”	The applicant provided further information which includes a table of responses to departmental comments, revised Landscape Master Plan, Tree Survey and Preservation Proposal, revised Environmental Assessment,	30 September 2022

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
			replacement pages of the planning statement and Air Ventilation Assessment and relevant land grant document.	
Y/YL-NTM/7	Lot 2091 (Part) in D.D. 105, Shek Wu Wai, Yuen Long	To rezone the application site from "Comprehensive Development Area" to "Comprehensive Development Area (1)"	The applicant provided further information which includes a table of responses to departmental comments, new Ecological Review Report, new Visual Impact Assessment, revised Landscape Master Plan, Tree Survey and Preservation Proposal, revised indicative development schedule, replacement pages of the planning statement, revised proposed amendments to the Notes and Explanatory Statement of the Outline Zoning Plan and relevant land grant document.	30 September 2022
Y/NE-KTS/15	Lots 1027, 1029, 1030, 1034A, 1034B, 1039 (Part), 1040, 1042 RP, 1043 RP, 1044 RP (Part), 1045, 1047, 2233 (Part), 2251 S.A RP, 2256 RP, 2315 (Part) and 2316 RP (Part) in D.D. 92 and adjoining Government Land, Kwu Tung South, Sheung Shui, New Territories	To rezone the application site from "Comprehensive Development Area", "Agriculture" and area shown as 'Road' to "Residential (Group B)"	The applicant submitted further information including a table of responses to departmental comments, a revised visual impact assessment, justification for the proposed building height, updated development parameter, updated master layout plan and updated section plan.	7 October 2022
Y/TM/24	Lots 1744 S.D ss.1 (Part) and 1744 S.D RP (Part) in D.D. 132, Hing Fu Street, Tuen Mun, New Territories	To rezone the application site from "Green Belt" to "Government, Institution or Community"	Responses to departmental comments, and enclosing a revised Traffic Impact Assessment Report.	7 October 2022
Y/YL-NSW/6	Various Lots in D.D. 115 and Adjoining Government Land,	To rezone the application site from "Other Specified Uses"	The applicant submitted further information including a table of responses to Transport Department's	7 October 2022

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
	Nam Sang Wai, Yuen Long	annotated "Comprehensive Development to include Wetland Restoration Area" to "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area 1"	comments and revised traffic impact assessment.	
Y/YL-NSW/8	Lots 8 RP (Part), 8 S.A RP, 12, 13, 14 S.B ss.2, 14 S.B RP, 14 S.C RP, 16, 17, 31 S.B RP, 33 RP, 36 RP, 45, 55 S.A and 1740 S.A RP in D.D.107 and Adjoining Government Land, West of Castle Peak Road – Tam Mi, Yuen Long	To rezone the application site from “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” to “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area 1”	The applicant submitted further information including a table of responses to departmental comments, a new quantitative risk assessment, revised sewerage impact assessment, revised water supply impact assessment, revised drainage impact assessment, schematic plan and section of the proposed detention pond and hydraulic check including swimming pool backwash.	7 October 2022
Y/YL-NSW/9	Lots 1910 RP (Part) and 1743 S.C RP (Part) in D.D. 107 and Adjoining Government Land, West of Castle Peak Road – Tam Mi, Yuen Long	To rezone the application site from “Industrial (Group D)”, “Open Storage” and area shown as ‘Road’ to “Residential (Group E)”	The applicant submitted further information including a table of responses to departmental comments, a new quantitative risk assessment, revised sewerage impact assessment, revised water supply impact assessment, revised drainage impact assessment, site photos showing the existing drainage arrangement and hydraulic check including swimming pool backwash.	7 October 2022
Y/YL-NTM/8	Various Lots in D.D. 104 and Adjoining Government Land,	To rezone the application site from "Comprehensive Development	The applicant submitted a new air ventilation assessment.	7 October 2022

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
	Ngau Tam Mei, Yuen Long	Area" to "Comprehensive Development Area (1)"		
Y/YL-SK/1	Lots 246, 247 (Part), 251 (Part), 253 (Part), 254, 255 (Part), 256, 257, 258 (Part), 260, 263 S.A, 263 RP, 273 RP, 274, 275, 277, 278 S.B, 279, 280, 284, 294 RP, 295, 849, 850, 851 (Part), 853, 856 (Part), 859 (Part), 861 (Part) and 862 in D.D. 112 and Adjoining Government Land, Kam Sheung Road, Shek Kong, Yuen Long, New Territories	To rezone the application site from "Residential (Group D)" to "Residential (Group C)" and amend the Notes of the zone applicable to the site	Response to departmental comments, new Water Quality Impact Assessment, revised Ecological Impact Assessment and Air Quality Assessment, replacement pages of the Landscape Master Plan, Land Contamination Assessment, Waste Management Assessment and Drainage Impact Assessment.	7 October 2022
Y/TM/28	Tuen Mun Town Lots 79, 80, 81 and Adjoining Government Land, Tuen Mun, New Territories	To rezone the application site from "Comprehensive Development Area (1)", "Comprehensive Development Area (2)" and area shown as 'Road' to "Commercial (2)"	Responses to departmental comments. Submission of revised sewerage impact assessment.	14 October 2022
Y/YL-MP/6	Various Lots in D.D. 104 and Adjoining Government Land, Kam Pok Road, Mai Po, Yuen Long	To rezone the application site from "Residential (Group D)" to "Residential (Group C) 1" and amend the Notes of the zone applicable to the site	The applicant provided further information which includes a table of response to departmental comments and a revised Traffic Impact Assessment.	14 October 2022
Y/YL-NSW/7	Various Lots in D.D. 104 and adjoining	To rezone the application site from "Other	The applicant submitted further information including a table of responses to	14 October 2022

<b>Application No.</b>	<b>Location</b>	<b>Proposed Amendment</b>	<b>Further Information</b>	<b>Deadline for Making Comment on the Further Information</b>
	Government land, Wing Kei Tsuen, Nam Sang Wai, Yuen Long	Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" to "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area 1"	departmental comments, revised environmental assessment, updated schematic design plans, replacement pages of sewerage impact assessment, replacement pages of landscape master plan and replacement pages of tree survey and tree preservation proposal.	
Y/YL-ST/1	Lots 768 RP (Part), 769 RP (Part) in D.D. 99, Lot 1889A (Part) in D.D. 105 and Adjoining Government Land, Lin Barn Tsuen, San Tin, Yuen Long	To rezone the application site from "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" to "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area (1)" and amend the Notes of the zone applicable to the site	The applicant provided further information which includes a table of response to departmental comments, updated schematic design plans and sections, a revised Environmental Assessment, an updated Air Ventilation Assessment (Expert Evaluation), and replacement pages of Sewerage Impact Assessment, Landscape Master Plan and tree survey and tree preservation proposal.	14 October 2022