

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), 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) 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

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
Y/TM/30	No. 430, Castle Peak Road - Castle Peak Bay, Tuen Mun, New Territories (Ping Shan Inland Lot 6)	To rezone the application site from "Green Belt" and Area Shown as 'Road' to "Residential (Group A) 28"	The applicant submitted further information which includes responses to departmental comments, a revised Sewerage Impact Assessment, a revised Environmental Assessment, a revised Visual Impact Assessment, a revised Quantitative Risk Assessment, a revised landscape design proposal and replacement pages of supporting planning statement.	24 February 2023
Y/TP/38	Tai Po Town Lot 183 S.A ss.1 (Part) and 183 S.A ss.2 (Part), Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po, New Territories	To rezone the application site from "Comprehensive Development Area(1)" to "Residential (Group B)13" and amend the building height restriction on a "Government, Institution or Community" site from 2 storeys to 8 storeys	The applicant provided further information including a table of responses to departmental comments, a revised Air Ventilation Assessment and replacement pages of Supporting Planning Statement, Landscape Proposal, Noise Impact Assessment, Land Contamination Assessment and Waste Assessment.	24 February 2023
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 water supply impact assessment, revised drainage impact assessment, revised traffic impact assessment,	24 February 2023

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
			revised environmental impact assessment and revised sewerage impact assessment.	
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, revised indicative development schedule, revised master layout plan, floor plans and sectional plans, revised visual impact assessment, revised air ventilation assessment – expert evaluation, revised landscape master plan, tree survey and preservation proposal, new indicative phasing plan, new environmental assessment, new traffic impact assessment, and replacement pages of the proposed amendments to the Plan, Notes and Explanatory Statement of the OZP.	24 February 2023
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, revised Water Quality Impact Assessment and replacement pages of Air Quality Impact Assessment, Ecological Impact Assessment and Drainage Impact Assessment.	24 February 2023
Y/K15/6	Yau Tong Marine Lots 73 and 74 in Yau Tong Bay, Yau Tong, Kowloon	To rezone the application site from "Comprehensive Development Area" to	The applicant submitted further information which includes responses to departmental comments, revised Traffic Impact Assessment, revised master	3 March 2023

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
		"Commercial (1)" and to amend the Notes of the "Commercial" zone	layout plan, supplementary information on Air Ventilation Assessment, justifications and drawings supporting the proposed building height, comparison table of approved Planning Brief and the indicative scheme, and replacement pages of planning statement.	
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, a revised Sewerage Impact Assessment and replacement pages of Environmental Assessment.	3 March 2023
Y/YL-NSW/7	Various Lots in D.D. 104 and adjoining Government land, Wing Kei Tsuen, Nam Sang Wai, 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, revised schematic design plans, revised wetland restoration and creation scheme (fish pond operation plan), replacement pages of sewerage impact assessment, replacement pages of environmental assessment, replacement pages of air ventilation assessment and replacement pages of ecological impact assessment.	3 March 2023
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 and a revised environmental assessment.	3 March 2023
Y/YL-ST/1	Lots 768 RP (Part), 769 RP (Part) in D.D. 99, Lot 1889A (Part) in	To rezone the application site from "Other Specified Uses"	The applicant provided further information which includes a table of response to departmental comments, a	3 March 2023

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
	D.D. 105 and Adjoining Government Land, Lin Barn Tsuen, San Tin, Yuen Long	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	revised Traffic Impact Assessment, replacement pages of Environmental Assessment and an updated Drainage Impact Assessment with additional drawing.	
Y/H5/7	31-36 Sau Wa Fong and 8-12 St. Francis Street, Wan Chai, Hong Kong	To rezone the application site from "Residential (Group A)", "Residential (Group C)" and area shown as 'Road' to "Residential (Group A) 9"	The applicant submitted further information including responses to departmental and public comments, revised floor plans, replacement pages of Traffic Impact Assessment, Sewerage Impact Assessment, Visual Impact Assessment, Environmental Assessment, landscape proposal with tree survey report and supporting planning statement, supplementary information on the water well within the application site and supplementary information in responses to the comments of the Buildings Department.	10 March 2023
Y/YL-KTS/8	Lots 1905 RP (Part), 1909 RP, 1910 RP, 1911, 1938 (Part), 1939, 1940 (Part), 1941 and 1942 in D.D. 106 and Adjoining Government Land, Pat Heung Road, Kam Tin, Yuen Long	To rezone the application site from "Agriculture" to "Residential (Group A) 1"	The applicant provided responses to departmental comments, and submission of revised Water Quality Impact Assessment, Water Supply Impact Assessment, Tree Preservation Proposal and replacement pages of Air Quality Impact Assessment and Sewerage Impact Assessment, and an updated Photomontage.	10 March 2023
Y/YL-NTM/8	Various Lots in D.D. 104 and Adjoining	To rezone the application site from	The applicant submitted further information including a table of responses to	10 March 2023

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
	Government Land, Ngau Tam Mei, Yuen Long	"Comprehensive Development Area" to "Comprehensive Development Area (1)"	departmental comments, a revised air ventilation assessment, replacement pages of visual impact assessment and replacement pages of water supply impact assessment.	

17 February 2023

Town Planning Board