

## **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/I-DB/4	Discovery Bay Area 10b and Area 22 (part) (based on Discovery Bay Master Plan), Lot 385RP (Part) in D.D. 352 and the extensions thereto	<p>To rezone the application site to “OU” annotated “Marina”, “OU” annotated “Service Area with Residential Development Above”, Area B of “OU” annotated “Sports and Recreation Club (4)”, “Residential (Group C) 13”, “Residential (Group C) 14”, “Residential (Group C) 15”.</p> <p>To extend the OZP boundary to include part of the sea area at Nim Shue Wan and as Area B of “OU” annotated “Sports and Recreation Club (4)” and “Residential (Group C) 14”.</p> <p>To amend the Notes of the zones applicable to the site, including “OU(Marina)”, “OU(Sports and Recreation Club)”and “Residential (Group C)” zones, and to incorporate a set of new Notes for “OU(Service Area with Residential Development Above)”.</p>	The applicant submitted further information providing responses to departmental comments, revised development schedules with plans, Summary of Undivided Shares of Discovery Bay, Geotechnical Planning Review Report, revised Visual Impact Assessment, revised Air Ventilation Assessment, Revised Study on Drainage, Sewerage and Water Supply Systems and revised pages of Traffic Impact Assessment.	11 April 2023
Y/TM/25	Lot 1724 RP ss.14 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.	11 April 2023

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
Y/TM/26	Lots 1724 S.H RP and 2015 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.	11 April 2023
Y/TM/29	Various Lots in D.D. 374 and Adjoining Government Land, So Kwun Wat, Tuen Mun, New Territories	To rezone the application site from "Residential (Group B)", "Residential (Group B) 14" and "Government, Institution or Community" to "Residential (Group B) 21"	The applicant submitted further information which includes responses to departmental and public comments, revised layout plans including Master Layout Plan, revised Landscape Master Plan, a revised Environmental Assessment, a revised Traffic Impact Assessment and replacement pages of Drainage Impact Assessment, as well as replacement pages and revised Sensitivity Test of Sewerage Impact Assessment.	11 April 2023
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 revised traffic impact assessment and a revised visual impact assessment.	11 April 2023
Y/YL-NSW/9	Lots 1910 RP (Part) and 1743 S.C RP (Part) in D.D. 107 and	To rezone the application site from “Industrial (Group D)”, “Open Storage” and area shown as ‘Road’ to	The applicant submitted further information including a table of responses to	11 April 2023

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
	Adjoining Government Land, West of Castle Peak Road – Tam Mi, Yuen Long	“Residential (Group E)”	departmental comments, a revised master layout plan, a revised traffic impact assessment and a revised visual impact assessment.	
Y/YL-PS/6	Lots 1341 S.B ss.9, 1341 S.B RP, 1341 S.B ss.1 S.J RP, 1341 S.B ss.1 S.D in D.D. 121, 525 S.B RP in D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long, New Territories	To rezone the application site from "Village Type Development" and "Comprehensive Development Area" to "Residential (Group B) 2" and amend the Notes of the zone applicable to the site	Responses to departmental comments and enclosing a revised Environmental Assessment Report, Water Supply Impact Assessment Report and clarifications on background information of the application.	11 April 2023
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 Environmental Assessment, a revised Quantitative Risk Assessment and a revised Traffic Impact Assessment.	14 April 2023
Y/TP/36	Lots 136 RP (Part) and 138 RP (Part) in D.D. 5 and adjoining Government Land, 8 Mui Shue Hang, Tai Po	To rezone the application site from "Open Space" to "Government , Institution or Community (3)"	The applicant provided further information including a table of responses to departmental and public comments, a revised Traffic Impact Assessment, Planning Statement and Management Plan.	14 April 2023
Y/YL-KTN/4	Lots 121, 137, 138, 139, 144, 145, 519 RP (Part) and 520 RP in D.D. 110	To rezone the application site from "Residential (Group C) 2" and "Open Space" to "Residential (Group C)3" and amend the	The applicant submitted revised technical assessments (including Air Quality Impact Assessment,	14 April 2023

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
	and Adjoining Government Land, Kam Tin Road, Shek Kong, Yuen Long	Notes of the zone applicable to the site	Drainage Impact Assessment and Geotechnical Planning Review Report).	
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 Traffic Impact Assessment	14 April 2023
Y/KC/16	Hutchison Logistics Centre, 18 Container Port Road South, Kwai Chung	To rezone the application site from "Other Specified Uses" annotated "Container Terminal" to "Other Specified Uses" annotated "Container Terminal (1)" and amend the Notes of the zone applicable to the site	The applicant provided responses to departmental comments, and submission of revised Sewerage Impact Assessment and Noise Impact Assessment.	21 April 2023
Y/TM-LTY/10	Lots 220 RP and 221 in D.D.130, San Hing Road, San Hing Tsuen, Tuen Mun, New Territories	To rezone the application site from "Residential (Group E)" and "Village Type Development" to "Residential (Group A) 1" and amend the Notes of the zone applicable to the site	The applicant provided further information in response to departmental comments and submitted a traffic impact sensitivity test.	21 April 2023

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
Y/TM-LTTY/10	Lots 220 RP and 221 in D.D.130, San Hing Road, San Hing Tsuen, Tuen Mun, New Territories	To rezone the application site from "Residential (Group E)" and "Village Type Development" to "Residential (Group A) 1" and amend the Notes of the zone applicable to the site	Responses to departmental comments and submitted a revised Traffic Impact Assessment Report.	21 April 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 with revised Drainage Impact Assessment, Sewerage Impact Assessment, Air Ventilation Impact Assessment, Air Quality Impact Assessment and Noise Impact Assessment and replacement pages of Supporting Planning Statement and Visual Impact Assessment.	21 April 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, a revised traffic impact assessment, replacement pages of environmental assessment and a drainage catchment layout plan.	21 April 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 Environmental	21 April 2023

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
			Assessment and revised Visual 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 and a new Sewerage Impact Assessment.	21 April 2023
Y/YL-PS/6	Lots 1341 S.B ss.9, 1341 S.B RP, 1341 S.B ss.1 S.J RP, 1341 S.B ss.1 S.D in D.D. 121, 525 S.B RP in D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long, New Territories	To rezone the application site from "Village Type Development" and "Comprehensive Development Area" to "Residential (Group B) 2" and amend the Notes of the zone applicable to the site	Responses to departmental comments and enclosing a revised Traffic Impact Assessment Report.	21 April 2023
Y/YL-TYST/10	Various Lots in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long	To rezone the application site from "Green Belt", "Residential (Group B) 1", "Residential (Group C)", "Residential (Group D)" and "Open Space" to "Residential (Group B) 4" and area shown as 'Road' and to Amend the Notes of the zone applicable to the site	The applicant responded to departmental comments and submitted a Landscape Master Plan, revised Drainage Impact Assessment and Water Supply Impact Assessment, and replacement pages of the planning statement, Environmental Assessment and Geotechnical Planning and Review Report.	21 April 2023
Y/YL-TYST/9	Lot 1829 S.A ss.3 (part) in D.D. 121 and Adjoining Government	To rezone the application site from "Green Belt" to "Residential (Group B) 4" and area shown as 'Road' and to Amend the Notes of	The applicant responded to departmental comments and submitted revised	21 April 2023

<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>
	Land, Tong Yan San Tsuen, Yuen Long	the zone applicable to the site	Drainage Impact Assessment and Water Supply Impact Assessment, and replacement pages of the planning statement, Environmental Assessment and Geotechnical Planning and Review Report.	

31 March 2023

Town Planning Board