

## **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/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 comments, revised Traffic Impact Assessment, replacement pages of Sewerage Impact Assessment and revised Notes, Explanatory Statement and demarcations of the proposed “R(A)9” zone.	19 May 2023
Y/ST/49	Lot Nos. 2 & 671 in D.D. 181 in Tai Wai, Sha Tin	To rezone the application site from "Residential (Group B)" and "Green Belt" to "Other Specified Uses" annotated "Religious Institution with Columbarium"	The applicant submitted further information which includes revision to the number of niches under the current application, revised Traffic Impact Assessment and Sewerage Impact Assessment in response to departmental comments.	19 May 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 a revised Environmental Assessment.	19 May 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 submitted responses to address departmental comments and submitted a revised Traffic Impact Assessment Report.	19 May 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>
Y/YL/19	Various Lots in D.D. 120 and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories	To rezone the application site from "Village Type Development" to "Residential (Group A) 9" and to amend the Notes of the zone applicable to the site	The applicant provided further information in response to the comments of various Government departments, which includes revised Environmental Assessment, Drainage Impact Assessment, Sewerage Impact Assessment, Visual Impact Assessment, Photomontages showing the proposed development, R/F Landscape Proposal, supplementary information on Schematic Design and replacement pages of the Planning Statement.	19 May 2023
Y/NE-KTS/16	Lot No. 953 RP (Part) in D.D. 92 and adjoining Government Land, Kam Hang Road, Kwu Tung South, N.T.	To rezone the application site from "Recreation" to "Government, Institution or Community (1)"	The applicant submitted further information, including a table of responses to departmental comments, a revised traffic impact assessment and a revised section plan.	27 May 2023
Y/NE-KTS/17	Lots 959 RP, 998 RP (Part), 999 RP (Part), 1005 RP, 1006 to 1009, 1011, 1012, 1013 RP and 2272 in D.D. 92 and adjoining Government Land, Kam Hang Road, Kwu Tung South, N.T.	To rezone the application site from "Agriculture" and "Recreation" to "Residential (Group B)"	The applicant submitted further information, including a table of responses to departmental comments, a revised traffic impact assessment, a revised master layout plan, replacement pages of landscape master plan and tree preservation proposal, and a diagram of design merits of the proposed development.	27 May 2023
Y/NE-LYT/16	Various Lots in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, Fanling, New Territories	To rezone the application site from "Residential (Group C)" and "Agriculture" to "Residential (Group A) 2" and amend the Notes of the zone applicable to the site	The applicant submitted further information including a table of responses to departmental comments, new submission of Tree Preservation and Landscape Proposal, Visual Impact Assessment, Environmental Assessment, Water Supply Impact Assessment, Drainage	27 May 2023

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
			Impact Assessment and Sewerage Impact Assessment, revised Master Layout Plan and illustrations and replacements pages of the Planning Statement, and clarifications on background information of the application.	
Y/NE-STK/3	Lots 1422 S.B (Part) and 1423 S.B (Part) in D.D. 41, Tong To, Sha Tau Kok, New Territories	To rezone the application site from "Village Type Development" to "Other Specified Uses" annotated "Columbarium"	Responses to comments of the Drainage Services Department, Transport Department and Food and Environmental Hygiene Department, and enclosing a new drainage proposal and traffic management proposal.	27 May 2023
Y/ST/56	Lots 35, 36 S.A, 36 RP, 38 S.A ss. 1, 38 S.A RP, 624, 676, 699 and 832 (Part) in D.D. 176, Wo Liu Hang Village, Fo Tan, Shatin, New Territories	To rezone the application site from "Village Type Development" to "Other Specified Uses" annotated "Columbarium(2)"	The applicant submitted further information to amend the number of niches under the current application, and submitted consolidated report enclosing revised planning statement, traffic impact assessment, management plan and response to departmental comments.	27 May 2023
Y/YL-KTN/3	Lot 1171 S.B in D.D. 109, Kam Tin, Yuen Long	To rezone the application site from "Agriculture" to "Government, Institution or Community (1)" and amend the Notes of the zone applicable to the site	The applicant submitted a table for responses to departmental comments and revised traffic impact assessment.	27 May 2023
Y/YL-TYST/8	Various Lots in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories	To rezone the application site from "Residential (Group B) 1" and "Residential (Group C)" to "Residential (Group B) 4" and to Amend the Notes of the zone applicable to the site	The applicant responded to departmental comments and submitted a revised Traffic Impact Assessment and replacement pages of the Environmental Assessment, Visual Impact Assessment and Supporting Planning Statement.	27 May 2023

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
Y/K10/5	222 Argyle Street, Kowloon City, Kowloon	To amend the building height restriction on a "Government, Institution or Community" site at 222 Argyle Street in Kowloon City from 5 storeys to 80 metres above Principal Datum	The applicant provided further information which include responses to departmental and public comments, revised Environmental Assessment, replacement pages of Traffic Impact Assessment, Sewerage Impact Assessment, Drainage Impact Assessment and Visual Impact Assessment, as well as revised floor and section plans.	2 June 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 comments, revised layout plans including Master Layout Plan, revised Landscape Master Plan, a revised Environmental Assessment, replacement pages of Sewerage Impact Assessment and a revised development parameters table.	2 June 2023
Y/TY/2	Tsing Yi Town Lot 80 and 108 RP and adjoining Government land, Tsing Yi	To rezone the application site from "Industrial", "Green Belt", and "Other Specified Uses" annotated "Recreation and Tourism Related Uses" to "Residential (Group A)6", "Residential (Group A)7" and area shown as 'Road'; and to incorporate an area currently not covered by the approved Tsing Yi Outline Zoning Plan No. S/TY/32 (the OZP) into the OZP and rezone it to	The applicant submitted further information which includes a revised Sewerage Impact Assessment, a revised Landscape Master Plan, replacement pages of Tree Preservation Proposal and response to departmental comments.	2 June 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>
		“Residential (Group A)6” and “Other Specified Uses” annotated “Marina Club” and amend the Notes of the zone applicable to the site		
Y/YL-NTM/8	Various Lots in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long	To rezone the application site from "Comprehensive Development Area" to "Comprehensive Development Area (1)"	The applicant submitted further information including a table of responses to departmental comments, a revised traffic impact assessment, replacement pages of noise impact assessment and replacement pages of air quality impact assessment.	2 June 2023

12 May 2023

Town Planning Board