

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/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)”, and to incorporate a set of new Notes for “OU(Service Area with Residential Development Above)”.</p>	<p>The applicant submitted further information providing responses to departmental comments, revised architectural drawings, revised Environmental Assessment, revised Air Ventilation Assessment, revised Technical Note - Helicopter Landing Pad, revised pages of the Visual Impact Assessment, revised pages of the Geotechnical Planning Review Report and Undivided Shares Summary Table.</p>	23 June 2023

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
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 submitted further information which includes an updated Sewerage Impact Assessment, an updated Noise Impact Assessment, responses to departmental comments and detail calculations to supplement the Traffic Impact Assessment in response to Transport Department's comments.	23 June 2023
Y/NE-TKL/4	Various Lots in D.D. 77 and 84 and Adjoining Government Land, Ping Che, New Territories	To rezone the application site from "Agriculture" and "Green Belt" to "Residential (Group A)", "Residential (Group A)1" and "Government, Institution or Community" and amend the Notes of the zone applicable to the site	The applicant submitted responses to comments of Geotechnical Engineering Office of Civil Engineering and Development Department and enclosing a Geotechnical Planning Review Report.	23 June 2023
Y/ST/52	Various Sha Tin Town Lots and Lot 750 RP & Ext. in D.D. 176 and Adjoining Government Land, Fo Tan, Sha Tin, New Territories	To rezone the application site from "Industrial" to "Residential (Group E)", "Government, Institution or Community", "Open Space" and area shown as 'Road'	The applicant submitted revised Traffic Impact Assessment in response to comments from Transport Department.	23 June 2023
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"	The applicant submitted responses to departmental comments and enclosing a revised Traffic Impact Assessment Report.	23 June 2023
Y/TM/29	Various Lots in D.D. 374 and Adjoining Government Land, So Kwun Wat, Tuen Mun,	To rezone the application site from "Residential (Group B)", "Residential (Group B) 14" and "Government,	The applicant submitted further information which includes responses to departmental comments and a revised Traffic Impact Assessment.	23 June 2023

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
	New Territories	Institution or Community" to "Residential (Group B) 21"		
Y/YL-KTN/4	Lots 121, 137, 138, 139, 144, 145, 519 RP (Part) and 520 RP in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong, Yuen Long	To rezone the application site from "Residential (Group C) 2" and "Open Space" to "Residential (Group C)3" and amend the Notes of the zone applicable to the site	The applicant submitted further information, including responses to departmental comments and revised technical assessments (including traffic impact assessment, air quality impact assessment and geotechnical planning review report).	23 June 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 supplementary traffic-related drawings.	23 June 2023
Y/YL-NTM/9	Lot 4823 in D.D. 104, Ngau Tam Mei, Yuen Long	To rezone the application site from "Residential (Group C)" to "Government, Institution or Community"	The applicant submitted further information including a table of responses to departmental comments, revised environmental assessment and revised landfill gas hazard assessment.	23 June 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 revised Sewerage Impact Assessment and Visual Impact Assessment, as well as replacement pages of the Revised Landscape Master Plan, Air Ventilation Assessment (Expert Evaluation), Geotechnical Planning and Review Report and	23 June 2023

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
			planning statement.	
Y/YL-TYST/9	Lot 1829 S.A ss.3 (part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long	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 zone applicable to the site	The applicant responded to departmental comments and submitted revised site layout plan, Sewerage Impact Assessment and Visual Impact Assessment, as well as a new landscape master plan. The applicant also submitted replacement pages of the Air Ventilation Assessment (Expert Evaluation), Environment Assessment and planning statement.	23 June 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 and a revised environmental assessment.	30 June 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 Sewerage Impact Assessment and Air Quality Impact Assessment and replacement pages of Supporting Planning Statement and Visual Impact Assessment.	30 June 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	To rezone the application site from "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" to "Other Specified Uses"	The applicant submitted further information including a table of responses to departmental comments, a revised environmental assessment and a revised visual impact assessment.	30 June 2023

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
	D.D.107 and Adjoining Government Land, West of Castle Peak Road – Tam Mi, Yuen Long	annotated “Comprehensive Development to include Wetland Restoration Area 1”		
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 revised environmental assessment with odour impact assessment, a revised visual impact assessment and flow diagrams of the factory production process.	30 June 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 submitted further information including a table of responses to departmental comments and a revised sewerage impact assessment.	30 June 2023
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 submitted further information including a table of responses to departmental comments, new water supply impact assessment, revised visual impact assessment, revised air ventilation assessment, revised environmental assessment, and replacement pages of landscape master plan and tree survey and preservation proposal.	30 June 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	To rezone the application site from "Residential (Group D)" to "Residential (Group C)" and amend the Notes of the zone applicable to the site	The applicant submitted further information including response to departmental comments, replacement pages of the Air Quality Impact Assessment and Water	30 June 2023

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
	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		Quality Impact Assessment, and a revised Traffic Impact Assessment	

9 June 2023

Town Planning Board