

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 as in force immediately before 1 September 2023 (being the commencement date of the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023 (25 of 2023)) (the pre-amended Ordinance), which applies under sections 29(15) and 29(16) of the Town Planning 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 pre-amended Ordinance as set out in the Schedule below. Pursuant to section 12A(14) of the pre-amended 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 pre-amended 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 (Secretariat of the Board: 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.tpb.gov.hk/>) 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 No. 30B 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 as well as the Board's website.

In accordance with sections 12A(14)(c) and 12A(12) of the pre-amended 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) of the pre-amended Ordinance.

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. 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/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, revised Environmental Assessment, revised Sewerage Impact Assessment, revised Project Profile of Drainage, replacement pages of revised Tree Preservation and Landscape Proposal, replacement pages of revised Planning Statement and replacement pages of revised Visual Impact Assessment.	6 October 2023
Y/SK-SKT/4	Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories	To rezone the application site from "Village Type Development" to "Residential (Group B) 6" and to amend the Notes of the zone applicable to the site	The applicants submitted further information which includes responses to departmental comments, revised site layout plans, revised tree preservation and landscape proposal, revised technical assessments (including Traffic Impact Assessment, Environmental Assessment, Sewerage Impact Assessment and Visual Impact	6 October 2023

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
			Assessment), and replacement pages for the planning statement and the preliminary archaeological impact assessment.	
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, which includes replacement pages of the application form and the planning statement, revised Sewerage Impact Assessment, Environmental Assessment, Visual Impact Assessment, Traffic Impact Assessment, Water Supply Impact Assessment, Landscape Proposal and Tree Survey and Tree Preservation Proposal, in response to the comments of various Government departments.	6 October 2023
Y/YL/20	Various Lots in D.D. 120 and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories	To rezone the application site from "Government, Institution or Community" to "Residential (Group A) 9" and to amend the Notes of the zone applicable to the site	The applicant provided further information, which includes replacement pages of the planning statement and indicative layout plans, revised Environmental Assessment, Visual Impact Assessment, Sewerage Impact Assessment and Drainage Impact Assessment, in response to the comments of various Government departments.	6 October 2023
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	The applicant provided further information which includes a table of response to departmental comments and revised Traffic Impact Assessment.	6 October 2023

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
		Development to include Wetland Restoration Area (1)" and amend the Notes of the zone applicable to the site		
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 responses to departmental comments with an alternative proposal.	13 October 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 Traffic Impact Assessment.	13 October 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 and a revised Traffic Impact Assessment.	13 October 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 Traffic Impact Assessment, as well as replacement pages of the Planning Statement, indicative master layout plan, floor plans and sectional plan.	13 October 2023

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
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 which includes a table of responses to departmental comments, a revised air quality impact assessment and replacement pages of water quality assessment.	13 October 2023

22 September 2023

Town Planning Board