

**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](mailto: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](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/NE-STK/4	Various Lots in D.D. 41 and Adjoining Government Land, Tong To, Sha Tau Kok, New Territories	To rezone the application site from "Agriculture" and "Green Belt" to "Other Specified Uses" annotated "Columbarium"	The applicant provided responses to departmental comments, and submitted revised Traffic Impact Assessment, Sewerage Impact Assessment, Drainage Impact Assessment, Environmental Assessment, Tree Preservation and Landscaping Proposal, revised pages of application form and planning statement, and relevant plans.	8 December 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 technical assessments (including Sewerage Impact Assessment and Air Quality Impact Assessment), replacement pages for the Traffic Impact Assessment, and the consolidated Preliminary Archaeological Impact Assessment.	8 December 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-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 public comments, and a submission of a revised Traffic Impact Assessment.	8 December 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	The applicant submitted further information including a table of responses to departmental comments, revised Traffic Impact Assessment, revised Sewerage Impact Assessment, revised Drainage Impact Assessment and replacement pages of Water Quality Impact Assessment.	8 December 2023
Y/I-PC/2	Lots 194 RP and 197 RP in D.D. Peng Chau and Adjoining Government Land, Peng Chau, New Territories	To rezone the application site from "Village Type Development" to "Residential (Group C)1"	The applicant submitted further information providing responses to departmental comments, revised tree survey and preservation report, a consolidated Geotechnical Planning Review Report, revised Level of Service Assessment as well as revised Master Layout Plan, section plans and Landscape Master Plan.	15 December 2023
Y/SK-HC/6	Various Lots in D.D. 210 and 244 and Adjoining Government Land, Ho Chung, Sai Kung, New Territories	To rezone the application site from "Residential (Group D)", "Residential (Group E)" and area shown as 'Road' to	The applicant submitted further information which includes responses to departmental comments, revised technical assessments (including Traffic Impact Assessment, Sewerage	15 December 2023

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
		"Residential (Group C) 3" and amend the Notes of the zone applicable to the site	Impact Assessment, Drainage Impact Assessment and Water Supply Appraisal) and replacement pages for the application form, planning statement, Visual Impact Assessment, landscape proposal and Air Quality Impact Appraisal.	
Y/K5/3	412-420 Castle Peak Road, Cheung Sha Wan, Kowloon	To rezone the application site from "Other Specified Uses" annotated "Hotel" to "Commercial (5)"	The applicant provided responses to departmental comments, and submitted relevant replacement pages of the Supporting Planning Statement and the revised Traffic Impact Assessment, Visual Impact Assessment and Sewerage Impact Assessment.	22 December 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 provided further information which includes revisions to the proposed non-domestic gross floor area and site coverage to accommodate the new proposed public transport facilities, together with response to comment table, revised Master Layout Plan, revised Traffic Impact Assessment, revised Environmental Assessment, revised Sewerage Impact Assessment, revised Project Profile of Drainage and replacement pages of revised Planning Statement, revised Tree Preservation and Landscape Proposal in response to the	22 December 2023

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
			departmental comments.	
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 revised Water Supply Impact Assessment, Drainage Impact Assessment, Sewerage Impact Assessment and Visual Impact Assessment, in response to the comments of various Government departments.	22 December 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 revised Visual Impact Assessment, Drainage Impact Assessment, Sewerage Impact Assessment, Environmental Assessment, and replacement pages of the Landscape Master Plan and Tree Preservation Proposal, in response to the comments of various Government departments.	22 December 2023
Y/YL-LFS/14	Various Lots in D.D. 128 and 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories	To rezone the application site from "Residential (Group C)" and "Residential (Group D)" to "Residential (Group B)"	The applicant submitted Further Information in response to comments of Transport Department, and submitted a revised Traffic Impact Assessment and Traffic Review Report.	22 December 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	The applicant revised the site layout and responded to departmental comments with the submission of a revised Environmental Assessment and replacement page of the	22 December 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>
		Amend the Notes of the zone applicable to the site	Visual Impact Assessment.	

1 December 2023

Town Planning Board