

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/TY/2	Tsing Yi Town Lot 80 and 108 RP and adjoining Government land, Tsing Yi	To rezone the application site from “Industrial”, “Other Specified Uses” annotated “Recreation and Tourism Related Uses” and “Green Belt” 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 “Residential (Group A)6” and “Other Specified Uses” annotated “Marina Club” and amend the Notes of the zone applicable to the site	The applicant provided responses to departmental comments, including responses to the Highways Department on Route 11 and a revised Air Quality Impact Assessment.	8 March 2024
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 enclosed revised traffic sensitivity analysis and mitigation measures.	8 March 2024

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, revised Traffic Impact Assessment, and replacement pages of Landscape and Tree Preservation Proposal, Air Quality Assessment, Water Quality Assessment and Visual Impact Assessment.	8 March 2024
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.	8 March 2024
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, a revised Sewerage Impact Assessment and a Drainage Proposal.	15 March 2024
Y/TW/19	Lots 1177 S.A RP, 1181 and 1205 in D.D. 453, Fu Yung Shan, Tsuen Wan	To rezone the application site from "Green Belt" and "Village Type Development" to "Residential (Group B) 9" and amend the Notes of the zone applicable to the site	The applicant provided responses to departmental comments, and submitted revised layout plans, Environmental Assessment, Traffic Impact Assessment, updated Drainage Impact Assessment and replacement pages of Ecological Impact Assessment.	15 March 2024
Y/YL-LFS/13	Lots 1595, 1597, 1598, 1599, 1600 and 1601 (Part) in D.D. 129 and Adjoining Government Land,	To rezone the application site from "Green Belt" to "Residential (Group B)" on the Lau Fau Shan and Tsim Bei	The applicant submitted further information with revised Drainage Impact Assessment, Landscape Design Proposal, Master Layout Plan, Floor Plan,	15 March 2024

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
	Lau Fau Shan, Yuen Long, New Territories	Tsui Outline Zoning Plan (OZP) and from "Open Space (1)" to "Residential (Group B) 3" on the Tin Shui Wai OZP and amend the Notes of the zone applicable to the site	Section Plans and indicative development parameters.	
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, revised Master Layout Plan and updated proposed amendments to the Explanatory Statement, in response to departmental comments.	22 March 2024
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)4" and amend the Notes of the zone applicable to the site	The applicant provided further information which includes a table of response to departmental comments, revised Master Layout Plan and Section Plan, as well as replacement pages of Planning Statement and Traffic Impact Assessment.	22 March 2024
Y/YL-MP/7	Lots 3211 RP, 3212 RP, 3213 RP, 3214 S.A, 3214 S.B, 3215, 3216, 3217, 3218 RP, 3250 S.B ss.23 RP and 3250 S.B ss.33 RP in D.D. 104 and Adjoining Government Land, Yau Pok Road, Mai Po, Yuen Long	To rezone the application site from "Recreation" and "Residential (Group C)" to "Residential (Group C) 1" and amend the Notes of the zone applicable to the site	The applicant provided further information which includes a table of responses to departmental comments and revised Traffic Impact Assessment.	22 March 2024
Y/YL-MP/8	Lots 3054 S.A ss.1, 3156 S.A, 3200 RP (Part), 3200 S.A RP, 3201 RP (Part), 3202 (Part), 3203 RP, 3204 RP and 3205 RP in D.D. 104	To rezone the application site from "Recreation" to "Residential (Group C) 1" and amend the Notes of the zone applicable to the site	The applicant provided further information which includes a table of responses to departmental comments and revised Traffic Impact Assessment.	22 March 2024

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
	and Adjoining Government Land, Yau Pok Road, Mai Po, Yuen Long			
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 provided further information which includes a table of responses to departmental comments, revised drainage impact assessment, revised sewerage impact assessment, and revised air ventilation assessment.	22 March 2024
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 provided further information which includes a table of responses to departmental comments, revised drainage impact assessment, revised sewerage impact assessment, and revised air ventilation assessment.	22 March 2024