

**PROPOSED AMENDMENTS TO
THE APPROVED TAI TONG OUTLINE ZONING PLAN NO. S/YL-TT/18**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Tai Tong Outline Zoning Plan No. S/YL-TT/18 (**Attachment I**) as shown on the draft Tai Tong OZP No. S/YL-TT/18A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for publication together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 10.8.2021, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tai Tong OZP, which was subsequently renumbered as S/YL-TT/18.
- 2.2 On 3.5.2022, CE in C referred the approved Tai Tong OZP No. S/YL-TT/18 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 13.5.2022 under Section 12(2) of the Ordinance.

3. Background

- 3.1 According to the 2013 Policy Address, the Government would adopt a multi-pronged approach to build up land reserve with a view to meeting housing and other development needs. It was reaffirmed in the 2019 Policy Address that the Government would continue to review various land uses and rezone sites as appropriate for residential use. Optimisation of the development potential of brownfield sites is one of the key strategies among all.
- 3.2 In November 2019, the Planning Department (PlanD) promulgated the

findings of the “Study on Existing Profile and Operations of Brownfield Sites in the New Territories” (the “Brownfield Study”) which identified a total of 1,579 ha of brownfield sites in the territory. Based on the study findings, PlanD shortlisted 450 ha of brownfield sites as having relatively higher development potential in view of the proximity to existing new towns/new development areas and major highways/transport infrastructures, as well as the larger size of land in the sites. In light of the 2019 Policy Address, PlanD kick-started the assessment of 160 ha of those brownfield sites with a view to identifying clusters suitable for public housing developments. Taken into account a host of planning considerations, including the overall development strategy, land use compatibility, transport accessibility, infrastructure provision and broad environmental implications, eight priority clusters with a total area of about 35.7 ha in Yuen Long, Tuen Mun and Tai Po with higher development potential for public housing developments have been shortlisted. A cluster of about 2 ha in Shap Pat Heung near Chuk San Tsuen, Yuen Long is one of them. Through amalgamation with intermingling land parcels, a total area of about 3.8 ha is earmarked for feasibility study of development.

- 3.3 In view of the increasingly acute demand for public housing, the Government announced in December 2018 to allow further increase of domestic PR for public housing sites to a maximum permissible PR of 6.5, where technically feasible. It was also announced in the 2022 Policy Address that the maximum domestic PR for housing land in the Northern Metropolis would be 6.5.
- 3.4 The current proposed amendments to the OZP involve the rezoning of a site zoned “Agriculture” (“AGR”) for public housing site in Shap Pat Heung near Chuk San Tsuen, Yuen Long (**Item A**) with a proposed overall PR of 6.7 (including domestic PR 6.5 and non-domestic PR 0.2) to facilitate the above-mentioned policy directives; and rezoning of another site zoned “AGR” for provision of a primary school in support of the future population from the public housing development and nearby areas (**Item B**). The two “AGR” sites are currently occupied by brownfield operations, with agricultural activities found only on a small piece of land used as an orchard found therein.
- 3.5 The proposed public housing development, when materialised, will provide about 4,400 public housing units¹ for a total population of about 12,400 by 2031 tentatively. To assess the implications of the proposed development on the traffic, environmental, visual, landscape, air ventilation and other technical aspects, the Civil Engineering and Development Department (CEDD) has completed an Engineering Feasibility Study (EFS) which confirms that the proposed development is technically feasible with no insurmountable problem. The major findings of the EFS are set out in the Final Report at **Attachment V** and summarised in the paragraphs below. The individual reports of technical assessments under the EFS would be deposited at the meeting for Members’ information.

¹ The parameters stated in this paper reflect the latest design of the proposed public housing development, which are feasible based on the technical assessments under the Engineering Feasibility Study.

4. Proposed Amendments

The Site and Surroundings (Plans 1 to 4)

- 4.1 The Site, with an area of about 3.8 ha, is flanked by the Yuen Long Bypass Floodway and Yuen Long Highway in the northwest. It is currently occupied mainly by brownfield operations (including warehouses, open-storage yards and rural workshops) and some scattered residential dwellings/structures (**Plans 2 to 4**). It is currently accessible via a bridge with local road branching off from Long Ho Road and across Yuen Long Bypass Floodway from the west (**Plans 1 to 3**).
- 4.2 The surrounding areas of the Site have the following characteristics (**Plans 2 to 4**):
- (a) to its immediate east, south and west are areas zoned “AGR” on the OZP which cover tracts of active/fallow farmlands and scattered temporary structures and residential dwellings; and
 - (b) to its further southwest is an area zoned “Village Type Development” (“V”) which covers Kong Tau San Tsuen, Kong Tau Tsuen and Nga Yiu Tau. To the further north across the Yuen Long Highway are areas zoned “Open Space” (“O”) and “V” falling within the Yuen Long OZP.

Rezoning Proposals

Item A – Rezoning for the proposed public housing development

- 4.3 Item A involves an area of about 3.27 ha at the eastern portion of the Site. It is proposed to rezone this portion of the Site from “AGR” to “Residential (Group A)1” (“R(A)1”) for public housing development subject to a maximum overall PR of 6.7 and a maximum building height (BH) of 185mPD and for the provision of access road (**Plan 1**). The indicative layout of the proposed public housing development is shown at **Plan 5** and its main development parameters are summarised below:

Development Site Area	About 2.7 ha ⁽¹⁾
Total Maximum PR	6.7
- Domestic PR	6.5
- Non-domestic PR	0.2
No. of Storeys⁽²⁾	49-59 storeys (including 1 – 5 storeys for non-domestic podium)
Maximum BH⁽²⁾	185mPD
No. of Blocks	4 blocks

No. of Flats (about)	4,400 units
Population (about)	12,500
Supporting Facilities⁽³⁾	<ul style="list-style-type: none"> • Kindergarten(s) • Retail Facilities • Social Welfare Facilities⁽⁴⁾
Parking and Transport Facilities	<ul style="list-style-type: none"> • Bus Terminus⁽⁴⁾ • Ancillary car parking spaces and loading/unloading bays in accordance with Hong Kong Planning Standards and Guidelines (HKPSG)
Target Completion Year	2031

Notes

- (1) The total area of the proposed “R(A)” zone is 3.27 ha which also cover the adjoining public roads and footpaths. The development site area is subject to change at the detailed design stage.
- (2) Approximate number of storeys and maximum BH to cater for additional GFA concession for promotion of Modular Integrated Construction under Joint Practice Note No. 8 promulgated in July 2022. It will also allow for provision of bus terminus subject to further discussion among relevant Government departments
- (3) The actual provision of supporting facilities will be subject to confirmation by relevant government departments at the detailed design stage.
- (4) Public transport facilities and government, institutional and community (GIC) facilities as required by the Government may be exempted from PR calculation. The location and details of these facilities are subject to the advice of relevant Government departments. Gross floor area (GFA) equivalent to about 5% of the domestic GFA of the public housing development will be reserved for the provision of social welfare facilities. The location, type and actual provision of social welfare facilities will be subject to the advice of the Social Welfare Department (SWD) and the Housing Department (HD) at the detailed design stage

Item B – Rezoning for the proposed primary school

- 4.4 An area of about 0.53 ha in the western portion of the Site will be reserved for a 24-classrooms primary school to support the future population from the proposed public housing development and nearby areas (**Plan 5**). It is proposed to rezone this portion of the Site from “AGR” to “Government, Institution or Community” (“G/IC”).

5. Technical Assessments

Traffic Aspect

- 5.1 A traffic and transport impact assessment (TTIA) has been conducted under the EFS (Section 4 at **Attachment V**) and various traffic improvement measures are proposed to ensure that adequate traffic capacity will be available to address the anticipated demand arising from the proposed public housing development. These include the widening of Long Ho Road and the replacement of an existing informal track in the Site with a standard local road, as well as improvements to various junctions including the Shap Pat

Heung Interchange, Shap Pat Heung Road/Tai Kei Leng Road Junction, Tai Kei Leng Road/Tai Shu Ha Road East/Tai Shu Ha Road West Junction and Tai Shu Ha Road East/Tai Shu Ha Road West/ Long Ho Road Junction (**Plan 6**). Furthermore, a bus terminus and lay-by facilities for GMB and taxi services will be provided to cater for the needs of the future population in the area. The location and design of these public transport facilities will be subject to co-ordination amongst relevant government departments during detailed design of the development. Having regard to the findings and recommendations of the TTIA under the EFS, the Commissioner for Transport (C for T) has no in-principle objection to the proposed development.

Visual Aspect

- 5.2 According to the Landscape and Visual Impact Assessment conducted under the EFS (Section 14 at **Attachment V**), the proposed development would alter the existing visual context and character of its rural locality, while the overall visual impact of the proposed development is generally “Negligible”, “Slightly Adverse”, or “Slightly to Moderately Adverse” to most of the key public viewers. The project design has sought to minimise building congestion and optimise visual permeability through sensitive design of the building layout (such as building separations, setbacks and open areas). Mitigation measures including landscape planning, vertical greening, rooftop greening, aesthetically pleasing building design and provision of local open space and recreational facilities are also proposed to alleviate the adverse visual impacts (Table 14.3 at **Attachment V** and **Plans 7a to 7g**). More detailed consideration on the required design measures will be provided by HD at the detailed design stage.

Landscape Aspect

- 5.3 About 61 trees will be affected by the proposed public housing and school developments and another 248 trees will be affected by the associated infrastructural works² while three other trees will be retained. All trees affected are in poor or average condition, with no Old and Valuable Tree nor rare/protected plant species identified.
- 5.4 To mitigate the overall landscape impact including 55 trees to be affected by a nearby public housing development at Tai Kei Leng, a total of 364 new trees will be planted in the two public housing developments and along the roads at an overall compensatory ratio of at least 1:1. Furthermore, a minimum of 30% overall green coverage and local open space at a minimum of 1m² per person will be provided in the public housing development to ensure that a desirable landscape setting will be achieved in the development (**Plan 8**).

Air Ventilation Aspect

² The infrastructural works will also serve a nearby public housing development at Tai Kei Leng within the Yuen Long OZP, the proposed amendments of which will also be considered at the same meeting.

- 5.5 According to the Air Ventilation Assessment – Expert Evaluation (AVA - EE) conducted under the EFS (Section 3 at **Attachment V**), the proposed development would be potentially blocking some winds to its immediate surrounding area. Various key design features are proposed to enhance air ventilation including building separations aligned with prevailing wind direction of at least 15m wide, building setbacks from site boundary, etc (**Plans 9 and 10**). The AVA-EE concluded that with incorporation of mitigation measures, overall no significant adverse air ventilation impact is anticipated from the proposed development on the surrounding wind environment. Other design features such as minimisation of podium bulk and adoption of permeable design for podium and carpark/bus terminus would be considered at the detailed design stage. It is recommended that a quantitative AVA shall be conducted to assess the effectiveness of the proposed mitigation measures to optimise the building arrangement. Where appropriate, the requirement of the mitigation measures and quantitative AVA will be incorporated in the planning brief for implementation.

Environmental Aspect

- 5.6 According to the Preliminary Environmental Review conducted under the EFS (Section 13 at **Attachment V**), the proposed development will not be significantly affected by vehicular emission, provided that sufficient buffer distances from the road kerb to the nearest air sensitive uses (20m for Primary Distributor; and 5m for Local Distributor) in accordance with the HKPSG are allowed. The proposed development is also not subject to adverse air quality impact due to chimney emission. With proper design, operation and maintenance of ventilation systems, adverse air quality impact arising from the proposed bus terminus is also not anticipated.
- 5.7 To mitigate potential noise impact, suitable noise mitigation measures such as acoustic windows/balconies and fixed glazing windows with mechanical air ventilation will be adopted for those residential blocks and social welfare facilities vulnerable to noise exceedance. Significant adverse traffic noise impact on the proposed housing development is not anticipated.
- 5.8 With the implementation of appropriate mitigation measures, there are no significant adverse impacts on other environmental aspects, including water quality, waste and land contamination anticipated of the proposed development. The Director of Environmental Protection (DEP) has no adverse comment on the proposed development. More detailed assessment will be carried out in the detailed design stage to formulate appropriate mitigation measures.

Other Technical Aspects

- 5.9 The EFS conducted has also covered other technical aspects including geotechnical, sewerage, drainage, water supply, etc. With the implementation of mitigation measures and improvement works proposed, the EFS concludes that the proposed development will not result in

insurmountable problems in technical terms. Relevant departments, including the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD), DEP, Chief Engineer/Mainland North, Drainage Services Department (CE/MN of DSD), Chief Engineer/Construction, Water Supplies Department (CE/C of WSD) have no adverse comment on the proposed development.

6 Provision of GIC Facilities and Open Space

- 6.1 Taking into account the proposed public housing development and other committed developments in the area, the planned population of the Tai Tong area would be increased to about 54,900 persons. Based on this planned population and the relevant requirements under HKPSG, the planned provision for GIC facilities in Tai Tong area and Yuen Long District is largely sufficient as shown in **Attachments VI and VII**. Although there will be shortfalls in the planned provision of district open space (-2.72 ha), local open space (-3.93 ha), primary school (-25 classrooms) and kindergarten/nursery (-19 classrooms) in Tai Tong area, they could be absorbed by the surplus in the planned provision of relevant facilities in Yuen Long District (+19.52 ha of district open space, +74.1 ha of local open space, +271 classrooms of primary school and +31 classrooms of kindergarten/nursery). There are also shortfalls in the planned provision of other facilities such as secondary schools and hospital beds, which will be monitored and addressed by the relevant departments/bodies on a wider district or regional basis.
- 6.2 According to the latest standards for the provision of social welfare facilities under HKPSG, there will be shortfalls in the provision of child care centre, day rehabilitation centre, community care services facilities and residential care homes in the Tai Tong area. In this regard, it should be noted that the HKPSG standards for these facilities are long-term goals and the provision would be addressed by SWD on a wider district basis, having regard to a number of factors including the distribution of facilities, land supply and service demand as a result of population growth and demographic changes. PlanD, SWD and other concerned departments will work closely together to ensure that additional GIC facilities as required will be included in the planned GIC and residential developments in the Tai Tong area and Yuen Long District. Opportunity has also been taken to reserve accommodation for appropriate social welfare facilities in the proposed public housing site. In accordance with the relevant government policy, a floor area equivalent to not less than 5% of the domestic GFA will be provided within the proposed public housing development for the provision of social welfare facilities as mentioned in paragraph 4.3 above. This will help address the requirement for social welfare provision. The types and actual provision will be worked out at the detailed design stage.

7 Proposed Amendments to the Matters shown on the OZP

- 7.1 The proposed amendments as shown on the draft Tai Tong OZP No. S/YL-TT/18A (**Attachment II**) are as follows:

- (a) **Item A** (about 3.27 ha)

Rezoning of an area near Chuk San Tsuen from “AGR” to “R(A)1” with a total maximum PR of 6.7 and maximum BH of 185mPD for public housing development.

- (b) **Item B** (about 0.53 ha)

Rezoning of an area to the northeast of Kong Tau San Tsuen from “AGR” to “G/IC” for provision of a primary school.

8 **Proposed Amendments to the Notes of the OZP**

- 8.1 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration. The proposed amendments are summarised as follows:

“R(A)1” zone

- (a) in relation to **Item A** as mentioned in paragraph 4.3 above, the Notes and the Remarks for “R(A)” zone of the OZP will be amended to incorporate the development restrictions for the “R(A)1” zone with a maximum PR of 6.7 and a maximum BH of 185 mPD. In addition, a remark will be incorporated to stipulate that in determining the maximum PR for the “R(A)” zone, any floor space that is constructed or intended for use solely as public transport facilities and GIC facilities, as required by the Government, may be disregarded;
- (b) in relation to **Item A**, to allow flexibility for the provision of public vehicle park at the relevant public housing site to meet local parking demand, ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)1” only)’ will be added to Column 1, while ‘Public Vehicle Park (excluding container vehicle)’ in Column 2 will be revised to ‘Public Vehicle Park (excluding container vehicle)(not elsewhere specified)’; and

Control of pond filling and land excavation in “Residential (Group D)” (“R(D)”), “V”, “Open Storage” (“OS”), “Open Space” (“O”) and “Other Specified Uses” annotated “Rural Use” (“OU(RU)”) zones

- (c) to safeguard against adverse environmental and drainage impacts from pond filling or land excavation activities, a clause specifying that planning permission shall be obtained for these activities has been imposed under the Remarks of the Notes for the above zones which covers the land generally planned for development and with no major conservation concerns. This clause has been imposed for the above zones since the first publication of OZP No. S/YL-TT/1 for the Tai Tong area in 1994. With changes in circumstances such as the progressive implementation of planned developments involving paving of land and general improvements in drainage facilities in the rural areas, it is considered that the pond filling/land excavation

activities would no longer pose a significant threat on the local environment and drainage capacity in the said zones. For the purpose of streamlining planning control, it is recommended that the clause could be deleted for these zones. DEP and CE/MN, DSD have been consulted and both of them have no objection to this recommendation.

Technical Amendment

- 8.2 Opportunity is taken to revise the Remarks in the Notes of “Conservation Area” (“CA”) zone of the OZP so that the diversion of stream/excavation/land filling in association with public works co-ordinated or implemented by Government and maintenance or repair works or rebuilding works will be exempted from the requirement of planning application, as agreed by the Board on 6.8.2021.

9 Revision to the ES of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment IV** for Members’ consideration.

10 Plan Number

Upon exhibition for public inspection, the Plan will be renumbered as S/YL-TT/19.

11 Consultation

Consultation with Yuen Long District Council (YLDC) and Shap Pat Heung Rural Committee (SPHRC)

- 11.1 On 25.10.2022 and 2.11.2022, PlanD, HD and CEDD jointly consulted YLDC and SPHRC respectively on the proposed OZP amendments and the related public housing development and infrastructural works.
- 11.2 YLDC indicated that although it has all along been supportive of government’s efforts to increase housing supply, its members generally do not support the OZP amendment for public housing development in a piecemeal approach. They consider that proposed housing developments should be assessed in a comprehensive manner to ensure that all infrastructural and technical issues could be examined and tackled holistically. SPHRC generally has no objection to/no adverse comment on the proposed public housing development.
- 11.3 Both YLDC and SPHRC also raised concerns on the potential traffic impact of the proposed public housing development and displacement of the existing residents and businesses. Their major comments/views are

summarised below:

- (a) the proposed public housing development would generate additional population and traffic trips, and would aggravate the traffic congestion problem currently encountered in various roads and junctions in Yuen Long. The improvement measures proposed in the EFS are piecemeal and would not be adequate to resolve the problem. A more comprehensive approach should be adopted in addressing the issue; and
- (b) the proposed development would involve displacement of existing residents and brownfield operations that have been living and operating in the area for a long time. In the lack of proper rehousing and reprovisioning arrangements, the livelihood of and job opportunity for the affected residents and employees will be gravely affected.

Response from Relevant Government /Departments

- 11.4 Regarding the concern on adverse traffic impact arising from the proposed developments, the findings and recommendations of the TTIA summarised in paragraph 5.1 above are relevant. The proposed development is feasible from traffic point of view with the implementation of the proposed traffic improvement works. As announced in the Policy Address 2022, other strategic railways and road networks such as the Northern Metropolis Highway and Central Rail Link will also improve the traffic conditions of Yuen Long District in the long term.
- 11.5 For those existing residents and brownfield operations to be affected, there are established mechanisms in place regarding rehousing, compensation and ex-gratia allowance arrangements. The Lands Department (LandsD) will instigate the relevant arrangement once the scope of clearance is confirmed. For those operators who wish to continue their business in other areas, PlanD and LandsD will also offer assistance and facilitation through administrative means such as giving information on suitable relocation sites, offering advice to facilitate submission of planning applications if necessary, prioritising the processing of short term waiver applications, and restricted tendering of government sites by way of short term tenancy, etc.
- 11.6 Making use of the brownfield sites for housing development is generally supported by the public as one of the priority sources of housing land supply. As explained in paragraph 3.2 above, the subject site is shortlisted amongst 1,579 ha of brownfield sites in the territory upon assessment of development potential and having regard to a host of planning considerations. The feasibility of the proposed development has also been assessed under the EFS taking into account all known planned/committed developments in the vicinity which concluded that no insurmountable problem will be caused by the proposed development in the Tai Tong area and Yuen Long District as a whole.

Departmental Consultation

11.7 The proposed amendments have been circulated to relevant bureaux/departments (B/Ds) for comment. Comments from relevant B/Ds have been incorporated into the above paragraphs, where appropriate. The following B/Ds have no objection to/no comment on the proposed amendments:

- (a) Secretary for Development;
- (b) Secretary for Transport and Logistics;
- (c) Secretary for Education;
- (d) AMO, Development Bureau;
- (e) District Land Officer/Yuen Long, Lands Department;
- (f) Chief Building Surveyor/New Territories West, Buildings Department;
- (g) C for T;
- (h) Chief Highway Engineer/New Territories West, HyD;
- (i) CE/MN, DSD;
- (j) CE/C, WSD;
- (k) Director of Fire Services;
- (l) Director of Agriculture, Fisheries and Conservation;
- (m) DEP;
- (n) Project Manager/West, Civil Engineering and Development Department;
- (o) Project Team Leader/Project, Civil Engineering and Development Department;
- (p) Chief Engineer/ Housing Projects 3, Civil Engineering and Development Department;
- (q) Head of GEO, CE DD;
- (r) Director of Electrical and Mechanical Services;
- (s) Director of Leisure and Cultural Services;
- (t) Director of Social Welfare;
- (u) District Officer (Yuen Long), Home Affairs Department;
- (v) Government Property Administrator;
- (w) Director of Health;
- (x) Director of Housing;
- (y) Commissioner of Police;
- (z) Director-General of Trade and Industry; and
- (aa) CTP/UD&L, PlanD.

11.8 Director of Agriculture, Fisheries and Conservation advises that the Site possesses potential for agricultural rehabilitation for activities such as open-field cultivation, greenhouses, plant nurseries etc. In this regard, it should be noted that the proposed rezoning is to carry forward the government's policy initiative to optimize development potential of brownfield sites for enhancing housing supply. As mentioned in paragraph 3.2 above, the Site was identified under the Brownfield Study completed by PlanD in 2019 as one of the brownfield clusters with high potential for public housing development, in view of its proximity to existing new town and major highways and other relevant planning considerations. It has been occupied by brownfield operations for years with only a very small piece of land (about 200m²) currently used for agricultural activities (an orchard).

The area of “AGR” zone proposed to be rezoned is only about 3.8 ha, which is insignificant compared with the remaining 295.07 ha of “AGR” zone in Tai Tong area upon the proposed rezoning. Furthermore, the proposed public housing development on the Site will not affect any existing agricultural activities nor the potential of agricultural rehabilitation of the land within the remaining “AGR” zone. It is considered that the proposed rezoning has struck a reasonable balance between the needs for agricultural rehabilitation and enhancing land supply to meet the pressing housing and social needs of the community.

Public Consultation

- 11.9 If the proposed amendments are agreed by the Committee, the draft OZP (to be renumbered as S/YL-TT/19 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. YLDC and SPHRC will be informed of the proposed amendments during the exhibition period of the draft OZP.

12 Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Tai Tong OZP No. S/YL-TT/18 and that the draft Tai Tong OZP No. S/YL-TT/18A at **Attachment II** (to be renumbered to S/YL-TT/19 upon exhibition) and its Notes at **Attachment III** are suitable for public exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Tai Tong OZP No. S/YL-TT/18A (to be renumbered as S/YL-TT/19) as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES will be published together with the OZP.

13 Attachments

Attachment I	Approved Tai Tong OZP No. S/YL-TT/18 (reduced size)
Attachment II	Draft Tai Tong OZP No. S/YL-TT/18A
Attachment III	Notes of the Draft Tai Tong OZP No. S/YL-TT/18A
Attachment IV	Explanatory Statement of the Draft Tai Tong OZP No. S/YL-TT/18A
Attachment V	Final Report of the Study
Attachment VI	Provision of Open Space and Major GIC facilities in the Tai Tong OZP
Attachment VII	Provision of Open Space and Major GIC facilities in Yuen Long District
Plan 1	Location Plan
Plan 2	Site Plan
Plan 3	Aerial Photo

Plans 4a to 4e	Site Photos
Plan 5	Indicative Layout for Proposed Development
Plan 6	Proposed Road Improvement Works
Plans 7a to 7g	Photomontages
Plan 8	Landscape Concept Plan
Plan 9	Building Separation Plan
Plans 10a to 10e	Prevailing Wind Flow and Proposed Air Ventilation Mitigation Measures

PLANNING DEPARTMENT

DECEMBER 2022