

# TOWN PLANNING BOARD

TPB Paper No. 10729  
For Consideration by the  
Town Planning Board on 31.3.2021

DRAFT TAI TONG OUTLINE ZONING PLAN NO. S/YL-TT/17

CONSIDERATION OF  
REPRESENTATIONS NO. TPB/R/S/YL-TT/17-R1 TO R136  
AND COMMENTS NO. TPB/R/S/YL-TT/17-C1 TO C171

**DRAFT TAI TONG OUTLINE ZONING PLAN NO. S/YL-TT/17  
 CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/YL-TT/17-R1 TO R136  
 AND COMMENTS NO. TPB/R/S/YL-TT/17-C1 TO C171**

<b>Subject of Representations (Amendment Items)</b>	<b>Representers (No. TPB/R/S/YL-TT/17-)</b>	<b>Commenters (No. TPB/R/S/YL-TT/17-)</b>
<p><b><u>Item A</u></b>            Rezoning of a site to the east of Kiu Hing Road from “Other Specified Uses” annotated “Rural Use” (“OU(RU)”) and “Agriculture” (“AGR”) to “Government, Institution or Community(1)” (“G/IC(1)”)</p> <p><b><u>Item B</u></b>            Rezoning of a site to the east of Kiu Hing Road from “OU(RU)” to “Residential (Group D)” (“R(D)”)</p> <p><b><u>Item C</u></b>            Rezoning of a site to the east of Pak Sha Shan Road from “OU(RU)” to “Village Type Development (1)” (“V(1)”)</p>	<p><b>Total: 136</b></p> <p><b><u>Support (3)</u></b></p> <p><b><u>Item C (3)</u></b>  <b>R16 to R18:</b> Individuals</p> <p><b><u>Oppose (18)</u></b></p> <p><b><u>All Items (5)</u></b>  <b>R1:</b> Shap Pat Heung District Resident Association</p> <p><b>R2 to R5:</b> Individuals</p> <p><b><u>Items A and C (4)</u></b>  <b>R6 to R9:</b> Individuals</p> <p><b><u>Item A (6)</u></b>  <b>R10:</b> New Territories Warehouse and Logistic Business Association</p> <p><b>R11 to R15:</b> Individuals</p> <p><b><u>Item C (3)</u></b>  <b>R19 to R21:</b> Individuals</p> <p><b><u>Providing Views (115)</u></b></p> <p><b>R22:</b> 新界元朗白沙村村公所</p> <p><b>R23:</b> 何桂華 俞國忠 (元朗十八鄉黃坭墩村村代表)</p> <p><b>R24:</b> Shap Pat Heung Rural Committee (SPHRC)</p>	<p><b>Total: 171</b></p> <p><b><u>Providing responses to R3 to R9, R11 to R13, R15 to R20, R26, R27, R33 to R52 (1)</u></b>  <b>C1:</b> 公庵路居民組</p> <p><b><u>Supporting R3 to R9, R11 to R13, R15 to R20, R26, R27, R33 to R52 (70)</u></b>  <b>C2</b> (i.e. <b>R9</b>), <b>C3, C4, C5</b> (i.e. <b>R18</b>), <b>C6</b> (i.e. <b>R13</b>), <b>C7</b> (i.e. <b>R12</b>), <b>C8</b> (i.e. <b>R16</b>), <b>C9 to C31, C32</b> (i.e. <b>R5</b>), <b>C33</b> (i.e. <b>R11</b>), <b>C34 to C51, C52</b> (i.e. <b>R35</b>), <b>C53</b> (i.e. <b>R20</b>), <b>C54 to C56, C57</b> (i.e. <b>R7</b>), <b>C58 to C71:</b> Individuals</p> <p><b><u>Supporting R14, R16, R26 to R52 and R54 and opposing to R23, R24, R56 to R136 (38)</u></b>  <b>C72 to C106, C114, C116, C120, C164:</b> Individuals</p> <p><b><u>Providing responses to R14, R16, R23, R24, R26 to R52, R54, R56 to R136 (55)</u></b>  <b>C107 to C113, C115, C117 to C119, C121 to C163, C165:</b> Individuals</p> <p><b><u>Providing responses to R54 (1)</u></b>  <b>C166</b> (i.e. <b>R54</b>): Individual</p>

Subject of Representations (Amendment Items)	Representers (No. TPB/R/S/YL-TT/17-)	Commenters (No. TPB/R/S/YL-TT/17-)
	<p><b>R25:</b> Tai Tong Village Youth Association</p> <p><b>R26 to R28, R33:</b> Mr LEE Chun-wai, Mr FONG Ho-hin, Mr SZETO Pok-man and Mr LEUNG Tak-ming respectively (all Yuen Long District Council (YLDC) Members)</p> <p><b>R32:</b> Capital Apex Development Limited</p> <p><b>R29 to R31 and R34 to R136:</b> Individuals</p>	<p><b><u>Providing views (6)</u></b>  <b>C167, C169</b> (i.e. <b>R31</b>),  <b>C170, C171:</b> Individuals</p> <p><b>C168</b> (i.e. <b>R28</b>): Mr SZETO Pok-man (YLDC Member)</p> <p><b>C171:</b> Hon HO Chun-yin, Steven (Legislative Council (LegCo) Member)</p>

Note: The names of all representers and commenters are attached at **Annex V**. Soft copy of their submissions is sent to the Town Planning Board Members via electronic means; and is also available for public inspection at the Town Planning Board’s website at [https://www.info.gov.hk/tpb/en/plan\\_making/S\\_YL-TT\\_17.html](https://www.info.gov.hk/tpb/en/plan_making/S_YL-TT_17.html) and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A set of hard copy is deposited at the Town Planning Board Secretariat for Members’ inspection.

## 1. Introduction

- 1.1 On 10.7.2020, the draft Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/17 (the Plan) at **Annex I**, together with the draft Tong Yan San Tsuen (TYST) OZP No. S/YL-TYST/13, was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments is at **Annex II** and the locations of the amendment items are shown on **Plan H-1**.
- 1.2 During the two-month statutory exhibition period, a total of 136 valid representations were received. On 16.10.2020, the representations were published for public comments, and in the first three weeks of the publication period, a total of 171 valid comments were received.
- 1.3 The amendments to the Tai Tong and TYST OZPs collectively reflect Stages 1 and 2 of the Yuen Long South (YLS) Development. As a significant number of representations and comments on the Tai Tong and TYST OZPs were submitted by the same representers and commenters (i.e. 40 representations and 73 comments), the Town Planning Board (the Board), on 15.1.2021, agreed to consider the representations and comments on the two OZPs collectively in one group. This paper is to provide the Board with information for consideration of the representations and comments on the draft Tai Tong OZP. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

## 2. Background

- 2.1 The Revised Recommended Outline Development Plan (Revised RODP) (**Drawing H-1**) of the “Planning and Engineering Study for Housing Sites in

YLS – Investigation” (the YLS Study) was promulgated in May 2020. Under the Revised RODP, the YLS Development would provide about 32,850 new flats to accommodate a total population of about 101,200 with about 13,630 new employment opportunities through three development stages, i.e. Stages 1 and 2 (the subject of the amendment items) and Remaining Stages. Details of the YLS Study and the key features of the Revised RODP are summarised in **Annex III(a)**, while the preliminary phasing plan of the Revised RODP is in **Drawing H-2**.

- 2.2 The YLS Study has concluded that the development intensities under the Revised RODP are technically feasible and environmentally acceptable as a whole. To allow flexibility to adjust the scale of the Remaining Stages of the YLS Development, where appropriate, it was considered prudent to amend the zonings for Stages 1 and 2 of the YLS Development first, covering about 71 ha of land (providing about 16,920 public housing flats for a new population of about 51,760 and about 5,790 new employment opportunities), so as to meet the acute demand for housing and the expected demand for multi-storey building<sup>1</sup> (MSB) floorspace once clearance of brownfield land in YLS ensues.
- 2.3 Moreover, a number of studies for strategic transport infrastructure are being/ will be undertaken to support the developments in Northwest New Territories (NWNT), such as the proposed Route 11 and widening of Yuen Long Highway (**Plan H-6**). Subject to the consideration of substantive findings of these studies, a further review would be carried out to explore the feasibility to further optimise the development intensities for the Remaining Stages of the YLS Development. Having regard to the outcome of the further review, further amendments to the Tai Tong and TYST OZPs would be carried out to effectuate the Remaining Stages of the YLS Development in due course.
- 2.4 On 26.6.2020, RNTPC of the Board considered and agreed that the proposed amendments to the approved Tai Tong OZP No. S/YL-TT/16 and approved TYST OZP No. S/YL-TYST/12 were suitable for public inspection under section 5 of the Ordinance. The relevant RNTPC Paper No. 3/20 is available at the Board’s website ([https://www.info.gov.hk/tpb/en/papers/RNTPC/650-mtpc\\_3-20.pdf](https://www.info.gov.hk/tpb/en/papers/RNTPC/650-mtpc_3-20.pdf)) and the minutes of the said RNTPC meeting is at **Annex III(b)**. Accordingly, the Tai Tong OZP renumbered to S/YL-TT/17 was gazetted on 10.7.2020.

### 3. **Local Consultations**

- 3.1 The proposed amendments to the Tai Tong and TYST OZPs were presented to the SPHRC, Ping Shan Heung Rural Committee (PSRC) and the Housing, Town Planning and Development Committee (HTP&DC) of YLDC at their meetings on 8.5.2020, 12.6.2020 and 20.5.2020 respectively. SPHRC supported the proposed amendments to the OZPs, YLDC HTP&DC and PSRC did not raise objection to the proposed amendments *per se*, while all three bodies raised

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<sup>1</sup> MSBs are large-floorplate, high-headroom, purpose-designed buildings with wide and specially-designed vehicular passageways and ramps intended to accommodate brownfield operations that could not be accommodated in conventional flatted factory buildings. Apart from YLS, MSB developments are also proposed in the Hung Shui Kiu/Ha Tsuen New Development Area as one of the pilot cases (with about 24 ha of land reserved for MSB developments).

concerns covering various aspects, including traffic and transport impact, compensation and rehousing (C&R) arrangement and the future outlook of the affected brownfield operations, etc. The relevant minutes of the meetings of SPHRC, PSRC and YLDC HTP&DC are at **Annexes IV(a) to IV(c)** respectively. Moreover, two motions were passed at the YLDC HTP&DC meeting, which primarily requested the Government to expedite road improvement works instead of bundling the works with the YLS Development and to promote shared-bicycle system in Yuen Long. The Government's written responses to the motions are at **Annex IV(d)**.

- 3.2 SPHRC, PSRC and YLDC were invited to submit representations on the amendments in writing to the Secretary of the Board during the statutory exhibition period of the OZPs. SPHRC (**R24**) and four members of the YLDC (**R26 to R28, R33**) subsequently submitted representations to the amendments to the Tai Tong OZP.

#### **4. The Representation Sites and their Surrounding Areas**

##### **4.1 The Representation Sites and their Surrounding Areas**

- 4.1.1 The representation sites (**Plan H-1**) are broadly located in two separate areas in the western (Items A and B) and southwestern (Item C) parts of the OZP.

##### ***Representation Sites under Items A and B (Plans H-2a to H-2e)***

- 4.1.2 Representation sites under Items A and B cover about 5.5 ha of land (including about 0.2 ha of government land (GL)). The area forms part of the “*Urban Living*” planning area (**Drawing H-3**), intended for a vibrant and lively neighbourhood proposed under the YLS Study.
- 4.1.3 In support of the residential cluster to its west within the TYST area (**Plan H-2c**), a site is zoned “G/IC(1)” mainly for four primary schools and access roads, with building height (BH) restriction of 8 storeys (excluding basement(s)) (Item A), while a further site in the vicinity, consisting of several residences, is zoned “R(D)” to reflect the existing residential developments on site, which were recommended for retention by the YLS Study (Item B). The latter zoning is subject to maximum plot ratio and BH restrictions of 0.4 and 3 storeys (9m) respectively.
- 4.1.4 The area is predominately occupied by temporary warehouses, workshops, with scattered residential structures, agricultural land and vacant land/structures. There are also the Society for Abandoned Animals and a pig farm, which would be affected by the YLS Development (**Plan H-2b**). To the north and south of the area are the recognised villages of Muk Kiu Tau Tsuen and Pak Sha Tsuen respectively. To the west is a nullah flanked by Kung Um Road and Kiu Hing Road, while to the east is an area zoned “AGR” on the OZP, mainly consisting of fallow and cultivated farmland with scattered warehouses.

### ***Representation Site under Item C (Plans H-3a to H-3e)***

- 4.1.5 Representation site under Item C covers about 0.57 ha of land (including about 200m<sup>2</sup> of GL). The area forms part of the “*LOHAS Living*” planning area (**Drawing H-3**) intended for a suburban neighbourhood proposed under the YLS Study. A site to the east of Pak Sha Shan Road is zoned “V(1)” subject to a maximum BH restriction of 3 storeys (8.23m), mainly for reprovisioning of village houses affected by Government projects (Item C).
- 4.1.6 The site is currently mainly occupied by temporary open storage/storage yards and warehouses, with some vacant land. The surrounding area is generally characterised by temporary open storage/storage yards, workshops and warehouses to the west within the adjoining “OU(RU)” zone, which will be transformed into a mixture of residential, government, institution or community (GIC) and open space uses under the Remaining Stages of the YLS Development (**Drawings H-1 and H-2**). To the immediate east and south of the site is the “V” zone of Wong Nai Tun Tsuen and an “AGR” zone respectively, mainly consisting of agricultural and vacant land with scattered residential structures.

## 4.2 Planning Intentions

- 4.2.1 The planning intentions of the zones in relation to the above representation sites are as follows:
- (a) The “R(D)” zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.
  - (b) The “V(1)” zone is intended primarily to provide land considered suitable for reprovisioning of village houses affected by Government projects.
  - (c) The “G/IC” zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

## 5. **The Representations and Comments on Representations**

### 5.1 Subject of Representations

- 5.1.1 There are a total of 136 valid representations, including three supportive representations (**R16 to R18**), 18 adverse representations (**R1 to R15**,

**R19 to R21**) and 115 representations providing comments (**R22 to R136**). The three supportive representations (**R16 to R18**) submitted by individuals support Item C with additional general comments and suggestions.

- 5.1.2 Among the 18 adverse representations, 5 (**R1 to R5**) oppose all amendment items and 13 (**R6 to R15, R19 to R21**) oppose/provide adverse views on Items A and/or C, while some of them also provide additional comments and/or suggestions. The adverse representations were submitted by two local organisations (**R1, R10**) and 16 individuals (**R2 to R15, R19 to R21**).
- 5.1.3 The remaining 115 representations providing general view(s) and comment(s) were submitted by SPHRC (**R24**), four YLDC Members (**R26 to R28, R33**), two local representative bodies (**R22, R23**), a local organisation (**R25**), a company (**R32**) and 106 individuals (**R29 to R31, R34 to R136**). These representations do not specify which items are being referred to and/or provide general comments/suggestions.
- 5.1.4 The major grounds of representations and comments as well as their major suggestions/proposals, and PlanD’s responses, in consultation with the relevant government bureaux/departments (B/Ds), are at **Annex VI** and summarised in paragraphs 5.2 to 5.4 below.

5.2 Major Grounds and Responses to Supportive Representations

- 5.2.1 **R16 to R18** support Item C with additional general comments and suggestions.

Major Ground(s)/Comment(s)/Suggestion(s)/Proposal(s) of <b>R16 to R18</b>
<p><u>Major Ground(s)/Comment(s)</u></p> <p>(1) Support the proposed village resite area (Item C). Affected landowners should be allowed to relocate therein.</p> <p>(2) The current C&amp;R arrangement is inadequate and incomprehensive, which neglects the rights of individual landowners and tenants, as well as their aspirations to retain their rural way of life. There should be specific C&amp;R arrangement for Small House owners.</p> <p>(3) Non-indigenous villagers (non-IVs) should enjoy the same rights as IVs, such as entitlement and option for village resite. “Land-for-land” compensation should be offered to landowners. All structures affected by the clearance programme should be compensated. Resumption of land for low-density private development is unlawful.</p> <p>(4) The transport network in NWNT is insufficient to cope with the proposed population. The Government should not bundle development projects with transport infrastructure improvements. All road improvement works should be expedited.</p>
<p><u>Major Suggestion(s)/Proposal(s)</u></p> <p>(5) The proposed village resite area (Item C) should be expanded.</p>

Responses
(a) The supportive view in (1) above is noted. Village removal policy and village resite arrangement are outside the scope of the subject OZP, and would be dealt with separately by the Government in firming up the implementation arrangements.
(b) In response to (2) to (5) above, the responses to the grounds of adverse representations on C&R, village removal/village resite, lawfulness of land resumption and traffic and transport aspects in paragraphs 5.3.4, 5.3.6 and 5.3.7 below are relevant.

5.3 Major Grounds/Proposals of and Responses to Adverse Representations and Representations Providing Views

5.3.1 **R1 to R5** oppose all amendment items and **R6 to R15** and **R19 to R21** oppose Items A and/or C, while some of them provide additional comments and/or suggestions. **R22 to R136** provide general view(s) and comment(s) without specifying which items are being referred to, while some of them also provide additional suggestions. Amongst these representations, **R6 to R9, R11 to R13, R17, R18, R26 to R28, R34 to R38** and **R40 to R52** are based on four similar/standard representations raising various concerns including C&R arrangement and traffic aspects, etc., while **R56 to R136** are based on one standard letter raising concerns on the environmental nuisances of one pig farm and one chicken farm.

5.3.2 As some of the representers made representations on both the Tai Tong and TYST OZPs without differentiating which plans are being referred to, only those ground(s)/comment(s)/suggestion(s)/proposal(s) specific to the Tai Tong OZP have been included in the following paragraphs. Other ground(s)/comment(s)/suggestion(s)/proposal(s) that are not relevant to the Tai Tong OZP, such as comments on public housing/dedicated rehousing estate and MSBs and rehousing of care home occupants (to which none are related to the amendment items within the Plan), will be discussed in TPB Paper No. 10728 instead.

5.3.3 *Positioning and Scale of the YLS Development*

Major Ground(s)/Comment(s)/Suggestion(s)/Proposal(s)	Rep's
(1) Areas to the east/southeast of the YLS Development Area (DA) should be included in the YLS Study. Land near Tai Tong Tsuen (shown as 'R1' on <b>Plan H-3c</b> ) should be rezoned to "Recreation" to meet the future population's demands towards cultural and recreational facilities.	<b>R1</b>
(2) In view of the population growth and to optimise the use of land resources, the development intensities of the Remaining Stages of the YLS Development should be increased for residential development or other uses.	<b>R1</b>
(3) Oppose the YLS Development, which is intrusive, unjust/unfair and detrimental to the environment.	<b>R2</b>

Major Ground(s)/Comment(s)/Suggestion(s)/Proposal(s)	Rep's
(4) Other land supply options should be pursued instead of the YLS Development.	<b>R3, R33 to R38, R40 to R52</b>
(5) There is a lack of employment opportunities in Yuen Long district; more jobs should be provided within YLS.	<b>R26 to R28, R33 to R52</b>
(6) The southwestern part of the YLS DA (within the Remaining Stages of the YLS Development) should be maintained as low-density residential area for better living environment.	<b>R30</b>
(7) To promote liveability and mixed tenure, more land should be designated as land reserve and be upzoned for higher density development, such as the “AGR” zone to the east of Item A (shown as ‘R32’ on <b>Plan H-2c</b> ).	<b>R32</b>
(8) The concentration of development in NWNT is pretence to pave the way for major regional and cross-boundary infrastructures (e.g. Route 11, East Lantau Metropolis and cross-boundary high-speed rail).	<b>R33, R34 to R52</b>
Responses	
<p>(a) In response to (1) and (7) above, when delineating the boundary of the YLS DA, considerations were primarily given to exploring the potential of better utilisation of brownfield land. The suggested areas are mainly zoned “AGR” and “V” on the Plan, where village type developments, active farmland and abandoned agricultural land with potential for agricultural rehabilitation are prevalent (<b>Plan H-4</b>). Expansion of the YLS DA to include such land is generally considered not appropriate and not in line with the objectives of the YLS Study. Moreover, there are no strong justifications or technical assessments to substantiate the proposals; without the necessary details, the technical feasibility and possible impact of which cannot be ascertained.</p> <p>(b) In response to (2) and (6) above, land within the Remaining Stages of the YLS Development will be subject to further review in due course. The commentary in paragraphs 2.2 and 2.3 above is also relevant.</p> <p>(c) In response to (3) and (4) above, the Government has been developing land resources through various measures. The development of new town extensions (including the YLS Development as an extension of Yuen Long New Town) is amongst the key medium-to-long term options. Other measures to increase housing land supply will continue to be explored concurrently by the Government. The current zoning amendments, which reflect YLS Development Stages 1 and 2, are the outcomes of the YLS Study, which had undergone three stages of community engagement (CE) since 2012 (<b>Annex III(a)</b>). Relevant technical assessments and statutory processes (including Environmental Impact Assessment Ordinance) have also confirmed the technical feasibility and environmental acceptability of the YLS Development.</p> <p>(d) In response to (5) and (8) above, about 5,790 employment opportunities will be created as part of YLS Development Stages 1 and 2 (such as</p>	

Responses
<p>within the proposed primary schools in Item A). While the entire YLS Development will provide about 13,630 employment opportunities, the nearby Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) will provide an addition of about 150,000 employment opportunities for NWNT. The implementation of the aforesaid projects, amongst others, will bring more jobs closer to residents in the NWNT region. Besides, a number of strategic road links/ improvement works have been proposed in the NWNT, which are expected to further enhance the transport infrastructure capacity of the area in the long term in commensurate with wider development needs (<b>Plan H-6</b>).</p>

#### 5.3.4 *Traffic and Transport Considerations*

Major Ground(s)/Comment(s)	Rep's
(1) The proposed four schools (Item A) will overburden Kiu Hing Road/Kung Um Road. Traffic impact on the areas along Kiu Hing Road should be thoroughly assessed.	<b>R1, R10</b>
(2) To divert traffic from overburdened roads, new roads/tunnel should be designated, including a new tunnel connecting the proposed Route 11 and YLS DA; and a new road connecting Item A and Tai Tong Road (the latter is proposed by <b>R1, R10</b> only).	<b>R1, R10, R25</b>
(3) All proposed traffic improvement works (including the proposed Road D1 ( <b>Drawing H-4</b> ) and widening of Kung Um Road/Kiu Hing Road) should be expedited and/or be advanced to Stage 1 works.	<b>R1, R10, R24, R25, R29, R30</b>
(4) Yuen Long Nullah should be decked over to facilitate widening of Kung Um Road, Kiu Hing Road and/or Pak Sha Shan Road so as to minimise the need for land resumption.	<b>R10, R20</b>
(5) The existing public transport services and transport network in NWNT, such as the West Rail Line (WRL), Tai Lam Tunnel, Tuen Mun Highway and Route 11, etc. ( <b>Plan H-6</b> ), would not be able to cope with the anticipated developments in the district. The Government should not bundle development projects with essential transport infrastructure improvements, such as widening of Kung Um Road/Kiu Hing Road (with cycle tracks along both roads) and improving TYST Interchange. All proposed road improvement works should be expedited. <b>R26 to R28</b> further suggested that the scale of the YLS Development should be reassessed once road improvement works have been completed.	<b>R16, R26 to R28, R33 to R38, R40 to R53</b>
(6) Parking and loading/unloading (L/UL) provision in the vicinity of Item A should be considered, otherwise the surrounding area would become hot spots for illegal parking.	<b>R22</b>
(7) New bus services should be provided before in-take of new	<b>R25</b>

Major Ground(s)/Comment(s)	Rep's
<p>residents. The proposed Environmentally Friendly Transport Services (EFTS) should extend to Tai Tong and preferably be connected with Yuen Long Town.</p>	
<p><b>Responses</b></p>	
<p>(a) In response to (1) to (7) above, the traffic and transport impact assessment (TTIA) of the YLS Study has concluded that the proposed YLS Development, with relevant traffic and transport improvement measures in place, will result in manageable traffic impact on the strategic, regional and local road networks (as well as the WRL) and is acceptable from traffic impact perspective. All the assessed road links would be operated at a volume/capacity (V/C) ratio below 1.2, indicating a manageable degree of congestion at peak hours.</p> <p>Besides the aforementioned strategic road links/improvement works (<b>Plan H-6</b>), a comprehensive local road network will be provided to enhance the connectivity of the YLS Development (as well as the adjoining areas, such as the Tai Tong area) and to facilitate vehicular movements (<b>Drawing H-4</b>). To harness the potential of green mobility and to promote walking and cycling in NDAs, the Civil Engineering and Development Department (CEDD) is currently undertaking studies to investigate the potential EFTS arrangement to connect HSK/HT NDA with the YLS Development<sup>2</sup>, as well as reviewing the pedestrian and cycle track network and associated cycling infrastructures in YLS. Furthermore, a comprehensive network of walkways, cycle tracks and open spaces will be provided to facilitate convenient and pleasant linkages amongst different development clusters and activity nodes in the YLS Development.</p> <p>Traffic improvement works and public transport services will be provided timely in commensurate with the population intake by phases, which would be monitored in tandem with the progress of the YLS Development by relevant works department(s). Parking and L/UL requirements will be suitably incorporated at the detailed design stage of individual sites in accordance with the prevailing Hong Kong Planning Standards and Guidelines (HKPSG) and Transport Planning &amp; Design Manual. While works programme and the exact scope of the proposed road improvement works (including new roads/ cycle tracks, road closures, road widening and associated decking of nullahs, etc.) are generally not directly related to the OZP, such matters are being/will be formulated under separate studies carried out by the concerned works department(s). Moreover, the alignment of Route 11 is currently being investigated under separate study by the Highways Department (HyD), and the public are being/will be consulted in due course.</p>	

<sup>2</sup> Stage 1 (including Stage 1 public consultation) of the 'Feasibility Study on EFTS in HSK/HT NDA and Adjacent Areas' has been completed. The next stage of the aforesaid study will recommend a suitable green public transport mode, carry out assessments to determine the recommended EFTS scheme and conduct Stage 2 public consultation, amongst others.

5.3.5 *Provision of GIC Facilities and Open Spaces*

Major Ground(s)/Comment(s)/Suggestion(s)/Proposal(s)	Rep's
<p><u>Major Ground(s)/Comment(s)</u></p> <p>(1) Elderly accommodation and a barrier-free built environment should be provided in YLS.</p> <p>(2) The anticipated increase in population will strain the capacity of public services of Yuen Long district.</p> <p>(3) The open space and GIC provision targets under Hong Kong 2030+ should be adopted; a higher GIC provision standard should be adopted instead of the minimum standard.</p> <p>(4) The proposed schools (Item A) should be spread out across the YLS DA instead of being clustered in one area.</p>	<p><b>R21</b></p> <p><b>R26 to R28, R33 to R52</b></p> <p><b>R31</b></p> <p><b>R31</b></p>
<p><u>Major Suggestion(s)/Proposal(s)</u></p> <p>(5) Parts of Item A should be retained as “Open Space” (“O”) in view of the shortfall.</p>	<p><b>R31</b></p>
<p><b>Responses</b></p>	
<p>(a) In response to (1) above, specific age-friendly design and barrier-free access measures will be formulated at the detailed design stage by relevant works department(s)/project proponent(s) in accordance with relevant prevailing design manuals and handbooks. Moreover, various elderly facilities, such as residential care homes for the elderly (RCHE), day care centres for the elderly and neighbourhood elderly centres, are proposed as part of the amendment items under the TYST OZP, which adjoins the Plan.</p> <p>(b) In response to (2) and (3) above, based on the HKPSG requirements, the planned provision for GIC facilities in Yuen Long District is generally adequate to meet the demand of the overall planned population (including the amendment items), except for hospital beds, child care services facilities, community care services facilities, RCHE, libraries, sports ground/sport complex and swimming pool (<b>Annex VII</b>). Taking into account the advice of relevant B/Ds, public views received from the CEs of the YLS Study and in commensurate with local circumstances, a diverse range of GIC facilities are proposed in the YLS Development, including clinic, markets, police station, fire station, post office, youth facilities, community hall, primary schools, RCHE, sports and recreation and other social facilities, etc., which will be implemented incrementally, with some of the primary schools falling within the current amendment items. Notwithstanding the above, the Leisure and Cultural Services Department (LCSD) will continue to explore the scope to provide additional libraries, sports ground/sport complex and swimming pool within Yuen Long District as appropriate. Hospital services are assessed on a wider regional basis and can be partly addressed by the provision in adjoining areas. PlanD and the Social Welfare Department (SWD) will also work closely to ensure that more community facilities can be included in new and redevelopment proposals from both public and private sectors in Yuen Long District.</p>	

Responses
<p>In terms of open spaces, there is planned surplus in the provision of DOs (+36.5 ha) and LOs (+79.9 ha) in Yuen Long District. Moreover, the proposed DO and LO provision for both the YLS Development as a whole and for YLS Development Stages 1 and 2 alone (i.e. the subject of the current amendment) are more than that required under the prevailing HKPSG requirements. Besides, some of the shortfalls in open space and GIC facilities in the Tai Tong planning scheme area (<b>Annex VIII</b>) could be met under the Remaining Stages of the YLS Development, which would be subject to further review, upon which there may be scope to further enhance both provisions. Overall, there is generally sufficient open spaces and GIC facilities to serve the future population within the YLS Development.</p> <p>(c) In response to (4) above, the proposed location of the subject schools (Item A) would capitalise on its proximity to Amendment Item A1 of the TYST OZP where various GIC facilities and public transport interchange are proposed. The clustering of the subject proposed school, which is not uncommon in other districts, is not considered inappropriate. Four other primary schools are proposed in other neighbourhoods within the Remaining Stages of the YLS Development (<b>Drawing H-1</b>).</p> <p>(d) In response to (5) above, while the area is broadly zoned “G/IC(1)” (Item A), part of the subject zoning will in fact be used as local open space (LO, of about 0.2 ha) and amenity area (total of about 800m<sup>2</sup>, including adjoining area to the east), as reflected in the Revised RODP (<b>Plan H-2c</b>).</p>

### 5.3.6 Village Removal, Village Resite and Village Type Development

Major Ground(s)/Comment(s)/Suggestion(s)/Proposal(s)	Rep’s
<u>Major Ground(s)/Comment(s)</u>	
(1) Non-IVs should enjoy the same rights as IVs, such as entitlement to village resite. Option for local resettlement should be made available.	<b>R6 to R9, R16 to R21</b>
(2) If the Remaining Stages of YLS Development are not materialised, the location of the proposed village resite area (Item C) would be incompatible with the surrounding environments. The subject site should be relocated to the northern part of Kung Um Road or be rescheduled to the next phase of zoning amendment.	<b>R19 to R21</b>
(3) Local village representatives (VRs) should be thoroughly consulted over the proposed extension of the “V” zone (Item C).	<b>R23, R24</b>
(4) The rationale, size, location, operation, future occupants compensation and/or management of the proposed “V(1)” zone (Item C) are questioned.	<b>R24, R31</b>
(5) The extent of “V” zones should be reviewed as a disproportionately large area of land in Tai Tong is zoned	<b>R31</b>

Major Ground(s)/Comment(s)/Suggestion(s)/Proposal(s)	Rep's
<p>“V”; the demand and supply of “V” zoned land in the area is also questioned.</p> <p>(6) Tin Liu Tsuen (<b>Drawing H-1</b>) should be included as part of the YLS Development.</p>	<p><b>R55</b></p>
<p><u>Major Suggestion(s)/Proposal(s)</u></p> <p>(7) The proposed village resite area (Item C) should be expanded (with <b>R22</b> further suggesting it should cover the entire “OU(RU)” zone). Additional land should be rezoned for village resite purpose for affected stakeholders.</p> <p>(8) A piece of land to the east of Kiu Hing Road should be rezoned from “OU(RU)” and “AGR” to “V(1)” for village resite purpose for the affected landowners (including non-IVs).</p>	<p><b>R1, R5 to R9, R11 to R13, R16 to R18, R22, R33</b></p> <p><b>R6 to R9, R12, R13, R15</b></p>
<b>Responses</b>	
<p>(a) In response to (1), (2), (4), (7) and (8) above, village removal policy and village resite arrangement are outside the scope of the subject OZP, and would be dealt with separately by the Government in firming up the implementation arrangements.</p> <p>In terms of the location, extent and inclusion of the proposed village resite area (Item C), according to the YLS Study, an estimated 33 houses subject to the Village Removal Terms (VRT) were preliminarily identified to be affected by the YLS Development. In this connection, a total of about 1.3 ha of land (including 0.57 ha within the Tai Tong area (Item C) and 0.76 ha within the TYST area) are rezoned as “V(1)” mainly for re-provisioning of village houses affected by the YLS Development. The proposed village resite area is included in the current zoning amendment, as it forms part of the YLS Development Stage 2 works and is required to be formed prior to commencement of land clearance of the affected houses. The location of the “V(1)” zone has taken cognisance of the existing location of the affected houses subject to the VRT at the southern end of the YLS DA, so as to minimise disturbance to affected stakeholders.</p> <p>Overall, the extent of the proposed village resite areas is directly linked with the estimated number of affected houses subject to the VRT as identified by the YLS Study and corresponds to actual demand. Overall, there is no strong planning justification to rezone any further site(s) as “V(1)” for village resite purpose.</p> <p>(b) In response to (3) above, SPHRC and the subject representer (<b>R23</b>) were consulted on the proposed amendments to the OZP prior to gazettal of the Plan (<b>Annex IV(a)</b>).</p> <p>(c) In response to (5) and (6) above, no “V” zones are affected by the amendment items, which are retained in-situ. Moreover, no existing “V” zones (including that of Tin Liu Tsuen) are included within the YLS DA. The boundaries of the “V” zones on the Plan are drawn up having regard to various factors, including the village environs, the approved Small</p>	

Responses
House applications, the number of outstanding Small House applications, the anticipated Small House demand, topography, site constraints and the provision of public services, etc.

### 5.3.7 *Land Resumption, Compensation and Rehousing*

Major Ground(s)/Comment(s)	Rep's
(1) The C&R policy/mechanism is inadequate, incomprehensive and outdated, as it neglects the housing and operation needs of stakeholders, while depriving landowners of their private property rights. Better/reasonable compensation should be offered to all stakeholders, land and structures. The eligibility criteria for compensation should be lifted/relaxed. The Government should assist and negotiate/discuss with stakeholders on the C&R arrangement and land resumption limit.	<b>R3 to R13, R15 to R18, R28, R33 to R52, R54</b>
(2) The number of affected residents and structures has been grossly underestimated. Relevant assessments should be reviewed and be released to the public.	<b>R6 to R9, R11 to R13</b>
(3) Land resumption for low-density private development is considered unlawful.	<b>R16</b>
(4) The resumption limit should be rationalised to avoid potential disputes between relevant stakeholders and the Government.	<b>R25</b>
Responses	
(a) In response to (1), (3) and (4) above, C&R, lawfulness of land resumption and related land matters would be dealt with separately by the Government in firming up the implementation arrangements.	
(b) In response to (2) above, the pre-clearance survey for YLS DA was carried out in July 2020 and detailed screening has yet to commence.	

### 5.3.8 *Industries and Brownfield Operations*

Major Ground(s)/Comment(s)/Suggestion(s)/Proposal(s)	Rep's
<u>Major Suggestion(s)/Proposal(s)</u>	
(1) Land in the vicinity of Yeung Ka Tsuen (shown as 'R1' on <b>Plan H-3c</b> ) should be rezoned to "Open Storage" ("OS") to accommodate affected brownfield operations in-situ.	<b>R1</b>
(2) More "OS" land should be designated to accommodate those brownfield operations that cannot be relocated into MSBs, preferably within the same 'Heung'.	<b>R10</b>
(3) A piece of land near Tai Lam Country Park (shown as 'R24' on <b>Plan H-2a</b> ) should be rezoned from "AGR" to "OS" as the proposed MSBs are considered inadequate to house the affected brownfield operations and in view of the continuing decline of agriculture in Hong Kong.	<b>R24</b>

Responses
<p>(a) In response to (1) to (3) above, the implementation and operation details and the development model of the MSBs (to which none are proposed within the Plan) would be dealt with separately by the Government in firming up the implementation arrangements. Nevertheless, about 484,110m<sup>2</sup> of non-domestic floor space for storage, workshop and general industrial uses is proposed within the MSB sites (under Item D1 of TYST OZP). The consolidation of brownfield operations into designated purpose-designed MSBs located close to major thoroughfares and improved highway junctions (Item D4 of TYST OZP), and with sufficient open space buffering (Item D3 of TYST OZP), could help reduce their land-take and ameliorate potential environmental/traffic impacts on the surrounding area. Most brownfield-related uses are classified as Column 1 uses within the proposed MSB sites, which are always permitted.</p> <p>While some affected operators may wish to relocate their operations to the proposed MSBs in the future, on the other hand, they may also consider moving their businesses to other locations zoned “OS” (some 28.2 ha of land is currently zoned “OS” on the Plan), “Industrial” and/or “Industrial (Group D)” in the New Territories. The revised “Town Planning Board Guidelines on Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance” (TPB PG-No. 13F) promulgated by the Board in March 2020 also set out the criteria for assessing planning applications for open storage and port back-up uses, which helps channel open storage and port back-up uses to more suitable locations.</p> <p>Notwithstanding the above, the concerned areas suggested in (1) and (3) fall outside the amendment items and the YLS DA; the responses in paragraph 5.3.3(a) above are generally relevant. Moreover, there are no strong justifications or technical assessments to substantiate the proposals; without the necessary details, the technical feasibility and possible impact of which cannot be ascertained.</p>

**5.3.9 Agriculture and Community Networks**

Major Ground(s)/Comment(s)	Rep’s
(1) The current development policy neglects non-IVs’ wishes to retain their rural way of life and severs their social ties with the neighbourhood. Existing local community networks and local economies (including local agricultural uses) will be destroyed by the YLS Development, which runs contrary to wider community aspirations.	<b>R6 to R9, R11 to R13, R15 to R18, R33 to R52</b>
(2) Rezoning “AGR” land (Item A (part)) for development would damage the interest of the society, undermine local food security and choice and affect farmers’ livelihood.	<b>R14</b>
(3) Oppose the retention of one pig farm and one chicken farm ( <b>Plan H-4</b> ) due to recurrent environmental nuisance and pollution arising from improper sewage disposal, and illegal conversion of the farm structures into subdivided flats.	<b>R23, R24, R56 to R139</b>

Major Ground(s)/Comment(s)	Rep's
(4) The Government should assist in identifying suitable land to relocate affected livestock farms.	<b>R26 to R28</b>
(5) Equivalent areas of land should be rezoned to accommodate the affected livestock farms ( <b>Plan H-4</b> ).	<b>R33</b>
<b>Responses</b>	
<p>(a) In response to (1) to (5) above, matters concerning agricultural-related legislation, regulations, policies, and operational/licensing issues, which are generally outside the scope of the OZP, such concerns should be directed to the relevant B/Ds and be dealt with separately. Affected eligible business undertakings are entitled to relevant compensation under established procedures. Furthermore, a socio-economic impact assessment has been conducted as part of the YLS Study, which considered the impacts of the YLS Development to be acceptable from socio-economic perspective.</p> <p>Specifically, one pig farm and about 0.1 ha of active farmland within Item A (<b>Plan H-2b</b>) will be affected by the current zoning amendment, and could not be retained due to conflict with the proposed YLS Development. Moreover, no feasible and implementable environmental mitigation measures could be identified to resolve the odour nuisance from the subject pig farm (as well as two other pig farms and two chicken farms affected by the YLS Development, <b>Plan H-4</b>), hence the YLS Study recommended that these livestock farms be removed to make way for comprehensive development. Only one chicken farm located outside the amendment items is proposed to be retained under YLS Development Remaining Stages (<b>Plan H-4</b>), which will be subject to further review to be carried out in due course.</p> <p>About 0.5 ha of land previously zoned “AGR” has been rezoned as “G/IC(1)” (Item A) for essential primary schools and associated road to support the YLS Development. Given the small size of the concerned land at the western fringes of the subject “AGR” zone, the overall impact on the integrity of the “AGR” zone in Tai Tong (about 299 ha of land currently zoned “AGR” on the Plan) is considered negligible.</p>	

#### 5.4 Comments on Representations

- 5.4.1 The 171 comments on representations are submitted by a concern group (C1), a YLDC Member (C168), a LegCo Member (C171) and individuals. Of them, 13 commenters (C2, C5 to C8, C32, C33, C52, C53, C57, C166, C168 and C169) are also representers themselves.
- 5.4.2 C1 provides responses to the issues raised by R3 to R9, R11 to R13, R15 to R20, R26, R27, R33 to R52 covering various aspects of the YLS Development. C2 to C71, which are largely based on two sample formats, provide support to R3 to R9, R11 to R13, R15 to R20, R26, R27, R33 to R52. C72 to C106, C114, C116, C120 and C164, which are largely based on two sample formats, provide support to R14, R16, R26 to R52, R54, but oppose R23, R24, R56 to R136. C107 to C113,

**C115, C117 to C119, C121 to C163, C165**, which are largely based on two sample formats, provide responses to the issues raised by **R14, R16, R23, R24, R26 to R52, R54, R56 to R136**. **C166** provides responses to the issues raised by **R54**. **C167 to C171** provide other views and suggestions.

- 5.4.3 Similar to the representations above, as some of the commenters made comments on both the Tai Tong and TYST OZPs without differentiating which plans are being referred to, only those comment(s)/suggestion(s) specific to the Tai Tong OZP have been included in the following paragraph. Other comment(s)/suggestion(s) that are solely relevant to the TYST OZP, such as the proposed sewage treatment works and public housing/dedicated rehousing estate (to which none are proposed under the amendment items within the Plan) will be discussed in TPB Paper No. 10728 instead. Furthermore, the major comments of **C1 to C71, C168 and C169 (part)** are largely similar in nature/identical to the respective representations, which are covered in paragraph 5.3 above. Other major comments that have not been mentioned by the representations are summarised below.

Other Major Comments on Representations		C's
(1)	The Government has underestimated the importance and benefits of local agriculture. There are many regulatory and administrative hurdles faced by livestock farms who wish to relocate. The Government should provide assurance and pay heed to the operators' demand of retaining their operations. The Government should coordinate relevant departments in finding suitable land for relocating the affected chicken farms. Overseas technologies and experience should be referenced to in promoting the sustainable development of the industry.	<b>C72 to C166</b>
(2)	The concerned farms have spent considerable effort and resources in upholding environmental hygiene standards. The accusations made by nearby villagers are unfounded.	<b>C72 to C165</b>
(3)	Land covered by Items B and C should be conserved/developed for eco-tourism to facilitate tourism and to provide job opportunities for farmers.	<b>C167</b>
(4)	Some/parts of "V" zones should be rezoned for GIC and open space uses. A detailed breakdown of the landownership for "V" zones should be made available.	<b>C169 (part)</b>
(5)	Opposed the zoning amendments unless various legislative, regulatory, policy, operational, compensatory and licensing issues raised by the agricultural trade are resolved.	<b>C171</b>
<b>Responses</b>		
(a)	In response to (1), (2) and (5) above, the response in paragraph 5.3.9(a) above is relevant.	
(b)	In response to (3) above, Item B is primarily intended to reflect the existing established residential clusters not affected by YLS Development, while Item C is mainly for the re-provisioning of village houses affected by Government projects. As these two sites are mainly for residential	

Responses
purposes, they are considered not appropriate to be developed for eco-tourism uses. Besides, there are no strong justifications or technical assessments to substantiate the proposal for eco-tourism; without the necessary details, the technical feasibility and possible impact of which cannot be ascertained.
(c) In response to (4), the response in paragraph 5.3.6(c) is generally relevant. About 195 ha of land is currently zoned “V” on the Plan, of which about 28 ha is GL (about 14.4%) and 167 ha is private land (about 85.6%).

## 6. Departmental Consultation

6.1 The following government B/Ds have been consulted and their comments have been incorporated in the above paragraphs and **Annex VI**, where appropriate:

- (a) Secretary for Development;
- (b) Secretary for Transport and Housing;
- (c) Secretary for Education;
- (d) Secretary for Environment;
- (e) Secretary for Food and Health;
- (f) Secretary for Labour and Welfare;
- (g) Antiquities and Monuments Office, Development Bureau;
- (h) District Lands Officer/Yuen Long, Lands Department (LandsD);
- (i) Chief Estate Surveyor/New Development Area, LandsD;
- (j) Chief Estate Surveyor (Acquisition Section), LandsD;
- (k) Director of Housing;
- (l) Commissioner for Transport;
- (m) Chief Highway Engineer/New Territories West, HyD;
- (n) Chief Architect, Central Management Division 2, Architectural Services Department;
- (o) Director of Environmental Protection;
- (p) Director of Food and Environmental Hygiene;
- (q) Director of Social Welfare;
- (r) Director of Agriculture, Fisheries and Conservation;
- (s) Director of Leisure and Cultural Services;
- (t) Director of Fire Services;
- (u) Director of Electrical and Mechanical Services;
- (v) Director of Health;
- (w) Director of Hong Kong Observatory;
- (x) Director-General of Civil Aviation;
- (y) Commissioner of Police;
- (z) Chief Building Surveyor/New Territories West, Buildings Department;
- (aa) Project Manager (West), CEDD;
- (bb) Head of Geotechnical Engineering Office, CEDD;
- (cc) Chief Engineer/Mainland North, Drainage Services Department;
- (dd) Chief Engineer/Construction, Water Supplies Department;
- (ee) Government Property Administrator;
- (ff) District Officer (Yuen Long), Home Affairs Department;
- (gg) Chief Town Planner/Urban Design & Landscape, PlanD; and
- (hh) Chief Engineer/Cross-boundary Infrastructure and Development, PlanD.

## 7. Planning Department's Views

- 7.1 The supportive views of **R16 to R18** are noted.
- 7.2 Based on the assessments in paragraph 5 above, PlanD does not support representations **R1 to R15** and **R19 to R136** and considers that the OZP should not be amended to meet the representations for the following reasons:

### Positioning and Scale of the YLS Development

- (a) as an extension of Yuen Long New Town, the YLS Development forms one of many prongs of the land supply options in Hong Kong and would be integral to meeting the territory's medium to long-term need for housing development. The YLS Study has also ascertained the feasibility and acceptability of the YLS Development (**R1 to R3, R26 to R28, R30 to R52**);

### Traffic and Transport Considerations

- (b) the TTIA of the YLS Study has concluded that the YLS Development, with relevant traffic improvement measures, will have manageable traffic impact and is acceptable from traffic impact perspective. The scope and implementation programme of the proposed road improvement works, as well as the design of pedestrian, cycling and green mobility facilities are being/will be formulated under separate studies. Supporting public transport services will also be in place prior to population in-take by phases (**R1, R10, R16, R20, R22, R24 to R30, R33 to R38, R40 to R53**);

### Provision of GIC Facilities and Open Spaces

- (c) in accordance with the standards stipulated in the HKPSG and the requirements of relevant B/Ds, sites have been reserved for a wide range of GIC facilities and open spaces within Yuen Long District. The provision of GIC facilities (including Item A) and open spaces for the YLS Development will contribute to the overall provision, as well as meeting the demands of the new population and existing population nearby (**R21, R26 to R28, R31, R33 to R52**);

### Land Resumption, Compensation, Rehousing and Village Resite

- (d) land resumption, C&R arrangements and village removal/resite are largely outside the scope of the subject OZP, which is to show the broad land use framework and planning intention for the area. The concerns of the affected stakeholders would be dealt with separately by the Government in firming up the implementation arrangements. The extent of the proposed village resite area (Item C) is based on actual anticipated demand and is considered reasonable, appropriate and justified (**R1, R3 to R13, R15 to R25, R28, R31, R33 to R52, R54, R55**); and

Agriculture, Brownfield Operations and Community Networks

- (e) while some agricultural land/uses and business undertakings will inevitably be affected, operators may choose to relocate elsewhere and there are established compensation mechanisms in place to support the affected farmers, licensed livestock farmers and business operators under the prevailing regimes. New neighbourhoods complemented by various GIC facilities, open spaces and infrastructure will be provided as part of the comprehensive YLS Development to the benefit of the new and existing residents (**R1, R6 to R18, R23, R24, R26 to R28, R33 to R52, R56 to R139**).

**8. Decision Sought**

- 8.1 The Board is invited to give consideration to the representations and comments taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendment to the Plan to meet/partially meet the representations.
- 8.2 Should the Board decide that no amendment should be made to the draft OZP to meet the representations, Members are also invited to agree that the draft OZP, together with their respective Notes and updated Explanatory Statement, are suitable for submission under section 8 of the Ordinance to the Chief Executive in Council for approval.

**9. Attachments**

<b>Annex I</b>	Draft Tai Tong OZP No. S/YL-TT/17 (reduced size)
<b>Annex II</b>	Schedule of Amendments to the Approved Tai Tong OZP No. S/YL-TT/16
<b>Annex III(a)</b>	RNTPC Paper No. 3/20 (extracted) (English only)
<b>Annex III(b)</b>	Minutes of the RNTPC Meeting held on 26.6.2020 (extracted)
<b>Annex IV(a)</b>	Minutes of SPHRC Meeting held on 8.5.2020 (extracted)
<b>Annex IV(b)</b>	Minutes of PSRC Meeting held on 12.6.2020 (extracted)
<b>Annex IV(c)</b>	Minutes of YLDC HTP&DC Meeting held on 20.5.2020 (extracted)
<b>Annex IV(d)</b>	Reply to YLDC HTP&DC's Motion
<b>Annex V</b>	List of Representers and Commenters in respect of the Draft Tai Tong OZP No. S/YL-TT/17
<b>Annex VI</b>	Summary of Representations and Comments and Responses
<b>Annex VII</b>	Provision of Open Space and Major Community Facilities in Yuen Long District
<b>Annex VIII</b>	Provision of Open Space and Major Community Facilities in Tai Tong Area
<b>Drawing H-1</b>	Revised RODP of YLS Development

<b>Drawing H-2</b>	Preliminary Phasing Plan of YLS Development
<b>Drawing H-3</b>	Planning Areas of YLS Development
<b>Drawing H-4</b>	Proposed Road Improvement Works of YLS Development
<b>Plan H-1</b>	Location Plan of Representation Sites
<b>Plans H-2a to H-2e</b>	Location Plan, Site Plan, Revised RODP Extract, Aerial Photo and Site Photos for Amendment Items A and B
<b>Plans H-3a to H-3e</b>	Location Plan, Site Plan, Revised RODP Extract, Aerial Photo and Site Photos for Amendment Item C
<b>Plan H-4</b>	Major Land Uses Affected by the YLS Development
<b>Plan H-5</b>	Photomontage of the YLS Development
<b>Plan H-6</b>	Strategic Transport Network in the NWNT

**PLANNING DEPARTMENT  
MARCH 2021**