

TOWN PLANNING BOARD

TPB Paper No. 10750
For Consideration by the
Town Planning Board on 6.8.2021

DRAFT YUEN LONG OUTLINE ZONING PLAN NO. S/YL/24

CONSIDERATION OF
REPRESENTATION NO. TPB/R/S/YL/24-R1
AND COMMENTS NO. TPB/R/S/YL/24-C1 TO C3

**DRAFT YUEN LONG OUTLINE ZONING PLAN NO. S/YL/24
 CONSIDERATION OF REPRESENTATION NO. TPB/R/S/YL/24-R1
 AND COMMENTS NO. TPB/R/S/YL/24-C1 TO C3**

Subject of Representation (Amendment Items)	Representer (No. TPB/R/S/YL/24-)	Commenters (No. TPB/R/S/YL/24-)
<p><u>Item A</u> Rezoning of a site at Yau Tin East Road from “Government, Institution or Community” (“G/IC”) to “G/IC(6)”</p> <p><u>Item B</u> Rezoning of a site at the junction of Kung Um Road and Lam Hi Road from “Open Space” (“O”) to “Other Specified Uses” annotated “Art Storage and Public Open Space” (“OU (Art Storage and POS)”)</p> <p><u>Item C</u> Rezoning of a site at Sai Kai Road from “O” to “Village Type Development” (“V”)</p> <p><u>Item E1</u> Rezoning of a site at Kwong Yip Street from “Comprehensive Development Area” (“CDA”) to “Residential (Group A)5” (“R(A)5”)</p> <p><u>Item E2</u> Rezoning of a strip of land at Kwong Yip Street and Fo Yip Street from “CDA” to an area shown as ‘Road’</p> <p><u>Item E3</u> Rezoning of a site at Wang Yip Street South and Kwong Yip Street from “CDA” to “G/IC(1)”</p> <p><u>Item E4</u> Rezoning of a site near the junction of Kwong Yip Street and Long Yip Street from “CDA” and areas shown as ‘Road’ and ‘Nullah’ to “O”</p>	<p>Total: 1</p> <p><u>Support Items E3 & E4 (1)</u> R1: Individual</p> <p><u>Oppose Items B, C & E1 (1)</u> R1: Individual</p> <p><u>Providing Views on Items A & E2 (1)</u> R1: Individual</p>	<p>Total: 3</p> <p><u>Support Item B (1)</u> C1: Ove Arup and Partners Hong Kong Limited representing Winpo Development Limited</p> <p><u>Support Item A (1)</u> C2: Ove Arup and Partners Hong Kong Limited representing Hong Kong Sheng Kung Hui Welfare Council Limited</p> <p><u>Providing Views (1)</u> C3: Same as R1</p>

1. Introduction

- 1.1 On 29.1.2021, the draft Yuen Long Outline Zoning Plan (OZP) No. S/YL/24 (**Annex I**) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments are set out in the Schedule of Amendments at **Annex II** and the location of the amendment items are shown on **Plan H-1**. The amendments mainly involve rezoning of a site at Yau Tin East Road from “G/IC” to “G/IC(6)” with ‘Residential Institution (Hostel and Dormitory only)’ as a Column 1 use and relaxation of building height (BH) restriction (Item A); rezoning of a site at the junction of Kung Um Road and Lam Hi Road from “O” to “OU (Art Storage and POS)” (Item B); rezoning of a site at Sai Kai Road from “O” to “V” (Item C); and other amendments to reflect the current uses and as-built site conditions (Items D1 to E4).
- 1.2 During the two-month exhibition period, one representation was received. On 9.4.2021, the representation was published for public comments, and in the first three weeks of the publication period, three comments were received.
- 1.3 On 18.6.2021, the Town Planning Board (the Board) agreed to consider all the representation and comments collectively in one group. This paper is to provide the Board with information for consideration of the representation and comments. The list of representer and commenters is at **Annex III**. The representer and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. Background

Labour and Welfare Bureau (LWB)’s Special Scheme and Home Affairs Bureau (HAB)’s Youth Hostel Scheme (for Item A)

- 2.1 In September 2013, LWB launched the first phase Special Scheme to encourage non-governmental organisations to provide or increase on their own sites through expansion, redevelopment or new development, those welfare facilities considered by the Government as being in acute demand, in particular to increase elderly and rehabilitation service places. On the other hand, it was stated in the 2014 Policy Address that the Government will continue to implement the Youth Hostel Scheme for meeting the aspirations of some working youths in having their own living space and giving these youths an opportunity to accumulate savings to meet their aspirations.
- 2.2 In July 2016, the Sun Hung Kai Properties Limited announced its donation of a piece of land at Yau Tin East Road to the Hong Kong Sheng Kung Hui (SKH) for construction of a social welfare service complex cum youth hostel under the Special Scheme and Youth Hostel Scheme¹. It is proposed to rezone the site from “G/IC” to “G/IC(6)” with relaxation of BH restriction (Item A) to facilitate the proposal (**Plans H-2 and H-5a to H-5c**). The Notes of the “G/IC” zone are also

¹ The construction of the social welfare portion of the development will be funded by the Lotteries Fund under LWB’s Special Scheme, while the youth hostel portion will be funded by the Capital Works Reserve Fund under HAB’s Youth Hostel Scheme. Construction costs of the common religious facilities will be borne by SKH with their own funding. The project is targeted to be completed in 2026.

amended to include ‘Residential Institution (Hostel and Dormitory only)’ as a Column 1 use on land designated “G/IC(6)”.

Section 12A (s.12A) application of the proposed Art Storage site (for Item B)

- 2.3 On 25.8.2017, the Rural and New Town Planning Committee (RNTPC) of the Board considered a s.12A application (No. Y/YL/11) submitted by Winpo Development Limited for rezoning a site of about 6,096m² near the junction of Kung Um Road and Lam Hi Road from “O” to “OU (Art Storage and POS)” to facilitate the development of a 3-storey art storage warehouse with a total gross floor area of about 12,694m² and provision of POS of about 590m² (**Plans H-3 and H-6a to H-6c**).
- 2.4 The RNTPC decided to partially agree to the s.12A application by rezoning the application site from “O” to “OU (Art Storage and POS)” with ‘As specified on the Plan’ under Column 1 of the Notes of the OZP, and also agreed that the zoning boundary and the proposed Notes for the “OU (Art Storage and POS)” zone would be reviewed by PlanD. The relevant RNTPC Paper No. Y/YL/11C is at **Annex IV** (for Members only)² and the minutes of the above meeting is at **Annex V**.

S.12A application of the proposed Small House development (for Item C)

- 2.5 On 11.8.2017, the RNTPC considered a s.12A application (No. Y/YL/13) for rezoning an area of about 106 m² at Sai Kai Road, Sai Pin Wai from “O” to “V” to facilitate the development of a Small House. The RNTPC agreed to the application for rezoning the “O” portion of the site to “V” and rationalizing the associated boundary of the “O” zone (**Plans H-2 and H-7a to H-7c**) (i.e. about 251m² in total). The relevant RNTPC Paper No. Y/YL/13 is at **Annex VI** (for Members only)² and the minutes of the above meeting is at **Annex VII**.

CDA Review (for Items E1 to E4)

- 2.6 During the CDA review for the years 2017/2019, the RNTPC agreed on 17.5.2019 that the “CDA” zone at Kwong Yip Street, known as ‘The Spectra’, should be rezoned to reflect the as-built development. The site is proposed to be rezoned from “CDA” to “R(A)5” under Item E1 subject to a maximum domestic plot ratio (PR) of 5 or a maximum non-domestic PR of 9.5, and a maximum BH of 90mPD. Items E2 to E4 are also rezoned to reflect the respective as-built conditions (**Plans H-4 and H-8a to H-8c**).

Amendments to the OZP

- 2.7 On 8.1.2021, the RNTPC considered and agreed that the proposed amendments to the OZP were suitable for public inspection under section 5 of the Ordinance. The relevant RNTPC Paper No. 1/21 is available at the Board’s website (https://www.info.gov.hk/tpb/en/papers/RNTPC/663-rntpc_1-21.pdf) and the minutes of the said RNTPC meeting is at **Annex VIII**. Accordingly, the draft Yuen Long OZP No. S/YL/24 was gazetted on 29.1.2021.

² The relevant RNTPC papers (main paper only) are also available at the Board’s website at https://www.info.gov.hk/tpb/en/whats_new/Website_S_YL_24.html.

3. Local Consultation

- 3.1 On 18.11.2020, the HAB, Social Welfare Department (SWD), PlanD and SKH consulted the Housing, Town Planning and Development Committee of Yuen Long District Council (HTPDC of YLDC) regarding the proposed social welfare service complex cum youth hostel development (Item A). The proposed development was generally supported by the HTPDC members. The HTPDC urged all relevant government departments to facilitate the smooth and early implementation of the proposed development.
- 3.2 On 4.5.2020, the Shap Pat Heung Rural Committee (SPHRC) was also consulted regarding the proposed development under Item A, and they supported the implementation of the project.
- 3.3 Upon gazetting of the draft Yuen Long OZP No. S/YL/24, an information paper was circulated to members of the HTPDC of YLDC in March 2021. The information paper and its plans and appendices are available at the YLDC's website. YLDC members were invited to submit their comments on the amendments in writing to the Secretary of the Board during the exhibition period of the draft OZP. No representation and comment from YLDC members was received relating to the amendments during the statutory exhibition period.

4. The Representation Sites and their Surrounding Areas

4.1 Representation Sites and their Surrounding Areas

Representation Site under Item A

- 4.1.1 Representation site under Item A is located at the junction of Yau Tin East Road and Castle Peak Road-Yuen Long, and accessible via Yau Tin East Road with a site area of about 1,400m² including the adjoining Government land (GL) of about 443m², domestic PR of 4.6 and non-domestic PR of 2.3. The area is adjacent to high-rise residential cum commercial development ('YOHO Midtown') and a low-rise SPHRC Building, and surrounded by other high-rise developments.
- 4.1.2 According to the indicative scheme, the proposed development will provide about 180 rooms for youth hostel, about 120 beds for Residential Care Home for the Elderly (RCHE), a day care centre for the elderly with 60 places, a Special Child Care Centre with 60 places, and an activity area with 160 seats. The indicative scheme and section plan of the proposed complex are shown in **Drawings H-1 and H-2**.

Representation Site under Item B

- 4.1.3 Representation site under Item B is an integral part of a strip of land zoned "O" along the southern fringe of Yuen Long Town and to the north of Yuen Long Highway. It is currently occupied by some storages and a vehicular repair workshop (**Plans H-6a to H-6c**). To its north across Lam Hi Road and a nullah is a medium-rise residential development, known as 'Park Signature', with a BH of 22 storeys over 2 levels of

podium (81mPD) on land zoned “R(A)1”. To its immediate east are Kung Um Road, a nullah and Kiu Hing Road. To its immediate south is a warehouse. Yuen Long Highway is located to its further south and to its immediate west is an area intermixed with some residential structures, some workshops and open storage yard.

- 4.1.4 To rationalize the zoning boundaries of the proposed “OU (Art Storage and POS)” zone, adjoining strips of GL along Lam Hi Road and Kung Um Road (about 1,208m²) have been included (**Plan H-6a**).

Representation Site under Item C

- 4.1.5 Representation site under Item C is currently paved and used as open-air carpark and accessible via Sai Kai Road. To its immediate northwest is a large cluster of Small House developments, Kwan Lok San Tsuen, within “V” zone. Two recognised villages of Sai Pin Wai and Nam Pin Wai are located to its north and northeast and there is no village ‘environs’ covering these two villages. To its southeast are parking of vehicles and car servicing/selling uses within the adjacent “O” zone and to its north is Sai Kai Road which serves as a vehicular access to Sai Pin Wai (**Plans H-2 and H-7a to H-7c**).

Representation Sites under Items E1 to E4

- 4.1.6 The subject residential development under Item E1, known as ‘The Spectra’, has a maximum BH of 25 storeys over a basement carpark and domestic PR of not more than 5. As mentioned in paragraph 2.6, the RNTPC agreed to rezone the site under Item E1 to reflect the as-built development. In this regard, it is proposed to rezone the site to “R(A)5” with the development restrictions to tally with the as-built development (**Plans H-4 and H-8a to H-8c**).
- 4.1.7 Representation site under Item E2 is a strip of land of Kwong Yip Street and Fo Yip Street with an existing bus lay-by. The rezoning of the site to an area shown as ‘Road’ is to reflect its as-built condition.
- 4.1.8 Representation site under Item E3 is a corner site adjoining Wang Yip Street South and Kwong Yip Street which is currently occupied by a public toilet and bicycle parking area. The rezoning of the site to “G/IC(1)” is to reflect its as-built condition.
- 4.1.9 Representation site under Item E4 is a sitting-out area near the junction of Kwong Yip Street and Long Yip Street. The rezoning of the site to “O” is to reflect its as-built condition.

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 “G/IC(1)” and “G/IC(6)” zones are intended primarily for the provision of Government, institution or community (GIC) facilities

serving the needs of the local residents and/or a wider district, region or the territory. They are also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

- b) The “R(A)5” zone is intended primarily for high-density residential development. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- c) The “V” zone is intended primarily for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- d) The “O” zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- e) The “OU (Art Storage and POS)” zone is intended primarily for art storage and provision of POS.
- f) Area shown as ‘Road’ mainly depicts the road network or area reserved for road purpose.

5. The Representation and Comments on Representation

5.1 Subject of Representation

- 5.1.1 There is one valid representation. **R1** submitted by an individual expressed views on Items A and E2, objected to Items B, C and E1, and supported Items E3 and E4.
- 5.1.2 The representation is at **Annex IX**. The major grounds of representation and PlanD’s responses, in consultation with the relevant government departments, are summarised in paragraph 5.2 below.

5.2 Major Grounds of Representation and Responses

- 5.2.1 **R1** supports Items E3 and E4 without providing reason.
- 5.2.2 Rezoning of a site at Yau Tin East Road from “G/IC” to “G/IC(6)” (Item A)

Major Ground(s)/Comment(s)/Suggestion(s)
<p>(1) The site is zoned “G/IC” which is not suitable for residential use.</p> <p>(2) As noise mitigation measures including acoustic window and fixed glazing are proposed, the representer was concerned that the internal air circulation and natural lighting for residents in the proposed development are not adequate.</p> <p>(3) The location of landscape amenity and provision of tree plantings, provision of open space and outdoor exercise facilities are queried.</p>
Responses
<p>(a) In response to (1) above, the rezoning of the site from “G/IC” to “G/IC(6)” with relaxation of BH restriction and provision of ‘Residential Institution (Hostel and Dormitory only)’ as a Column 1 use is considered appropriate to facilitate the proposed development of social welfare service complex cum youth hostel which is in line with the planning intention of the “G/IC” zone for provision of GIC facilities to serve the local community. Relevant technical assessments have been conducted to demonstrate the feasibility and acceptability of the proposed development, and that it would not generate significant adverse impacts on the surrounding areas and the residents.</p> <p>(b) In response to (2) above, the site does not fall within any identified major breezeway according to the Expert Evaluation on Air Ventilation Assessment of Yuen Long Town conducted in 2008 to assess the air ventilation impact of the Yuen Long OZP planning area, and major air ventilation impact from the proposed development is not anticipated. To ensure developments to be constructed with adequate natural lighting and ventilation, the requirements of lighting and ventilation in building in accordance with Building (Planning) Regulations 29 to 37 shall be followed.</p> <p>(c) In response to (3) above, the proposed amendment is to facilitate the proposed social welfare service complex cum youth hostel development. The proposed scheme is subject to detailed design (including the provision of landscaping, tree plantings, and outdoor exercise facilities, etc.), and the proposed RCHE will be implemented in compliance with standard provision stipulated in the relevant statutory requirements or Code of Practice³.</p>

5.2.3 Rezoning of a site at the junction of Kung Um Road and Lam Hi Road from “O” to “OU (Art Storage and POS)” (Item B)

Major Ground(s)/Comment(s)/Suggestion(s)
<p>(1) The representer strongly objects to Item B as the proposed warehouse development would encroach onto open space and restrict open access by other potential users; and the proposed development would facilitate further development in open space.</p>

³ SWD’s Code of Practice for Residential Care Homes (Elderly Persons) [January 2020 (Revised Edition)]

(2) The representer pointed out that the RNTPC agreed to the s.12A application (No. Y/YL/11) on 25.8.2017 while PlanD did not support the application at that time. Concerns on the provision of open spaces were also expressed in relation to the significant increase in the population of Yuen Long area as well as the intensification of PR for many developments which are in progress.

Responses

(a) The Representation site is the subject of the s.12A application No. Y/YL/11, which was considered and partially agreed by the RNTPC on 25.8.2017 (**Annex V**). The proposed rezoning of the site from “O” to “OU (Art Storage and POS)” to facilitate the development of a 3-storey art storage warehouse is considered acceptable as there is a need for art storage facilities to support art and cultural development in Hong Kong.

(b) A mandatory provision of not less than 590m² POS within the future development as proposed by the project proponent is stipulated in the Notes of the OZP to ensure that the future development would be compatible to the surrounding areas, including the planned open space.

(c) For the provision of POS, there is sufficient planned local and district open space (i.e. with a surplus of about 11.87 ha and 10.36 ha respectively) in the Yuen Long Town to meet the requirements as stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG).

5.2.4 Rezoning of a site at Sai Kai Road from “O” to “V” (Item C)

Major Ground(s)/Comment(s)/Suggestion(s)

(1) The open space is intended for recreational needs of three adjoining villages but it is being used for parking and other brownfield uses.

(2) Approval of this amendment will encourage further similar applications which would deprive future generations’ rights to essential community facilities.

Responses

(a) The Representation site is the subject of the s.12A application No. Y/YL/13, which was considered and agreed by the RNTPC on 11.8.2017 (**Annex VII**). The proposed Small House development in the concerned area is compatible with other Small House developments predominated in the surrounding areas.

(b) Having considered the relative small size of residual land to the west of Sai Kai Road (i.e. about 251m²) and the private ownership of the lot, the Leisure and Cultural Services Department had no in-principle objection to the proposed rezoning from “O” to “V”. For the provision of POS, there is sufficient planned local open space (i.e. with a surplus of about 11.87 ha) in the Yuen Long Town to meet the requirements as stipulated in the HKPSG.

- 5.2.5 Rezoning of a site at Kwong Yip Street from “CDA” to “R(A)5” and rezoning of a strip of land at Kwong Yip Street and Fo Yip Street from “CDA” to an area shown as ‘Road’ (Items E1 and E2)

Major Ground(s)/Comment(s)/Suggestion(s)
<p>(1) The proposed maximum non-domestic PR of 9.5 (which is almost double the PR of the existing development) would possibly lead to redevelopment of the building into commercial development for the site under Item E1.</p> <p>(2) The representer questioned the wide width of the road and the non-provision of tree planting at the site under Item E2.</p>
Responses
<p>(a) The residential development, known as ‘The Spectra’, under Item E1 was built in compliance with the original development restriction under the “CDA” zone, i.e. a maximum domestic PR of 5 or a maximum non-domestic PR of 9.5. The PR restriction under the “R(A)” zone is the same as that of the previous “CDA” zone. Nevertheless, should the site be redeveloped into a commercial development, planning permission from the Board is required.</p> <p>(b) A strip of land of about 0.77 ha under Item E2 is currently occupied by Kwong Yip Street and Fo Yip Street with an existing bus lay-by (Plan H-8c), and is therefore rezoned to an area shown as ‘Road’ to reflect the existing condition.</p>

- 5.2.6 **R1** has not submitted any proposal in relation to the representation sites.

5.3 Comments on Representation and Responses

- 5.3.1 There are three comments on representation. Two were submitted by Ove Arup and Partners Hong Kong Limited representing Winpo Development Limited (**C1**) and Hong Kong Sheng Kung Hui Welfare Council Limited (**C2**) relating to Items B and A respectively, while **C3** was submitted by the representer (**R1**). The set of comments is at **Annex IX**.

- 5.3.2 The major grounds of comments and PlanD’s responses, in consultation with the relevant government departments, are set out below:

Major grounds of comments
<p>(1) C1 (in response to R1) supports Item B.</p> <p>(i) The proposed development would support the sustainable growth of the art industry in Hong Kong and the Greater China; and improve the environment and living quality of the area by replacing the existing temporary structure with the proposed art-themed POS.</p> <p>(2) C2 (in response to R1) supports Item A.</p>

<p>(i) The proposed development would provide the much-needed social welfare facilities, youth hostel and common/religious activity area for social and intergenerational activities. It would enhance intergenerational interaction, foster mutual support and contribute to building a community with dedication, love and inclusion across generations.</p> <p>(ii) Technical assessments demonstrated that the proposed development will not generate adverse impacts on the surrounding areas in terms of traffic, drainage, sewerage, environmental and visual aspects.</p> <p>(iii) The suggestions made by R1 would be taken into consideration during detailed design stage of the proposed development.</p> <p>(3) C3 expresses disappointment on only one representation and it is foreseeable that there is neither opposition nor debate in the town planning process in Hong Kong.</p>
Responses
<p>(a) The supportive views of C1 and C2 are noted.</p> <p>(b) The view of C3 is noted. The draft OZP was exhibited for public inspection and the representation and comments received will be processed in accordance with the provision of the Ordinance.</p>

6. Departmental Consultation

6.1 The following government departments have been consulted and their comments have been incorporated in the above paragraphs, where appropriate:

- (a) Chief Building Surveyor/New Territories West, Buildings Department;
- (b) Chief Highway Engineer/New Territories West, Highways Department;
- (c) Chief Town Planner/Urban Design and Landscape, PlanD;
- (d) Director of Environmental Protection;
- (e) Director of Leisure and Cultural Services; and
- (f) Director of Social Welfare.

6.2 The following government departments have no comment on the representation/comments:

- (a) Chief Architect/Central Management Division 2, Architectural Services Department;
- (b) Chief Engineer/Construction, Water Supplies Department;
- (c) Chief Engineer/Mainland North, Drainage Services Department;
- (d) Commissioner for Transport;
- (e) Commissioner of Police;
- (f) Director of Agriculture, Fisheries and Conservation;
- (g) Director of Fire Services;
- (h) Director of Food and Environmental Hygiene;
- (i) Director of Health;

- (j) Director of Housing;
- (k) District Lands Officer/Yuen Long, Lands Department;
- (l) District Officer (Yuen Long), Home Affairs Department;
- (m) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (CEDD); and
- (n) Project Manager (West), CEDD.

7. **Planning Department's Views**

7.1 The supportive view of **R1** is noted.

7.2 Based on the assessments in paragraph 5 above, PlanD does not support the remaining part of **R1** and considers that the OZP should not be amended to meet the representation for the following reasons:

Item A

- (a) the rezoning of the site from “G/IC” to “G/IC(6)” with relaxation of BH restriction and provision of ‘Residential Institution (Hostel and Dormitory only)’ as a Column 1 use is considered appropriate to facilitate the proposed development of social welfare service complex cum youth hostel which is in line with the planning intention of the “G/IC” zone for provision of GIC facilities to serve the local community and supported by various technical assessments to demonstrate its feasibility and acceptability;

Item B

- (b) the rezoning of the site from “O” to “OU (Art Storage and POS)” with the provision of not less than 590m² POS to facilitate the development of a 3-storey art storage warehouse is considered appropriate to support art and cultural development in Hong Kong whilst there is sufficient planned local and district open space in the Yuen Long Town;

Item C

- (c) the rezoning of “O” to “V” for Small House development and rationalizing of the boundary between the respective zones are considered appropriate, taking into account the relative small area of the concerned residual land of the “O” zone. There is sufficient planned local open space in the Yuen Long Town;

Item E1

- (d) the rezoning of the site from “CDA” to “R(A)5” is to reflect the completed residential development, which is subject to a maximum domestic PR of 5 or a maximum non-domestic PR of 9.5. The PR restriction under the “R(A)” zone is the same as that of the previous “CDA” zone of the site; and

Item E2

- (e) the rezoning of the strip of land at Kwong Yip Street and Fo Yip Street from “CDA” to an area shown as ‘Road’ is considered appropriate to reflect the as-built condition.

8. Decision Sought

- 8.1 The Board is invited to give consideration to the representation and comments taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendments to the draft OZP to meet/partially meet the representation.
- 8.2 Should the Board decide that no amendment should be made to the draft OZP to meet the representation, 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

Annex I	Draft Yuen Long OZP No. S/YL/24 (reduced size)
Annex II	Schedule of Amendments to the Approved Yuen Long OZP No. S/YL/23
Annex III	List of Representer and Commenters
Annex IV	RNTPC Paper No. Y/YL/11C (Main Paper) (for Members only)
Annex V	Extract of Minutes of Meeting of RNTPC held on 25.8.2017 (English Version Only)
Annex VI	RNTPC Paper No. Y/YL/13 (Main Paper) (for Members only)
Annex VII	Extract of Minutes of Meeting of RNTPC held on 11.8.2017 (English Version Only)
Annex VIII	Extract of Minutes of Meeting of RNTPC held on 8.1.2021 (English Version Only)
Annex IX	Submission of Representation and Comments
Drawings H-1 and H-2	Indicative elevation and section of the proposed development under Item A
Plan H-1	Amendments incorporated into the Draft Yuen Long OZP No. S/YL/24
Plan H-2	Location Plan of Representation Sites under Items A and C
Plan H-3	Location Plan of Representation Site under Item B
Plan H-4	Location Plan of Representation Sites under Items E1 to E4

Item A

Plans H-5a to H-5c Site Plan, Aerial Photo and Site Photos

Item B

Plans H-6a to H-6c Site Plan, Aerial Photo and Site Photos

Item C

Plans H-7a to H-7c Site Plan, Aerial Photo and Site Photos

Items E1 to E4

Plans H-8a to H-8c Site Plan, Aerial Photo and Site Photos

**PLANNING DEPARTMENT
JULY 2021**