

TOWN PLANNING BOARD

**TPB Paper No. 10918
For Consideration by the
Town Planning Board on 1.9.2023**

DRAFT TAI TONG OUTLINE ZONING PLAN NO. S/YL-TT/19

**CONSIDERATION OF
REPRESENTATION NO. TPB/R/S/YL-TT/19 – R1
AND COMMENT NO. TPB/R/S/YL-TT/19 – C1**

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DRAFT TAI TONG OUTLINE ZONING PLAN NO. S/YL-TT/19
CONSIDERATION OF REPRESENTATION
NO. TPB/R/S/YL-TT/19-R1 AND
COMMENT NO. TPB/R/S/YL-TT/19-C1

Subject of Representation (Amendment Items)	Representer (No. TPB/R/ S/YL-TT/19-)	Commenter (No. TPB/R/ S/YL-TT/19-)
<p><u>Item A</u> Rezoning of a site to the southwest of Chuk San Tsuen from “Agriculture” (“AGR”) to “Residential (Group A)1” (“R(A)1”) with stipulation of building height (BH) restriction.</p> <p><u>Item B</u> Rezoning of a site to the northeast of Kong Tau San Tsuen from “AGR” to “Government, Institution or Community” (“G/IC”).</p> <p><u>Amendment to the Notes</u> Deletion of the clause on filling of pond and/or excavation of land in the Remarks for “Residential (Group D)” (“R(D)”), “Village Type Development” (“V”), “Open Storage” (“OS”), “Open Space” (“O”) and “Other Specified Uses” annotated “Rural Use” (“OU(RU)”) zones.</p>	<p><u>Total: 1</u></p> <p><u>Providing Adverse Views on Items A and B</u> R1: Individual</p> <p><u>Opposing the Amendment to the Notes</u> R1: Individual</p>	<p><u>Total: 1</u></p> <p><u>Providing Adverse Views</u> C1 (also R1): Individual</p>

Note: The name of the representer and commenter is attached at **Annex III**. Soft copy of the submissions is sent to the Town Planning Board (the Board) Members via electronic means; and is also available for public inspection at the Board’s website at https://www.info.gov.hk/tpb/en/plan_making/S_YL-TT_19.html and the Planning Enquiry Counters of the Planning Department 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 6.1.2023, the draft Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/19 (the Plan) at **Annex I** was exhibited for public inspection under section 5 of the

Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments to the OZP 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, one valid representation was received. On 24.3.2023, the representation was published for three weeks for public comments. Upon expiry of the publication period, one valid comment on the representation was received.
- 1.3 On 7.7.2023, the Board agreed to consider the representation and comment of the Plan collectively in one group.
- 1.4 This Paper is to provide the Board with information for consideration of the representation and comment. The list of representer and commenter is at **Annex III**. The representation and comment are at **Annexes IVa and IVb** respectively. The representer/commenter has been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. **Background**

Items A and B - Proposed Public Housing Development and Primary School

- 2.1 The 2013 Policy Address stated that 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.
- 2.2 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 has shortlisted 450 ha of brownfield sites as having high or medium 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 first phase review covering assessment of 160 ha of those brownfield sites closer to the existing infrastructure, 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 optimisation and amalgamation with intermingling land parcels, a total area of about 3.8 ha is earmarked for feasibility study of development (Items A and B on **Plan H-1**).

- 2.3 In view of the acute demand for public housing, the Government announced in December 2018 to allow further increase of domestic plot ratio (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.
- 2.4 In 2020, the Civil Engineering and Development Department (CEDD) commissioned an engineering feasibility study (EFS) for the proposed public housing development. The EFS was completed in 2022, which confirmed the technical feasibility of the proposed development with a maximum total PR of 6.7 and a maximum BH of 185mPD for the provision of about 4,400 public housing units and associated access road at Item A site, and a 24-classroom primary school at Item B site.

Amendment to the Notes of the Plan

- 2.5 To streamline planning control, the Rural and New Town Planning Committee (RNTPC) of the Board agreed on 9.12.2022 to amend the Notes of the OZP by deleting the clause requiring planning permission for pond filling and/or land excavation activities within the “R(D)”, “V”, “OS”, “O” and “OU(RU)” zones.

The Plan

- 2.6 On 9.12.2022, the RNTPC agreed that the above proposed amendments to the approved Tai Tong OZP No. S/YL-TT/18 were suitable for exhibition under section 5 of the Ordinance for public inspection. The relevant RNTPC Paper No. 10/22 is available at the Board’s website and the Secretariat for Members’ inspection, while the extract of the minutes of the RNTPC meeting is at **Annex V**.

3. Local Consultation

Prior to Submission of the Proposed Amendments to RNTPC

- 3.1 Prior to submission of the proposed amendments to RNTPC, PlanD, CEDD and Housing Department (HD) jointly consulted Yuen Long District Council (YLDC) on 25.10.2022 and Shap Pat Heung Rural Committee (SPHRC) on 2.11.2022 regarding the proposed amendments to the OZP and the related public housing development and infrastructural works. Both YLDC and SPHRC expressed concerns on the potential traffic impact of the proposed public housing development and displacement of the existing residents and brownfield operations. YLDC also considered that the proposed public housing developments in Yuen Long District should be assessed in a comprehensive manner to ensure that all infrastructural and technical issues could be tackled holistically. Their views and comments had been incorporated into RNTPC Paper No. 10/22 mentioned in paragraph 2.6 above and in the minutes of YLDC meeting at **Annex VI**.

After Publication of the Plan

- 3.2 After publication of the Plan, a letter was issued to YLDC to invite its members to submit representation. No representation from the members of YLDC was received.

4. The Representation Sites and the Surrounding Areas

4.1 Items A and B

- 4.1.1 Items A and B sites (the Sites) covering a total area of about 3.8 ha are flanked by the Yuen Long Bypass Floodway and Yuen Long Highway in the northwest. The Sites are currently occupied mainly by brownfield operations (including warehouses, open storage yards and rural workshops) and some scattered residential dwellings/structures (**Plans H-2 to H-4**). They are accessible via a bridge with local road branching off from Long Ho Road and across Yuen Long Bypass Floodway from the west (**Plans H-1 to H-3**).

Proposed Public Housing Development

- 4.1.2 Item A involves an area which is zoned “R(A)1” (about 3.27 ha) with a maximum PR of 6.7 and a maximum BH of 185 mPD for the proposed public housing development (**Plan H-1**). The development parameters of the proposed development are listed below:

Development Site Area	About 2.7 ha ⁽¹⁾
Total PR	Maximum 6.7 (domestic PR of 6.5 and non-domestic PR of 0.2)
No. of Domestic Storeys⁽²⁾	About 49-59 storeys (including 1-5 storeys for non-domestic podium)
Maximum BH	185mPD
No. of Blocks	4 blocks
No. of Flats	About 4,400 flats
Population	About 12,500 persons
Target Completion Date	2031
Supporting Facilities⁽³⁾	<ul style="list-style-type: none"> • Kindergartens • Social Welfare Facilities⁽⁴⁾⁽⁵⁾ • Retail Facilities • Bus Terminus⁽⁵⁾ and ancillary parking spaces and loading/unloading bays

Notes:

- (1) Excluding the adjoining public road and footpaths, and subject to change at the detailed design stage.
- (2) Approximate number of storeys and maximum BH to cater for additional gross floor area (GFA) concession for promotion of Modular Integrated Construction under Joint Practice Note No. 8 promulgated in July 2022 has been taken into account. 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) 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 HD at the detailed design stage.
- (5) Public transport facilities and 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.

Proposed Primary School

- 4.1.3 Item B involves an area which is zoned “G/IC” (about 0.53 ha) for the proposed 24-classrooms primary school to support the future population from the proposed public housing development and nearby areas (**Plan H-1**).

4.2 Planning Intentions

The planning intentions of the zones in relation to the above representation sites are as follows:

- (a) the “R(A)1” 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; and
- (b) 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, organizations providing social services to meet community needs, and other institutional establishments.

5. The Representation

5.1 Subject of Representation

- 5.1.1 **R1**, lodged by an individual, gives adverse views on Items A and B, and opposes the amendment to the Notes for deletion of the clause on filling of pond and/or excavation of land for the “R(D)”, “V”, “OS”, “O” and “OU(RU)” zones. The submission of representation is at **Annex IVa**.
- 5.1.2 The major grounds of representation and PlanD’s responses, in consultation with the relevant government bureaux/departments (B/Ds) are summarised in paragraph 5.2 below.

5.2 Major Grounds of Representation and PlanD's Responses

Items A and B

5.2.1 Environmental, Air Ventilation, Visual and Landscape Issues

	Major Grounds/Comment(s)/Suggestion(s)
(1)	The proposed primary school and residential towers will be subject to noise and air pollution caused by the nearby Yuen Long Highway.
(2)	Some of the residential towers will be built almost on the buffer from the highway, and the designated building gaps are less than 15m which will lead to ineffective natural ventilation. The proposed development would be subject to adverse air ventilation.
(3)	The proposed development will lead to extensive tree felling. The proposed compensatory plantings are merely ornamental trees along the periphery, many of which are located against the podium and will have difficulty in maturing.
(4)	The visual impact brought by the proposed development cannot be mitigated.

	Responses
(a)	<p><u>In response to (1)</u></p> <p>A Preliminary Environmental Review (PER) was conducted under the EFS, which confirmed that with the implementation of suitable mitigation measures, the proposed development would be environmentally acceptable. In terms of air quality aspect, the proposed primary school and housing site are located away from Yuen Long Highway at a distance of about 90m (Drawing H-1), which would be adequate to avoid adverse air quality impact from the Highway on the primary school and housing site.</p> <p>In terms of noise, various mitigation measures such as window insulation, air-conditioning, acoustic windows/balcony and fixed window with mechanical ventilation were recommended in the PER, which could be implemented in the proposed residential units, primary school and social welfare facilities subject to detailed design. With the implementation of these mitigation measures, no adverse traffic noise impact is anticipated.</p> <p>The Director of Environmental Protection (DEP) has no adverse comment on the proposed mitigation measures as recommended in the PER under the EFS. These mitigation measures will be further reviewed in the detailed design stage.</p>

	Responses
(b)	<p><u>In response to (2)</u></p> <p>A Preliminary Air Ventilation Assessment – Expert Evaluation (AVA-EE) was conducted under the EFS, which concluded that with the incorporation of mitigation measures such as building separations of at least 15m and appropriate building setback in the development layout, significant adverse air ventilation impact on the surrounding wind environment is not anticipated (Drawings H-2 to H-3e). 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.</p> <p>The Chief Town Planner/Urban Design and Landscape, PlanD (CTP/UD&L, PlanD) has no adverse comment on the AVA-EE conducted under the EFS. Also, a quantitative AVA – Initial Study would be conducted at the detailed design stage for assessing the proposed mitigation measures and refinement of the development layout.</p>
(c)	<p><u>In response to (3)</u></p> <p>According to the Tree Survey, Preliminary Landscape and Visual Impact Assessment (LVIA) and Outline Landscape Plan (OLP) conducted under the EFS, 61 trees will be affected by the proposed public housing and school developments and another 248 trees will be affected by the associated infrastructural works¹ such as improvement works at Shap Pat Heung (SPH) Interchange and widening of Tai Kei Leng Road (Plan H-5) while three other trees near SPH Interchange will be retained. All affected trees are in poor or average condition, with no Old and Valuable Trees nor rare/protected species identified within the Site.</p> <p>To mitigate the landscape impact (including 55 trees to be affected in the nearby Tai Kei Leng public housing site), a total of 364 new trees will be planted in the two public housing developments and along the roads to be upgraded including Shap Pat Heung Interchange and Tai Kei Leng Road at a compensatory planting ratio of a minimum of 1:1 in accordance with the Development Bureau (DevB) Technical Circular (Works) No. 4/2020. According to the LVIA conducted under the EFS, a target of 30% overall greenery coverage² will be provided at the site (Drawing H-4). CTP/UD&L, PlanD has no adverse comment on the tree survey and landscape proposal under the EFS. A more detailed Tree Preservation and Removal Proposal would be prepared at the detailed design stage to ensure no significant landscape impact will arise from the proposed development. In respect of the representer's concern on the difficulty of the compensatory</p>

¹ The infrastructure works will also serve a nearby public housing development at Tai Kei Leng within the Yuen Long OZP, which will also be considered at the same meeting.

² In accordance with the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) No. APP-152 "Sustainable Building Design Guidelines".

	Responses
	trees in maturing, all new trees to be planted will be put under proper maintenance by relevant government departments to ensure healthy growth.
(d)	<p><u>In response to (4)</u></p> <p>According to the LVIA conducted under the EFS, 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 (Drawing H-5a – 5g). The LVIA has included recommendations of sensitive design of building layout, such as building separations, setbacks and open areas to minimize building congestion and optimize visual permeability. Mitigation measures including landscape planting, 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.</p> <p>CTP/UD&L, PlanD has no adverse comment on the LVIA conducted under the EFS given that the proposed mitigation measures shall be further developed in the detailed design stage to optimise the visual permeability, visual relief and greenery provision of the proposed development.</p>

5.2.2 Provision of Community/Recreational Facilities

	Major Grounds/Comment(s)/Suggestion(s)
(1)	The provision of community and recreational facilities such as swimming pools and sports grounds is insufficient to serve the increasing population, and the shortfalls on some social welfare facilities need to be addressed.
(2)	The adoption of a wider district basis for addressing the community need is not acceptable as Yuen Long has significant deficiencies in the concerned services.

	Responses
(a)	<p><u>In response to (1) and (2)</u></p> <p>The existing and planned provision of major GIC facilities in Tai Tong area is generally adequate to meet the demand of the planned population in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG) and assessments of relevant B/Ds, except kindergartens, primary and secondary schools and some social welfare facilities (Annex VII). While the provision of secondary school places is planned on a territory-wide basis, the deficits in kindergartens and primary school places can be met by the surplus provision in Yuen Long District.</p>

	Responses
	<p>Regarding the shortfalls in child care centres, day rehabilitation centres, community care services and residential care homes in the Tai Tong area, the standards set for these services/facilities are a long-term goal and the actual provision would be subject to the consideration of SWD in the planning and development process as appropriate. SWD has all along adopted a multi-pronged approach with long, medium, and short-term strategies and maintained close contact with other relevant departments to identify suitable sites or premises in different types of development projects for the provision of welfare facilities to meet the needs of the community. Due regard is given to various factors such as reference of HKPSG, location, accessibility, available floor area, height restrictions of some social welfare facilities, barrier-free facilities, surrounding environment, supply and demand for services in the local community, etc. for the provision of welfare facilities in the vicinity.</p> <p>In the subject public housing development, opportunity has been taken to reserve accommodation equivalent to not less than 5% of attainable domestic GFA for appropriate social welfare facilities. This will help address the requirement for social welfare provision.</p> <p>In terms of open space, although there will be a shortfall in the planned provision of district open spaces (-2.72 ha) upon completion of the proposed public housing development, it could be absorbed by the surplus in the planned provision in Yuen Long District (+19.68ha). For local open space, sufficient provision to meet the residents' need based on HKPSG will be provided in the proposed public housing development upon detailed design (Drawing H-4).</p> <p>In terms of recreational facilities, the Leisure and Cultural Services Department keeps review on the relevant provision in Yuen Long District from time to time in accordance with HKPSG. Opportunity will be taken for the provision of more leisure and recreational facilities in the major new development areas, such as the Hung Shui Kiu/Ha Tsuen New Development Area, to meet the community needs.</p> <p>Having regard to the above, it is considered that the provision of community and recreational facilities in the proposed development is generally appropriate.</p>

Amendment to the Notes

5.2.3 The major grounds and views of **R1** are summarised below:

Major Ground
Deletion of the pond filling/land excavation clause for the “R(D)”, “V”, “OS”, “O” and “OU(RU)” zones will lead to undesirable environmental problems and

encourage unbridled developments. The clause should not be deleted in order to protect the function of natural ponds in the areas.

Responses

The requirement of planning permission for filling of ponds and excavation of land is mainly to control such activities in areas under zonings for conservation or agricultural purposes. This clause was imposed in the concerned development zones in the Tai Tong area upon the first publication of the OZP in 1994 when there was a concern that such activities might cause adverse drainage and environmental impacts on the surrounding areas. Considering that the zonings affected are primarily intended for development and with changes in circumstances such as the progressive implementation of planned developments involving paving of land and general improvements in drainage facilities in the overall Tai Tong area, the pond filling/land excavation activities would no longer pose significant threat to the local environment and drainage capacity in these zones.

The Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) and DEP have no objection to deleting the clause for the concerned zonings. DEP also advises that any land filling activities would be subject to relevant environmental legislations. The Recommended Pollution Control Clauses for Construction Contracts promulgated by Environmental Protection Department would also be relevant for land filling/excavation activities to minimise environmental impact.

5.3 Comment on Representation and Responses

- 5.3.1 There is one comment submitted by an individual (**C1**) (also **R1**) providing views on Item A (**Annex IVb**). The major grounds of comment and PlanD's responses, in consultation with the relevant B/Ds, are set out below:

Major Comments

The need for additional public housing supply is not justified taken into account the severe issues in public housing abuse, the trend of shrinking population, economy downturn, and decline in housing market. Housing targets must reflect genuine need but not overestimate it.

Responses

The demand for public housing in Hong Kong remains strong and it is highlighted in the 2022 Policy Address that solving the housing problem tops the agenda of the current-term government. Public housing supply should be increased and expedited in order to meet such demand.

The Secretary for Housing advises that according to the Long Term Housing Strategy (LTHS) Annual Progress Report 2022, the public housing supply target for the next 10-year period (2023/24 – 2032/33) is set at 301,000 units under a public/private split of 70:30. The flats to be provided under the subject

Responses
public housing development at Shap Pat Heung form part of the said 10-year housing supply target and thus should be maintained. The Government will continue to make rolling projection according to the established methodology under the LTHS framework when setting future supply targets.

6. **Departmental Consultation**

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

- (a) Secretary for Housing;
- (b) Secretary for Education;
- (c) Director of Social Welfare;
- (d) Director of Housing;
- (e) DEP;
- (f) Director of Leisure and Cultural Services;
- (g) Director of Food and Environmental Hygiene;
- (h) Chief Engineer/Housing Projects 1, CEDD;
- (i) CE/MN, DSD; and
- (j) CTP/UD&L, PlanD.

6.2 The following government B/Ds have no comment on the representation/comment:

- (a) Secretary for Development;
- (b) Secretary for Transport and Logistics;
- (c) Director of Health;
- (d) Director of Fire Services;
- (e) Director of Agriculture, Fisheries and Conservation;
- (f) Director of Food and Environmental Hygiene;
- (g) Director of Electrical and Mechanical Services;
- (h) District Lands Officer/Yuen Long, Lands Department (LandsD);
- (i) Commissioner for Transport;
- (j) Project Manager (West), CEDD;
- (k) District Officer (Yuen Long), Home Affairs Department;
- (l) Chief Estate Surveyor/Land Supply, LandsD;
- (m) Chief Building Surveyor/New Territories West, Buildings Department;
- (n) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (o) Chief Engineer/Railway Development 2-1, Railway Development Office, HyD;
- (p) Chief Engineer/Construction, Water Supplies Department;
- (q) Chief Architect/Central Management Division 2, Architectural Services Department;
- (r) Head of Geotechnical Engineering Office, CEDD; and
- (s) Commissioner of Police.

7. **Planning Department's Views**

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

Items A and B

- (a) the representation site is one of the priority brownfield clusters identified by the Government with high development potential for public housing development. An EFS comprising technical assessments on different aspects such as traffic, environmental, drainage, landscape, visual and air ventilation, etc. has been conducted and confirmed that there is no insurmountable technical problem and no significant adverse impact induced by the development with the proposed mitigation measures implemented. Further enhancement of development layout and design of the proposed development will also be considered at the detailed design stage. It is considered suitable to zone the site as “R(A)1” for increasing housing supply and “G/IC” for the provision of primary school in support of the development;
- (b) the planned provision of community and recreational facilities in Tai Tong area is generally sufficient to meet the needs of the community except for certain social welfare facilities. In the proposed public housing development at the representation site, opportunity has been taken to reserve accommodation equivalent to not less than 5% of domestic GFA for appropriate social welfare facilities. SWD will continue to identify suitable sites or premises in different types of development projects in the district for the provision of welfare facilities to meet the needs of the community; and

Amendment to the Notes of “R(D)”, “V”, “OS”, “O” and “OU(RU)” zones

- (c) the zonings concerned are primarily intended for development. With changes in circumstances such as the progressive implementation of planned developments involving paving of land and general improvements in drainage facilities in the Tai Tong area, pond filling/land excavation activities would no longer pose a significant threat on the local environment and drainage capacity in the said zones. Deletion of the clause could help streamline planning control.

8. **Decision Sought**

- 8.1 The Board is invited to give consideration to the representation and comment 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 representation.

- 8.2 Should the Board decide that no amendment should be made to the Plan to meet the representation, Members are also invited to agree that the Plan, together with its Notes and updated Explanatory Statement, are suitable for submission under section 8(1)(A) of the Ordinance to the Chief Executive in Council for approval in whole.

9. **Attachments**

Annex I	Draft Tai Tong OZP No. S/YL-TT/19 (Reduced Size)
Annex II	Schedule of Amendments to the Approved Tai Tong OZP No. S/YL-TT /18
Annex III	List of Representer and Commenter
Annex IVa & IVb	Submission of Representer and Commenter
Annex V	Extract of Minutes of RNTPC Meeting held on 9.12.2022
Annexes VI	Extract of Minutes of YLDC Meeting held on 25.10.2022
Annex VII	Provision of Major GIC Facilities and Open Space in Tai Tong Area
Annex VIII	Provision of Major GIC Facilities and Open Space in Yuen Long District
Drawing H-1	Indicative Layout for Proposed Development
Drawing H-2	Building Separations Plan
Drawings H-3a to 3e	Prevailing Wind Flow and Proposed Air Ventilation Mitigation Measures
Drawing H-4	Landscape Concept Plan
Drawings H-5a to 5g	Photomontages
Plan H-1	Location Plan of Representation Site
Plan H-2	Site Plan
Plan H-3	Aerial Photo
Plans H-4a to H-4e	Site Photos
Plan H-5	Proposed Traffic Improvement Works

**PLANNING DEPARTMENT
SEPTEMBER 2023**