

**SCHEDULE OF AMENDMENTS TO THE  
APPROVED YUEN LONG  
OUTLINE ZONING PLAN NO. S/YL/23  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendments to Matters shown on the Plan**

- Item A – Rezoning of a site near the junction of Castle Peak Road - Yuen Long and Yau Tin East Road from “Government, Institution or Community” (“G/IC”) to “G/IC(6)”.
- Item B – 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)”).
- Item C – Rezoning of a site at Sai Kai Road from “O” to “Village Type Development” (“V”).
- Item D1 – Rezoning of a site at Yuen Long Kau Hui Road from “Comprehensive Development Area” (“CDA”) to “Residential (Group B)2” (“R(B)2”).
- Item D2 – Rezoning of a strip of land of Chui Tung Lane from “CDA” to an area shown as ‘Road’.
- Item E1 – Rezoning of a site at Kwong Yip Street from “CDA” to “Residential (Group A)5” (“R(A)5”).
- Item E2 – Rezoning of a strip of land at Kwong Yip Street and Fo Yip Street from “CDA” to an area shown as ‘Road’.
- Item E3 – Rezoning of a site at Wang Yip Street South and Kwong Yip Street from “CDA” to “G/IC(1)”.
- Item E4 – 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”.

**II. Amendments to the Notes of the Plan**

- (a) Revision of ‘Residential Institution (Hostel and Dormitory only) (on land designated “G/IC(5)” only) to ‘Residential Institution (Hostel and Dormitory only) (on land designated “G/IC(5)” and “G/IC(6)” only)’ in Column 1 uses of the Notes for “G/IC” zone.
- (b) Revision of the Remarks of the Notes for “G/IC” zone to incorporate

maximum building height restriction and provision for minor relaxation of such restriction for “G/IC(6)” sub-area.

- (c) Addition of the “OU(Art Storage and POS)” zone in the Notes with the incorporation of a new set of Schedule of Uses and Remarks.
- (d) Revision of the Remarks of the Notes for “R(A)” zone to incorporate new development restrictions for “R(A)5” sub-area.
- (e) Revision of the Remarks of the Notes for “R(B)” zone to incorporate new development restrictions for “R(B)2” sub-area.
- (f) Incorporation of ‘Art Studio (excluding those involving direct provision of services or goods)’ as a Column 1 use under the Notes for “R(E)” and Schedule II of “OU” annotated “Business” (“OU(B)”) zones and corresponding amendment to replace ‘Place of Recreation, Sports and Culture’ under Column 2 by ‘Place of Recreation, Sports and Culture (not elsewhere specified).
- (g) Deletion of ‘Market’ from Column 2 of the Notes for “CDA”, “R(B)”, “R(E)”, “V”, “OU (Public Car Park with Ground Floor Retail Shops)”, “OU (Public Car Park and Petrol Filling Station with Ground Floor Retail Shops)” and “OU (Public Car Park to include Retail and Residential Uses)” zones.
- (h) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under in Column 2 use of the Notes for “R(A)”, “G/IC” and “OU (LRT Terminus with Commercial/Residential Development)” zones.

Town Planning Board

29 January 2021

**Summary of Representation in respect of  
Draft Yuen Long Outline Zoning Plan No. S/YL/24**

<b>Representation No.(TPB/R/S/Y L/24-)</b>	<b>Representer</b>	<b>Subject of Representation</b>	<b>Representer's Proposal</b>
R1	Mary Mulvihill	<u>Expressing Concerns on Amendment Item A</u>  - concerns on the air ventilation within the proposed development, natural lighting and visual stimulation for residents  - concerns on the landscape amenity and tree planting provision within the proposed development, and insufficient information on provision of outdoor exercise equipment or play area	Nil
		<u>Objection to Amendment Item B</u>  - the proposed warehouse development would encroach onto the open space and restrict open access by other potential users; and the proposed development would facilitate further development in open space	Nil
		<u>Objection to Amendment Item C</u>  - objects to the rezoning as open space is intended for provision of recreational needs; and it would encourage further similar applications which would deprive future generations' rights to essential community facilities	Nil
		<u>Objection to Amendment Item E1</u>  - the proposed maximum non-domestic plot ratio of 9.5 (which is almost double of that of the existing development) would possibly lead to redevelopment of the building into commercial developments	Nil
		<u>Expressing Concerns on Amendment Item E2</u>  - the width of the road and the provision of tree planting	Nil
		<u>In Support of Amendment Items E3 &amp; E4</u>  - supports the amendments (without reason)	Nil

**Summary of Comments in respect of  
Draft Yuen Long Outline Zoning Plan No. S/YL/24**

<b>Comment No. (TPB/R/S/YL/24-)</b>	<b>Commenter</b>	<b>Gist of Comment</b>	<b>Related Representation</b>
C1	Winpo Development Limited represented by Ove Arup and Partners Hong Kong Limited	<u>In Support of Amendment Item B</u> <ul style="list-style-type: none"> <li>- the proposed development would support the sustainable growth of the art industry in Hong Kong and the Greater China</li> <li>- it would improve the environment and living quality of the area by replacing the existing temporary structure with the proposed art-themed public open space</li> </ul>	R1
C2	Hong Kong Sheng Kung Hui Welfare Council Limited represented by Ove Arup and Partners Hong Kong Limited	<u>In Support of Amendment Item A</u> <ul style="list-style-type: none"> <li>- 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 inter-generational interaction, foster mutual support and contribute to building a community with dedication, love and inclusion across generations</li> <li>- technical assessments demonstrated that the proposed development will not generate adverse impacts to surrounding areas in term of traffic, drainage, sewerage, environmental and visual aspects</li> <li>- the suggestions made by the representer will be taken into consideration during detailed design stage of the proposed development</li> </ul>	R1
C3	Mary Mulvihill	Expresses disappointment on only one representation and foreseeable of no opposition nor debate in the town planning process in Hong Kong	R1