

TOWN PLANNING BOARD

TPB Paper No. 10744

**For Consideration by the
Town Planning Board on 18.6.2021**

**DRAFT YUEN LONG OUTLINE ZONING PLAN NO. S/YL/24
INFORMATION NOTE AND HEARING ARRANGEMENT FOR
CONSIDERATION OF REPRESENTATION AND COMMENTS**

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INFORMATION NOTE AND HEARING ARRANGEMENT FOR CONSIDERATION OF REPRESENTATION AND COMMENTS

1. Introduction

- 1.1 On 29.1.2021, the draft Yuen Long Outline Zoning Plan No. S/YL/24 (the OZP) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments mainly involve rezoning of a site at Yau Tin Road East from “Government, Institution or Community” (“G/IC”) to “G/IC(6)”, 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)”), rezoning of a site at Sai Kai Road from “O” to “Village Type Development” (“V”), and other amendments to reflect the current uses and as-built site conditions. The Schedule of Amendments setting out the amendments incorporated into the OZP is at **Annex I** and the locations of the amendment items are shown on **Plan P-1**.
- 1.2 During the two-month exhibition period, one representation was received. On 9.4.2021, the representation was published for three weeks for public comments. Upon expiry of the public inspection period on 30.4.2021, three comments were received. The summaries of the representation and comments are shown in **Annexes II and III** respectively for Members’ reference. The locations of the representation sites are shown on **Plans P-2a to P-2c**.

2. The Representation and Comments

- 2.1 The representation (**R1**) submitted by an individual objects to Items B, C and E1. The grounds of objections are mainly in relation to the development of warehouse encroaching into the open space (Item B); area zoned as “O” should be reserved for recreational needs (Item C); and the proposed maximum non-domestic plot ratio for development on the site (Item E1). **R1** also expresses concerns on Items A and E2, and supports Items E3 and E4. The grounds of concerns are mainly in relation to air ventilation, natural lighting, visual stimulation, landscape amenity, tree planting and provision of open space for the proposed development (Item A); the width of the road and the provision of tree planting (Item E2).
- 2.2 A total of three comments were received. **C1** (in response to **R1**) submitted by the applicant of the agreed s.12A application (No. Y/YL/11) for the proposed development under Item B, supports such amendment. **C2** (in response to **R1**) submitted by Hong Kong Sheng Kung Hui Welfare Council Limited, the project proponent for the proposed development under Item A, supports such amendment. **C3** submitted by **R1** expresses views on the town planning process in Hong Kong.

3. Arrangement for Consideration of Representation and Comments

- 3.1 Under section 2A of the Ordinance, the Town Planning Board (the Board) is empowered to appoint a Representation Hearing Committee (RHC) from among its members to consider representations and comments, propose amendments to the Plan to meet representations, consider further representations in respect of the proposed amendments, and consider whether to vary the proposed amendments upon consideration of any adverse further representations. Since one representation and three comments were received, it would be more efficient for the full Board to hear the representation and comments without resorting to the appointment of a RHC. The hearing could be accommodated in the Board's regular meeting and a separate hearing session would not be necessary. The arrangement would not delay the completion of the representation consideration process.
- 3.2 Under section 6B(6) of the Ordinance, the Board may determine whether the representation and the related comments shall be considered at the same meeting and whether they shall be considered individually or collectively. As the representation and comments are mainly related to Items A and B, they are suggested to be heard in one group. To ensure efficiency of the hearing, it is recommended to allot a maximum of 10 minutes presentation time to each representer/commenter/their representative in the hearing session.
- 3.3 Consideration of the representation and comments by the full Board under section 6B of the Ordinance is tentatively scheduled for August 2021.

4. Decision Sought

The Board is invited to consider whether:

- (a) to appoint a RHC for consideration of the representation and comments; and
- (b) the representation and comments should be considered in the manner as proposed in paragraph 3 above.

5. Attachments

Annex I	Schedule of Amendments to the Approved Yuen Long OZP No. S/YL/23
Annex II	Summary of the Representation
Annex III	Summary of the Comments
Plan P-1	Amendments Incorporated into the Draft Yuen Long OZP No. S/YL/24
Plans P-2a to P-2c	Location Plans of Representation Sites