

TOWN PLANNING BOARD

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For Consideration by the
Town Planning Board on 15.1.2021

DRAFT TONG YAN SAN TSUEN OUTLINE ZONING PLAN NO. S/YL-TYST/13
INFORMATION NOTE AND HEARING ARRANGEMENT FOR
CONSIDERATION OF REPRESENTATIONS AND COMMENTS

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1. Introduction

- 1.1 On 10.7.2020, the draft Tong Yan San Tsuen (TYST) Outline Zoning Plan (OZP) No. S/YL-TYST/13 (the Plan) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments to the OZP mainly covered Stages 1 and 2 of the Yuen Long South (YLS) Development, including the rezoning of several sites for residential, government, institution or community (GIC), open space, storage and workshop, village type development and sewage treatment works (STW) uses, as well as associated roads. Amendments were also made to the Notes and Explanatory Statement of the OZP to reflect the above and to incorporate the latest revisions of the Master Schedule of Notes to the Statutory Plan, as well as to update the general information of various land use zonings, where appropriate. 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 **Plans P-1a and P-1b**.
- 1.2 During the two-month public exhibition period of the draft OZP, a total of 87 representations were received. 79 submissions were made in accordance with the revised requirements set out in the Town Planning Board Guidelines No. 29B (TPB PG-No. 29B)¹. The remaining 8 submissions were made with identity information missing, which should be considered as invalid and treated as not having been made pursuant to sections 6(2)(b) and 6(3)(b) of the Ordinance.
- 1.3 On 16.10.2020, the 79 valid representations were published for three weeks for public comment. Upon expiry of the public inspection period on 6.11.2020, a total of 140 valid comments were received. 2 other submissions were made with identity information missing, which should be considered as invalid and treated as not having been made pursuant to sections 6A(2) and 6A(3)(b) of the Ordinance.
- 1.4 The lists of valid representers and commenters, and the summaries of the representations and comments are at **Annexes II, III, IV and V** respectively for Members' reference. The locations of the representation sites are shown on **Plans P-2a and P-2b**.

¹ According to TPB PG-No. 29B on Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance, which has taken effect since 1.1.2019, representers/commenters/further representers and their authorised agents are required to provide their full name as shown on the HKID card/passport and their HKID card/passport number (only the first four alphanumeric characters are required) in the submission. For submission with no full name, incomplete and/or illegible names or no HKID card/passport number, the representation/comment/further representation concerned may be treated as not having been made.

2. The Representations and Comments

- 2.1 Among the 79 valid representations, one (**R51**) supports Amendment Items D1, D3 and D4, 63 (**R1 to R50** and **R52 to R64**) object to/provide adverse views on one or more amendment items, and the remaining 15 (**R65 to R79**) offer specific and/or general suggestions or comments. The major views of the representations are summarised as follows:
- (a) **R51**, submitted by an individual, supports Amendment Items D1, D3 and D4 on the grounds that the consolidation of brownfield operations into multi-storey buildings (MSBs) could help ameliorate their environmental impacts on nearby residents; the proposed open spaces could act as an environmental buffer; and the additional access could alleviate traffic congestion in the area.
 - (b) **R1 to R24**, submitted by a Yuen Long District Council (YLDC) member and individuals, object to all amendment items mainly on similar grounds that the compensation and rehousing (C&R) arrangement is inadequate and incomprehensive; the proposed YLS Development would overload the infrastructural capacity of the district; there are alternative land supply options that can be pursued; there are uncertainty and limitations regarding the proposed MSBs and the displaced brownfield operations, etc.
 - (c) **R25 to R50**, submitted by a company and individuals, oppose Amendment Items A1, A2, A3 and/or A4 mainly on similar grounds that the C&R arrangement is inadequate and incomprehensive, and land resumption should be avoided and minimised. There are suggestions that a designated rehousing estate should be developed to rehouse affected residents and a MSB to house affected vehicle repair workshops. **R26 to R30, R36 and R50** also oppose Amendment Item E on the grounds that the proposed STW would generate environmental nuisance and cause ecological damage, with some suggesting that the STW should be relocated elsewhere.
 - (d) **R52 to R58**, submitted by three companies and individuals, oppose Amendment Items D1, D2, D3 and/or D4 mainly due to concerns on potential damage to local habitats, and an ancestral/memorial hall and its fung shui; potential disruptions and impact on existing operations; and potential environmental pollution and traffic concerns, etc.
 - (e) **R59 to R64**, submitted by individuals, oppose Amendment Item E on the grounds that the proposed STW would cause environmental nuisance, traffic congestion and/or ecological damage; and the affected livestock farm would not be able to relocate and would practically signal its closure, etc.
 - (f) **R65** submitted by The Hong Kong and China Gas Company Limited made comments on Item B that the future project proponent shall consult his company and conduct a quantitative risk assessment in view of the presence of a high pressure gas pipeline in the vicinity.
 - (g) **R66 to R76** were submitted by the Ping Shan Heung Rural Committee (PSRC), Shap Pat Heung Rural Committee, three YLDC members, New Territories Warehouse and Logistic Business Association, Shap Pat Heung

District Resident Association, 新界元朗白沙村村公所, Tai Tong Village Youth Association and two individuals. The representers made several suggestions that were not directly related to the amendment items, including various road improvement works; per capita living space standard for public housing; assistance to affected stakeholders; and to revise/adjust other land use zonings, etc.

- (h) **R77 to R79**, submitted by a company and two individuals, made general comments that were not related to the amendment items, including land resumption, local agriculture and public transport aspects, etc.

2.2 The 140 valid comments were submitted by 公庵路居民組, village representatives, PSRC, a YLDC member, a Legislative Council member and individuals. Of them, 16 commenters (**C4, C7, C14, C18, C23, C31, C36, C38, C43, C51, C52, C56, C58, C134, C135 and C138**) are also representers themselves.

2.3 **C1** made comments on **R1 to R24, R26 to R36, R48 to R50, R59 to R63, R68 to R71; C2 to C70** support **R1 to R24, R26 to R36, R48 to R50, R59 to R63, R68 to R71; C71** supports **R66; C72 to C133** oppose **R66; C134 and C135** largely reiterated/reinforced their representations of **R66 and R68** respectively; and **C136 to C140** did not specify the representation to which they relate to and oppose aspects of the proposed amendment or other representation.

3. Arrangement for Consideration of Representations and Comments

3.1 Under section 2A of the Ordinance, 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 the amendments incorporated in the Plan and the representations and comments received are of similar nature, it will be more efficient for the full Board to consider the representations 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 may be arranged if 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 representations and the related comments shall be considered at the same meeting and whether they shall be considered individually or collectively. In view of the similar nature of representations and comments, it is recommended that the hearing of the representations and comments should be considered in one group.

3.3 The subject OZP and the draft Tai Tong OZP No. S/YL-TT/17 were gazetted under section 5 of the Ordinance on the same date, and both OZPs collectively reflect Stages 1 and 2 of the YLS Development. A significant number of representations and comments on the two OZPs were submitted by the same representers and commenters (i.e. 40 representations and 73 comments). As such, the Board may

consider the representations and comments on the two OZPs collectively. To ensure efficiency of the hearing, it is recommended to allot a maximum of 10 minutes presentation time to each representer/commenter in the hearing session irrespective of the number of OZPs he/she has made submissions on.

- 3.4 Consideration of the representations and comments by the full Board under section 6B of the Ordinance is tentatively scheduled for March 2021.

4. Decision Sought

4.1 The Board is invited to note that pursuant to sections 6(2)(b) and 6A(2) of the Ordinance, 8 representations and 2 comments with the required identity information missing as mentioned in paragraphs 1.2 and 1.3 above should be considered as invalid and treated as not having been made.

4.2 The Board is invited to consider whether:

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

5. Attachments

Annex I	Schedule of Amendments to the Approved TYST OZP No. S/YL-TYST/12
Annex II	List of Representers
Annex III	List of Commenters
Annex IV	Summary of Representations
Annex V	Summary of Comments
Plans P-1a and P-1b	Amendments Incorporated into the Draft TYST OZP No. S/YL-TYST/13
Plans P-2a and P-2b	Location Plans of the Representation Sites