

TOWN PLANNING ORDINANCE (Chapter 131)
APPLICATION FOR AMENDMENT OF PLAN
SUBMISSION OF FURTHER INFORMATION

Pursuant to section 12A(7)(b) of the Town Planning Ordinance as in force immediately before 1 September 2023 (being the commencement date of the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023 (25 of 2023)) (the pre-amended Ordinance), which applies under sections 29(15) and 29(16) of the Town Planning Ordinance, the Town Planning Board (the Board) has published newspaper notice(s) of the application(s) for amendment of plan made under section 12A(1) of the pre-amended Ordinance as set out in the Schedule below. Pursuant to section 12A(14) of the pre-amended Ordinance, the Board has accepted further information from the applicant(s) to supplement the information included in the application(s). The further information is now available for public inspection during normal office hours at the following locations –

- (i) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong; and
- (ii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories.

In accordance with sections 12A(14)(c) and 12A(9) of the pre-amended Ordinance, any person may make comment to the Board in respect of the further information. The comment should state the application number to which the comment relates and should be made to the Secretary of the Board by hand, post (Secretariat of the Board: 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk), or through the Board's website (<http://www.tpb.gov.hk/>) not later than the date specified in the Schedule.

Any person who intends to make comment is advised to read the Town Planning Board Guidelines No. 30B on "Publication of Applications for Amendment of Plan, Planning Permission and Review and Submission of Comments on Various Applications under the Town Planning Ordinance" (the Guidelines) for details. The Guidelines are available at the above locations, the Secretariat of the Board as well as the Board's website.

In accordance with sections 12A(14)(c) and 12A(12) of the pre-amended Ordinance, any comment made to the Board will be available for public inspection during normal office hours at locations (i) and (ii) above until the Board has considered the application in question under section 12A(16) of the pre-amended Ordinance.

The gists of the applications (including location plans) can be viewed at the above locations, the Secretariat of the Board and the Board's website.

The tentative date of the Board to consider the application has been uploaded to the Board's website. The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5061), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis.

The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000), uploaded to the Board's website before the meeting and at the Public Viewing Room on the day of meeting.

After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

Statement on Personal Data

The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the processing of the application which includes making available the name of the person making the comment (hereafter known as "commenter") for public inspection when making available the comment for public inspection; and
- (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

Schedule

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
Y/I-PC/2	Lots 194 RP and 197 RP in D.D. Peng Chau and Adjoining Government Land, Peng Chau, New Territories	To rezone the application site from "Village Type Development" to "Residential (Group C)1"	The applicant submitted further information providing responses to departmental comments and a revised Drainage Proposal.	5 July 2024
Y/NE-STK/4	Various Lots in D.D. 41 and Adjoining Government Land, Tong To, Sha Tau Kok, New Territories	To rezone the application site from "Agriculture" and "Green Belt" to "Other Specified Uses" annotated "Columbarium"	The applicant provided responses to comments of the Transport Department and enclosing a revised Traffic Impact Assessment.	5 July 2024
Y/TW/19	Lots 1177 S.A RP, 1181 and 1205 in D.D. 453, Fu Yung Shan, Tsuen Wan	To rezone the application site from "Green Belt" and "Village Type Development" to "Residential (Group B) 9" and amend the Notes of the zone applicable to the site	The applicant provided responses to departmental and public comments, and submitted revised environmental assessment, swept path analysis and architectural drawings, as well as replacement pages of Traffic Impact Assessment, Visual Impact Assessment and Landscape Proposal.	5 July 2024
Y/YL/20	Various Lots in D.D. 120 and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories	To rezone the application site from "Government, Institution or Community" to "Residential (Group A) 9" and to amend the Notes	The applicant provided further information, which includes a set of revised indicative layout plan, floor plans and associated landscape plans and sections, revised Drainage Impact Assessment and	5 July 2024

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
		of the zone applicable to the site	Traffic Impact Assessment, in response to various departmental comments.	
Y/YL-NSW/8	Lots 8 RP (Part), 8 S.A RP, 12, 13, 14 S.B ss.2, 14 S.B RP, 14 S.C RP, 16, 17, 31 S.B RP, 33 RP, 36 RP, 45, 55 S.A and 1740 S.A RP in D.D.107 and Adjoining Government Land, West of Castle Peak Road – Tam Mi, Yuen Long	To rezone the application site from “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” to “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area 1”	The applicant provided further information which includes a table of responses to departmental comments, revised traffic impact assessment, revised environmental assessment, revised sewerage impact assessment and revised drainage impact assessment.	5 July 2024
Y/YL-NSW/9	Lots 1910 RP (Part) and 1743 S.C RP (Part) in D.D. 107 and Adjoining Government Land, West of Castle Peak Road – Tam Mi, Yuen Long	To rezone the application site from “Industrial (Group D)”, “Open Storage” and area shown as ‘Road’ to “Residential (Group E)”	The applicant provided further information which includes a table of responses to departmental comments, revised sewerage impact assessment, revised drainage impact assessment, revised water supply impact assessment, revised environmental assessment, revised odour impact assessment and replacement pages of visual impact assessment.	5 July 2024
Y/NE-TKL/4	Various Lots in D.D. 77 and 84 and Adjoining Government Land, Ping Che, New Territories	To rezone the application site from "Agriculture" and "Green Belt" to “Residential (Group A)”, “Residential (Group A)1” and “Government, Institution or Community” and amend the Notes of the zone applicable to the site	The applicant submitted further information to address departmental comments, enclosing a revised Geotechnical Planning Review Report and Air Ventilation Assessment.	12 July 2024

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
Y/TP/38	Tai Po Town Lot 183 S.A ss.1 (Part) and 183 S.A ss.2 (Part), Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po, New Territories	To rezone the application site from "Comprehensive Development Area(1)" to "Residential (Group B)13" and amend the building height restriction on a "Government, Institution or Community" site from 2 storeys to 8 storeys	The applicant submitted further information including tables of responses to departmental and public comments, revised Drainage Impact Assessment and Traffic Impact Assessment, and replacement pages of Sewerage Impact Assessment.	12 July 2024
Y/YL-KTS/8	Lots 1905 RP (Part), 1909 RP, 1910 RP, 1911, 1938 (Part), 1939, 1940 (Part), 1941 and 1942 in D.D. 106 and Adjoining Government Land, Pat Heung Road, Kam Tin, Yuen Long	To rezone the application site from "Agriculture" to "Residential (Group A) 1"	The applicant provided responses to departmental comments, and submission of a Drainage Impact Assessment, an Engineering Feasibility Study of the proposed run-in/out and a revised detailed technical proposal.	12 July 2024
Y/YL-SK/1	Various Lots in D.D. 112 and Adjoining Government Land, Kam Sheung Road, Shek Kong, Yuen Long, New Territories	To rezone the application site from "Residential (Group D)" to "Residential (Group C)" and amend the Notes of the zone applicable to the site	The applicant submitted further information including a revised Drainage Impact Assessment and the Alignment of Proposed Channel shown on Aerial Photo.	12 July 2024
Y/NE-LYT/16	Various Lots in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, Fanling, New Territories	To rezone the application site from "Residential (Group C)" and "Agriculture" to "Residential (Group A) 2" and amend the Notes of the zone applicable to the site	The applicant provided further information which includes a table of responses to departmental comments, revised Environment Assessment Report, Sewerage Impact Assessment Report and Drainage Impact Assessment Report.	19 July 2024
Y/YL/19	Various Lots in D.D. 120 and Adjoining Government Land,	To rezone the application site from "Village Type Development" to	The applicant provided further information, which includes revised Drainage Impact Assessment and a	19 July 2024

Application No.	Location	Proposed Amendment	Further Information	Deadline for Making Comment on the Further Information
	Shap Pat Heung Road, Yuen Long, New Territories	"Residential (Group A) 9" and to amend the Notes of the zone applicable to the site	supplementary drawing, in response to the comments of Government departments.	

28 June 2024

Town Planning Board