

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED TONG YAN SAN TSUEN
OUTLINE ZONING PLAN NO. S/YL-TYST/10

In the exercise of the power conferred by section 12(1)(b)(ii) of the Town Planning Ordinance (the Ordinance), the Chief Executive in Council (CE in C) on 11 February 2014 referred the approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/10 to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Tong Yan San Tsuen OZP No. S/YL-TYST/11.

The draft Tong Yan San Tsuen OZP No. S/YL-TYST/11 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 29 September 2017 to 29 November 2017 during normal office hours at the following locations:—

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Tuen Mun and Yuen Long West District Planning Office, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (v) the Yuen Long District Office, Yuen Long District Office Building, 269 Castle Peak Road, Yuen Long, New Territories; and
- (vi) the Ping Shan Rural Committee, 139–147 Yuen Long On Ning Road, Yuen Long, New Territories.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 29 November 2017.

In accordance with section 6(2) of the Ordinance, a representation shall indicate:—

- (a) the particular matter in any of the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the draft plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the CE in C has made a decision in respect of the draft plan in question under section 9. Any person who intends to make representation is advised to read the 'Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance' (the Guidelines) for details. The Guidelines and the sample submission form are available at locations (i) to (iii) above and the Board's website (<http://www.info.gov.hk/tpb/>).

Copies of the draft Tong Yan San Tsuen OZP No. S/YL-TYST/11 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 23rd Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong, and the Survey and Mapping Office, Map Publications Centre (Kowloon), Ground Floor, 382 Nathan Road, Kowloon. The electronic version of the plan can be viewed at the Board's website.

Statement on Personal Data

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

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

SCHEDULE OF AMENDMENTS TO THE
APPROVED TONG YAN SAN TSUEN
OUTLINE ZONING PLAN NO. S/YL-TYST/10
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

I. *Amendments to Matters shown on the Plan*

- Item A1 — Rezoning of a piece of land to the west of Long Tin Road and to the north of the Tong Yan San Tsuen Interchange from 'Open Space' ('O'), 'Residential (Group B)1' ('R(B)1') and an area shown as 'Road' to 'Residential (Group A)1' ('R(A)1').
- Item A2 — Rezoning of a strip of land at the eastern boundary of Villa Sunshine from 'O' to 'R(B)1'.
- Item B — Rezoning of a piece of land to the south of Tan Kwai Tsuen South Fresh Water Service Reservoir from 'Green Belt' ('GB') and 'Government, Institution or Community' ('G/IC') to 'R(A)2'.
- Item C — Rezoning of a piece of land at Sha Tseng Road from 'G/IC' to 'R(B)1'.
- Item D — Rezoning of two pieces of land to the south of Park Villa from 'G/IC' to 'R(B)1'.

II. *Amendments to the Notes of the Plan*

- (a) Revision to Remarks (a) of the Notes for the 'R(A)' zone to specify the development restrictions are for land designated 'R(A)'.
- (b) Revisions to the Remarks of the Notes for the 'R(A)' zone to incorporate the development restrictions for the 'R(A)1' and 'R(A)2' sub-zones and a new clause on calculating the relevant site area of the 'R(A)1' and 'R(A)2' sub-zones.
- (c) Revision to the exemption clause for gross floor area/plot ratio/site coverage calculation in the Remarks of the Notes for 'Comprehensive Development Area' ('CDA'), 'R(A)', 'R(B)', 'Residential (Group C)' ('R(C)') and 'Residential (Group D)' ('R(D)') zones.
- (d) Revision to Remarks (a)(ix) of the Notes for the 'CDA' zone to replace the submission of a traffic impact assessment by a traffic and transport impact assessment.
- (e) Revision to the Chinese translation of the user term 'Flat' from '分層樓宇' to '分層住宅' in the Notes for the 'CDA', 'R(A)', 'R(B)', 'R(C)', 'R(D)', 'Village Type Development', 'G/IC' and 'GB' zones, in accordance with the Master Schedule of Notes to Statutory Plans.
- (f) Revision to the Chinese translation of the term 'maximum plot ratio and site coverage' from '最高地積比率和上蓋面積' to '最高地積比率和最大上蓋面積' in the Remarks of the Notes for the 'R(A)', 'R(B)' and 'I(D)' zones.
- (g) Revision to the Chinese translation of Remarks (b) of the Notes for the 'R(D)' zone in accordance with the Master Schedule of Notes to Statutory Plans.