

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED TONG YAN SAN TSUEN  
OUTLINE ZONING PLAN NO. S/YL-TYST/12

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 9 July 2019 referred the approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/12 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/13.

The draft Tong Yan San Tsuen OZP No. S/YL-TYST/13 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 10 July 2020 to 10 September 2020 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;
- (vi) the Ping Shan Rural Committee, 139–147 Yuen Long On Ning Road, Yuen Long, New Territories; and
- (vii) the Shap Pat Heung Rural Committee, 1 Yau Tin Road East, 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 10 September 2020.

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 of the Ordinance.

Any person who intends to make representation is advised to read the revised Town Planning Board Guidelines No. 29B on ‘Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance’ (TPB PG-No. 29B) promulgated in November 2018 and taking effect in 2019. Submission of representation should comply with the requirements set out in TPB PG-No. 29B. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under TPB PG-No. 29B, the representation submitted shall be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. The Guidelines and the 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/13 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 verification of identity of the person making the representation (hereafter known as 'representer') and the authorized agent;
- (b) the processing of the representation which includes making available the name of the 'representer' for public inspection when making available the representation for public inspection; and
- (c) 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/12  
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 two sites to the west of Kung Um Road and to the east of Lam Tai East Road from 'Undetermined' ('U') to 'Government, Institution or Community(1)' ('G/IC(1)').
- Item A2—Rezoning of two sites to the west of Kung Um Road and to the east of Lam Tai East Road from 'U' to 'G/IC(2)'; and a site to the east of Tong Yan San Tsuen Interchange from 'Open Storage' ('OS') to 'G/IC(2)'.
- Item A3—Rezoning of five sites to the south, southwest and west of Tin Liu Tsuen and east of Shan Ha from 'U' to 'Residential (Group A)3' ('R(A)3').
- Item A4—Rezoning of four sites to the north, west and south of Tin Liu Tsuen and east and south of Shan Ha from 'U' to 'Open Space' ('O').
- Item A5—Rezoning of strips of land along Lam Tai East Road and Lam Tai West Road and to the west of Kung Um Road from 'U' to areas shown as 'Road'.
- Item B —Rezoning of a site to the east of Lam Tai East Road and to the northwest of Tin Liu Tsuen; and a site to the southwest of Tin Liu Tsuen from 'U' to 'Residential (Group D)' ('R(D)').
- Item C —Rezoning of a site to the west of Lam Tai West Road and to the east of Shan Ha from 'U' to 'Village Type Development (1)' ('V(1)'); and a site to the east of Long Hon Road and to the west of Shan Ha from 'R(D)' to 'V(1)'.
- Item D1—Rezoning of a site to the south of Yuen Long Highway and to the north of Tong Yan San Tsuen Road from 'Industrial (Group D)' ('I(D)') and 'Green Belt' ('GB') to 'Other Specified Uses' ('OU') annotated 'Storage and Workshop Use' ('OU(SW)'); a site to south and east of Tong Yan San Tsuen Road from 'I(D)', 'G/IC' and 'Residential (Group B)1' ('R(B)1') to 'OU(SW)'; and a site to the south of Tin Shui Wai West Interchange (TSWWI) and to the east of Yuen Long Highway from 'GB' to 'OU(SW)'.
- Item D2—Rezoning of a site to the south of TSWWI and to the east of Yuen Long Highway from 'GB' to 'OS'.
- Item D3—Rezoning of strips of land to the south, west and north of Tong Yan San Tsuen Road, to the north and west of Park Villa and to the south of TSWWI from 'R(B)1', 'GB', 'I(D)' and 'G/IC' to 'O'.
- Item D4—Rezoning of a strip of land to the south and east of TSWWI from 'GB', 'I(D)' and 'R(B)1' to an area shown as 'Road'.
- Item E —Rezoning of a site to the southern end of Kung Um Road from 'U' to 'OU' annotated 'Sewage Treatment Works' ('OU(STW)').

II. *Amendments to the Notes of the Plan*

- (a) Revision to the Remarks of the Notes for the 'R(A)' zone to incorporate the 'R(A)3' sub-zone and a corresponding exemption clause for plot ratio calculation.
- (b) Incorporation of 'Public Vehicle Park (excluding container vehicle) (on land designated 'R(A)3' only)' as a Column 1 use under the Notes for the 'R(A)' zone and corresponding amendment to replace 'Public Vehicle Park' (excluding container vehicle)' under Column 2 by 'Public Vehicle Park (excluding container vehicle) (not elsewhere specified)'.
- (c) Deletion of restriction on site coverage in the Remarks of the Notes for the 'Residential (Group C)' zone.
- (d) Revision to the planning intention in the Notes of the 'V' zone to incorporate the planning intention of the 'V(1)' sub-zone.
- (e) Incorporation of 'Art Studio (excluding those involving direct provision of services or goods)' as a Column 1 use under the Notes of the 'Industrial' ('I') zone and corresponding amendment to replace 'Place of Recreation, Sports and Culture' under Column 2 by 'Place of Recreation, Sports and Culture (not elsewhere specified)'.
- (f) Incorporation of 'Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only)' as a Column 2 use under the Notes of the 'I' zone.
- (g) Incorporation of 'Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only)' as a Column 2 use under the Notes of the 'I' zone.
- (h) Incorporation of 'Public Clinic (in wholesale conversion of an existing building only)' as a Column 2 use under the Notes of the 'I' zone.
- (i) Replacement of 'Educational Institution (ground floor only except in wholesale conversion of an existing building)' under Column 2 of the Notes of the 'I' zone by 'Educational Institution (in wholesale conversion of an existing building only)'.
- (j) Replacement of 'Place of Entertainment (ground floor only except in wholesale conversion of an existing building)' under Column 2 of the Notes of the 'I' zone by 'Place of Entertainment (in wholesale conversion of an existing building only)'.
- (k) Replacement of 'Religious Institution (ground floor only except in wholesale conversion of an existing building)' under Column 2 of the Notes of the 'I' zone by 'Religious Institution (in wholesale conversion of an existing building only)'.
- (l) Replacement of 'Training Centre' under Column 2 of the Notes of the 'I' zone by 'Training Centre (in wholesale conversion of an existing building only)'.
- (m) Revision to the planning intention in the Notes of the 'I' zone to include 'selected uses akin to industrial production and would not compromise building and fire safety' as being always permitted in the 'I' zone.
- (n) Deletion of the Notes of the 'I(D)' zone.
- (o) Revision to the Remarks of the Notes for the 'G/IC' zone to incorporate the 'G/IC(1) and 'G/IC(2)' sub-zones.
- (p) Incorporation of a new set of Notes for the 'OU(SW)' zone.
- (q) Incorporation of a new set of Notes for the 'OU(STW)' zone.
- (r) Incorporation of 'Picnic Area' as a Column 1 use under the Notes for the 'Conservation Area' ('CA') zone and corresponding deletion of 'Picnic Area' under Column 2 of the 'CA' zone.
- (s) Deletion of 'Market' from Column 2 of the Notes for the 'Comprehensive Development Area', 'R(B)', 'R(D)' and 'V' zones.
- (t) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Column 2 of the Notes for the 'R(A)' and 'G/IC' zones.