

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED YUEN LONG
OUTLINE ZONING PLAN NO. S/YL/25

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 3 May 2022 referred the approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/25 (the Plan) 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 Yuen Long OZP No. S/YL/26.

The draft Yuen Long OZP No. S/YL/26 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 6 January 2023 to 6 March 2023 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 6 March 2023.

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 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). 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 Yuen Long OZP No. S/YL/26 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. The Town Planning Board Paper related to the proposed amendment(s) to the OZP and relevant information are now available at the Board's website (https://www.info.gov.hk/tpb/en/whats_new/Website_S_YL_26.html) for public inspection.

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 YUEN LONG OUTLINE ZONING PLAN NO. S/YL/25
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. *Amendments to Matters shown on the Plan*

- Item A — Rezoning of a site at Tai Kei Leng from 'Open Space' ('O') and 'Residential (Group B)' ('R(B)') to 'Residential (Group A)6' ('R(A)6').
- Item B — Rezoning of a site at Lam Hi Road from 'Other Specified Uses' annotated 'Art Storage and Public Open Space' ('OU(AS&POS)') to 'Residential (Group A)7' ('R(A)7').
- Item C1 — Rezoning of a site at Wang Yip Street East from 'Other Specified Uses' annotated 'Business' ('OU(B)') to 'Residential (Group E)2' ('R(E)2').
- Item C2 — Rezoning of a site adjoining On Lok Road Substation from 'OU(B) to 'Government, Institution or Community' ('G/IC').
- Item C3 — Rezoning of a strip of land adjoining Keung Yip Street Rest Garden from 'OU(B)' to 'O'.
- Item D1 — Rezoning of a site to the south of Long Ping Station from 'Comprehensive Development Area' ('CDA'), 'G/IC' and 'O' to 'Residential (Group A)8' ('R(A)8').
- Item D2 — Rezoning of a strip of land at the Drainage Services Department Yuen Long Ping Shun Street Staff Quarters from 'O' to 'G/IC'.
- Item D3 — Rezoning of a portion of nullah adjoining Yuen Long On Ning Road from 'CDA' to an area shown as 'Nullah'.
- Item D4 — Rezoning of sections of the existing Ma Wang Road, Ping Shun Street and Po Fai Path from 'G/IC', 'CDA', 'O', 'Residential (Group A)' ('R(A)') and an area shown as 'Nullah' to an area shown as 'Road'.

II. *Amendments to the Notes of the Plan*

- (a) Deletion of the Remarks for the 'CDA' zone in relation to the site to the immediate south of Long Ping Station in Area 2.
- (b) Revision to 'R(A)' zone to incorporate 'Public Vehicle Park (excluding container vehicle) (on land designated 'R(A)6' only)' under Column 1, and to correspondingly replace 'Public Vehicle Park (excluding container vehicle)' under Column 2 by 'Public Vehicle Park (excluding container vehicle) (not elsewhere specified)'.
- (c) Revision to the Remarks for 'R(A)' zone to incorporate development restrictions for the new 'R(A)6', 'R(A)7' and 'R(A)8' sub-areas.
- (d) Deletion of the site coverage restriction in the Remarks for 'R(B)' zone.

- (e) Revision to the Remarks for 'Residential (Group E)' ('R(E)') zone to incorporate development restrictions for the new 'R(E)2' sub-area.
- (f) Revision to the Remarks for 'OU(AS&POS)' zone to adjust the gross floor area restriction.

6 January 2023

Town Planning Board