

Aberdeen  
Boat Club

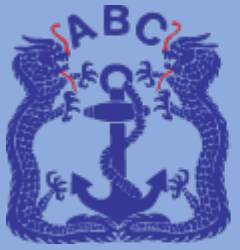


# Aberdeen Boat Club: Town Hall Meeting

Preparation and Submission of Statutory  
Planning Application under S.12A of the  
Town Planning Ordinance for new Club  
and Mooring Facilities at Middle Island

# Presentation Content

- 1) Step 1. TPB PG-No. 31B: A New Town Planning Board Requirement**
- 2) Step 2. Need for the Application and Required Broad Technical Content**
- 3) Application Form**
- 4) Liaison with Planning Department**
- 5) Application Process and Programme**



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# The Planning Proposal



# ABC Middle Island – Current Facility

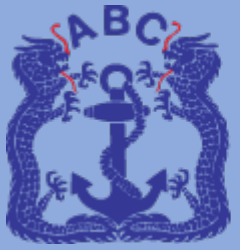
## Aerial View





# Proposed Mooring Layout & Hardstanding





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# Step 1

## Town Planning Board: New Practice Guideline TPB PG-No. 31B

# Step Requirement of Owner's Consent

Before an Application can be made the Owner of the Site (i.e. Government) must give consent to allow a planning application to be submitted

TPB PG-NO. 31B

## **TOWN PLANNING BOARD GUIDELINES ON SATISFYING THE 'OWNER'S CONSENT/NOTIFICATION' REQUIREMENTS UNDER SECTIONS 12A AND 16 OF THE TOWN PLANNING ORDINANCE**

[Important Note:

The Guidelines are intended for general reference only.

Any enquiry on this pamphlet should be directed to the Secretariat of the Town Planning Board (by email: [tpbd@pland.gov.hk](mailto:tpbd@pland.gov.hk); by post: 15th Floor, North Point Government Offices (NPGO), 333 Java Road, North Point, Hong Kong; or by phone: 2231 4810 or 2231 4835) or the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000; email: [enquire@pland.gov.hk](mailto:enquire@pland.gov.hk); or by post: 17th Floor, NPGO and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin).

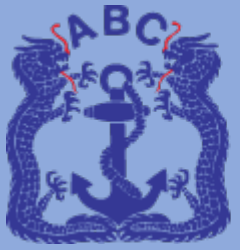
The Guidelines are subject to revision without prior notice.]

### **1. Introduction**

1.1 In submitting an application for amendment of plan under section 12A or planning permission under section 16 of the Town Planning Ordinance (the Ordinance), the applicant must comply with the requirement under section 12A(3)(a) or 16(2)(a) of the Ordinance by:

- (a) obtaining the consent of or notifying each and every 'current land owner' of the application site in writing if he is not the 'current land owner' or the sole 'current land owner' (hereinafter referred to as the 'owner's consent' and 'owner's notification' requirements respectively); or

城市規劃委員會  
Town Planning Board



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## Step 2

# The Application and Required Broad Technical Content



# What Sort of Planning Application?

- a) A **Planning Application** is required as development is not currently permitted according to the provisions of the current Outline Zoning Plan (OZP).
- b) An application under the provisions of **Section 12A of the Town Planning Ordinance** (a Rezoning Application) is required to amend the present Outline Zoning Plan to allow the required marine and other ancillary facilities to be permitted as of right.

**Form No. S12A**  
**表格第 S12A 號**

**APPLICATION FOR  
AMENDMENT OF PLAN UNDER SECTION 12A OF  
THE TOWN PLANNING ORDINANCE  
(CAP.131)**

根據《城市規劃條例》(第131章)  
第12A條遞交的修訂圖則申請

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.info.gov.hk/tpb/ce/plan\\_application/apply.html](https://www.info.gov.hk/tpb/ce/plan_application/apply.html)

**General Note and Annotation for the Form**  
**填寫表格的一般指引及註解**

\* "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的

^ Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內加上「✓」號

# Technical Content of the Section 12A Application

- a) A Planning Statement (PS) justifying the development and outlying why it is required.
- b) The PS is required to be accompanied by Supporting Technical Assessments e.g. Traffic Impact Assessment, LVIA, Urban Design Assessment, Sewage Impact Assessment, Broad Environmental Assessment, and MTIA etc.
- c) Supporting technical drawings and illustrations, visualisations and plans and elevations and architectural drawings are also required if pertinent to the application.
- d) Other material content that may be beneficial to the application.
- e) All above to be prepared by consultants
- f) A completed official application form.



Form No. S12A  
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**APPLICATION FOR  
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第12A條遞交的修訂圖則申請

# Notice of the Application: Not Mandatory

Applicants who *would like to publish* notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to current land owner(s) as specified in [Town Planning Board Guidelines No. TPB PG-No. 31B](#) should publish the notice in the following 3 newspapers:

- a) China Daily (Hong Kong) (for English notice) (Enquiry Tel. No. 2518-5127);
- a) Wen Wei Po (for Chinese notice) (Enquiry Tel. No. 2873-9818); and
- a) Ming Pao (for Chinese notice) (Enquiry Tel. No. 2595-3005)

# Drafting of the Planning Statement: A Consolidated Multi -isciplinary Report

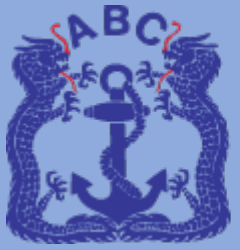
**Application for Amendment of Plan Under Section 12A of the  
Town Planning Ordinance (CAP. 131) for Proposed Boat Club  
House and Boatshed at Middle Island**

**Planning Statement  
(Draft)**

**Document No. xxx  
Rev 0**

**URBIS LIMITED**

In association with  
**Asia Infrastructure Solutions Limited  
Cinotech Consultants Limited**



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# Application Form and Required Information



# Section 12A Application Form: Applicant and Lot and Lease Details

Form No. S12A  
表格第 S12A 號

## APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP.131)

根據《城市規劃條例》(第131章)  
第12A條遞交的修訂圖則申請

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.info.gov.hk/tpb/zh/plan\\_application/apply.html](https://www.info.gov.hk/tpb/zh/plan_application/apply.html)

### General Note and Annotation for the Form 填寫表格的一般指引及註解

\* "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的

\* Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

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Please insert a "✓" at the appropriate box 請在適當的方格內加上「✓」號

Form No. S12A 表格第 S12A 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件（倘有），送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會（下稱「委員會」）秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>），亦可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正確填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

### 3. Application Site 申請地點

(a) Whether the application directly relates to any specific site?  
申請是否直接與某地點有關？  
Yes 是 ☐  
No 否 ☐ (Please proceed to Part 6 請繼續填寫第 6 部分)

(b) Full address/ location/ demarcation district and lot number (if applicable)  
詳細地址/地點/丈量約份及地段號碼（如適用）

(c) Site Area 申請地點面積 .....sq.m 平方米 ☐ About 約



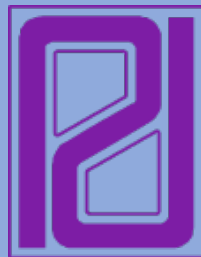
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# Liaison with PlanD

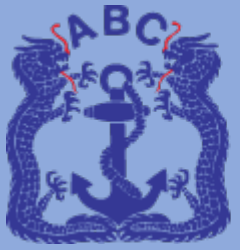
# On-going Regular Contact

- ❖ Regular Contact Made with PlanD Officer.
- ❖ Periodic Reports Given to Outline Progress.
- ❖ Department Advised on Intention to Submit Pre-submission Prior to Formal S.12A Planning Submission.
- ❖ Department Coordinating Liaison with other Government Departments.



**Planning Department**

The Government of the Hong Kong  
Special Administrative Region



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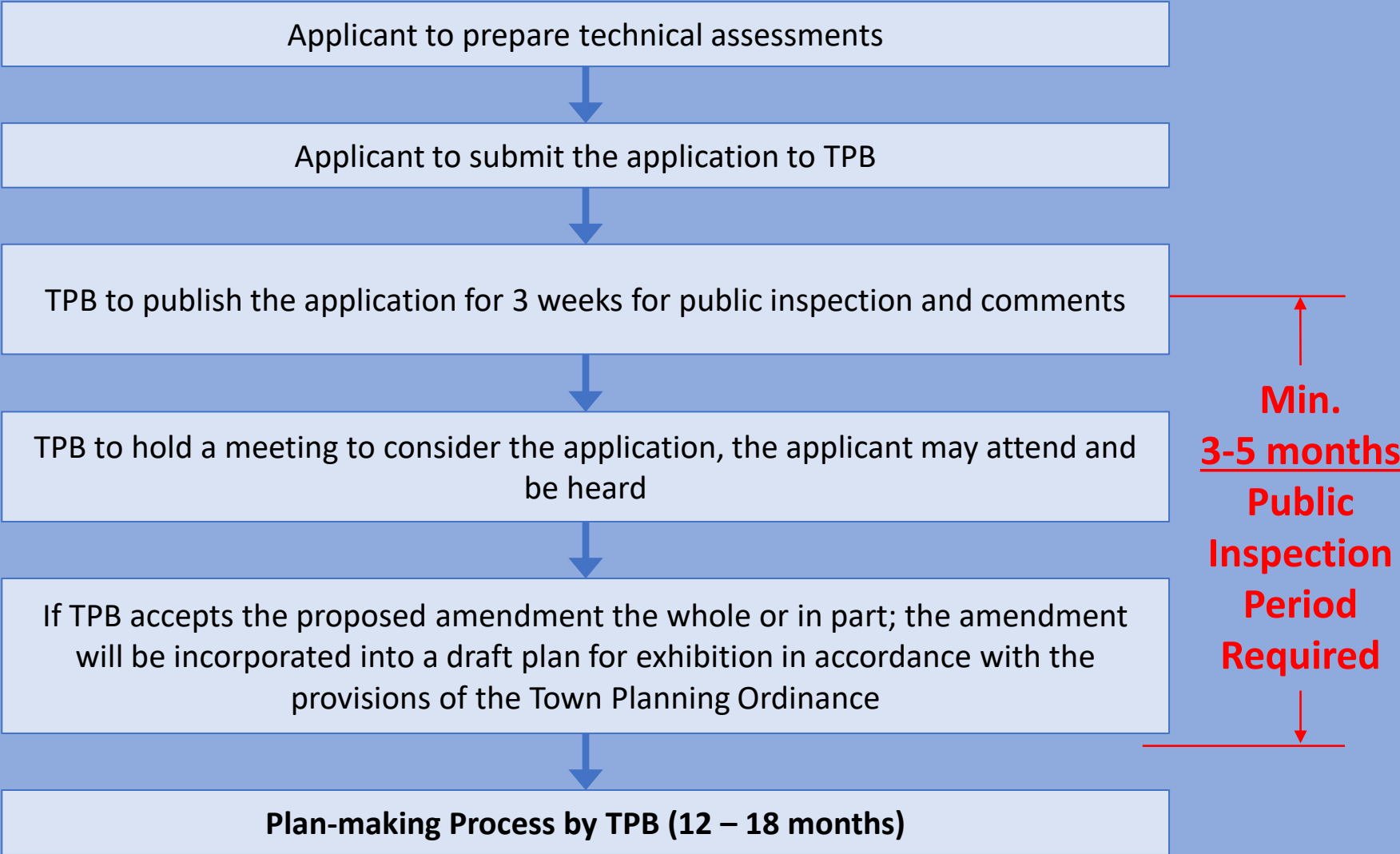
# Application Process and Programme

# Amendment of Plan (S.12A) Summary of Required Tasks

<b>B1</b>	<b>Preparation of Planning Statement &amp; Technical Assessment Reports under TPB S.12A Submission Guidelines</b>	<b>2 months</b>
<b>B2</b>	<b>Pre-submission of Draft S.12A Application to DPO for Departmental Pre-circulation</b>	<b>-</b>
<b>B3</b>	<b>Review of Draft S.12A Application by DPO &amp; Departments</b>	<b>2 months</b>
<b>B4</b>	<b>Address comments &amp; revise Reports in response to Departmental comments</b>	<b>2 months</b>
<b>B5</b>	<b>Submission of S.12A Application to TPB</b>	<b>-</b>
<b>B6</b>	<b>Review of S.12A Application by TPB, TPB to publish S.12A Application for Public Inspection &amp; Hold Meeting</b>	<b>Min. 3-5 months</b>
<b>B7</b>	<b>TPB Decision on S.12A Application</b>	<b>-</b>
<b>B8</b>	<b>Publication of the draft OZP amendments for representations</b>	<b>2 months</b>
<b>B9</b>	<b>Publication of representations on the draft OZP amendments for public comments</b>	<b>3 weeks</b>
<b>B10</b>	<b>Consideration of the representations, comments of the draft OZP and publication of revised OZP</b>	<b>Min. 9 months</b>
<b>B11</b>	<b>Submission of the draft OZP to CE in C for approval</b>	<b>-</b>

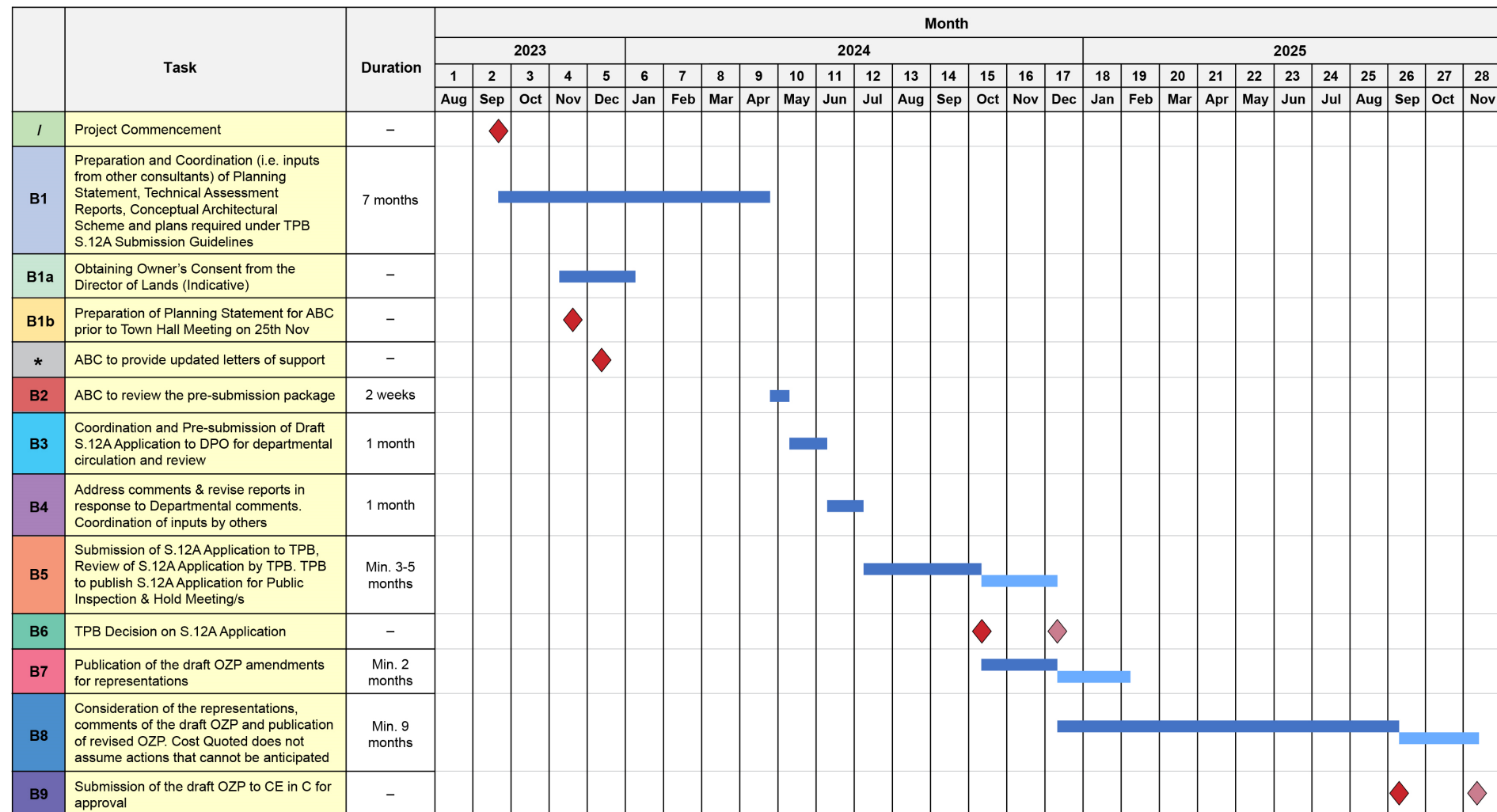


# Amendment of Plan (S.12A) Procedures and Process



# Current Programme

Proposed Programme for Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (CAP. 131) for Proposed Boat Club House and Boatshed at Middle Island



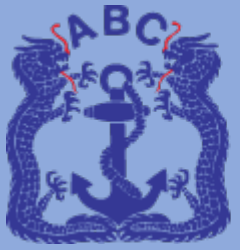
Anticipated Timeframe Potential Timeframe



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Thank You



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# Aberdeen Boat Club Middle Island Preparation of Statutory Planning Application under S.12A of the Town Planning Ordinance



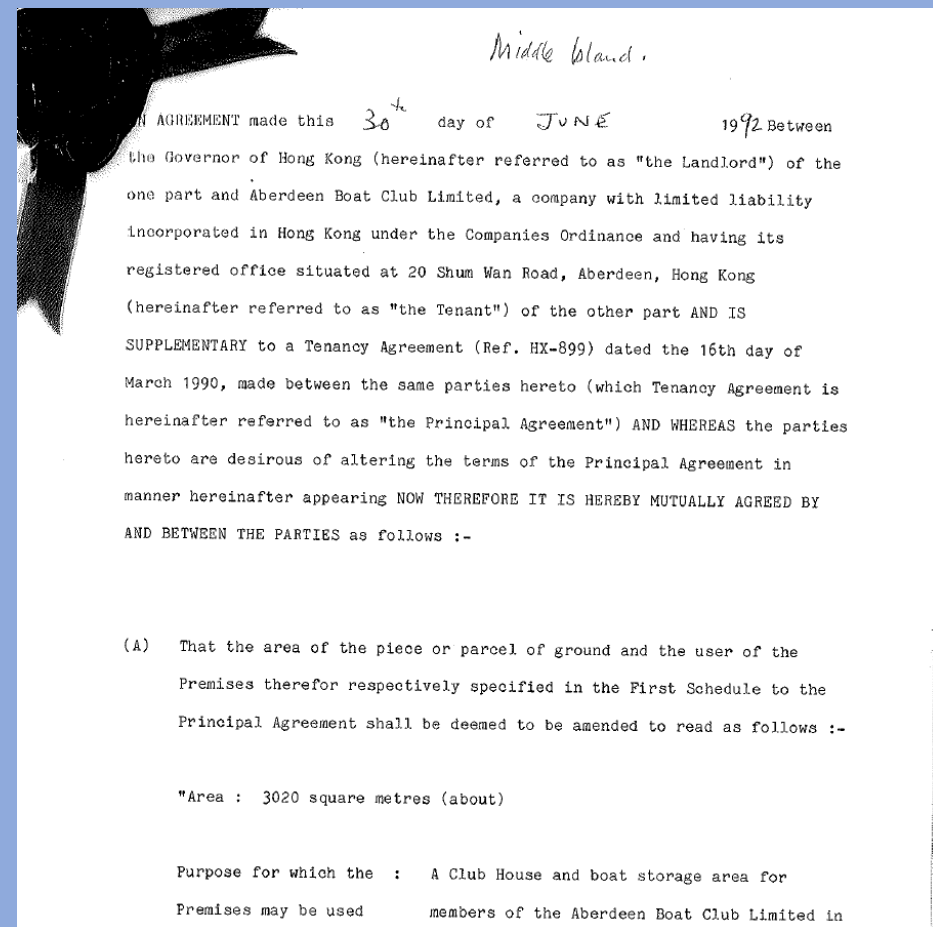
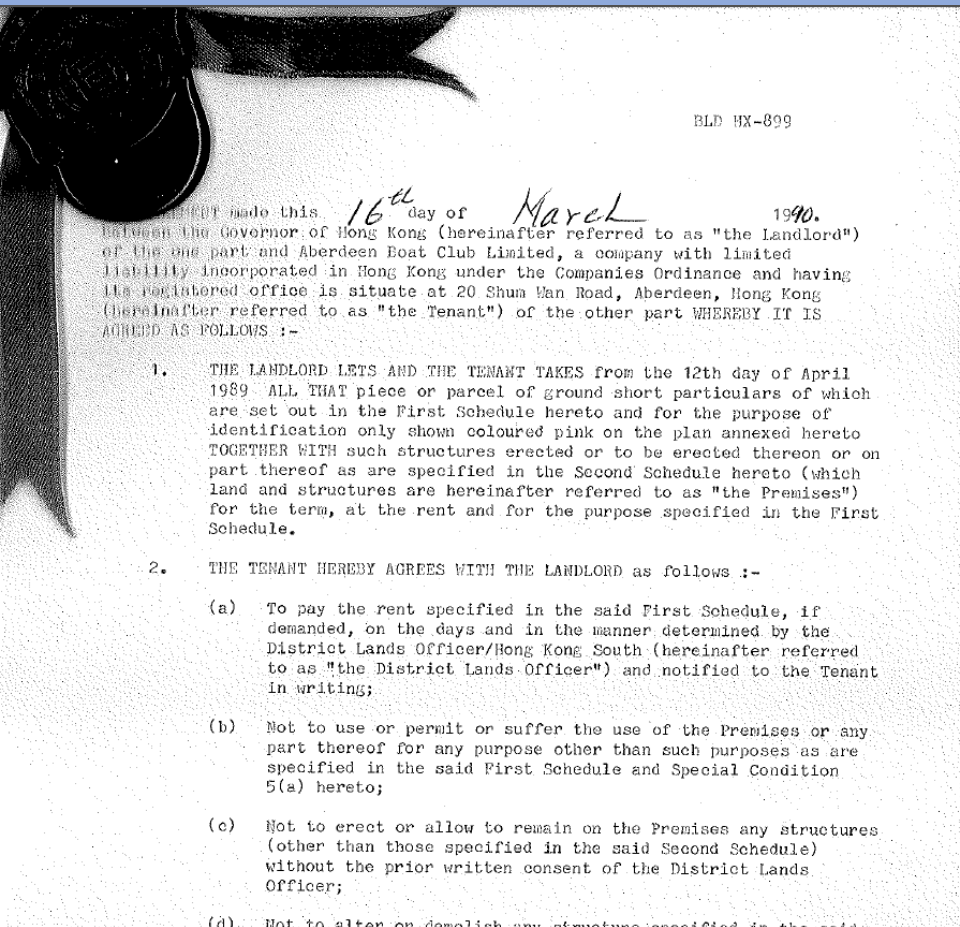
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# Review of Lease Conditions



# Review of Lease Documents



Key Relevant Content of Lease Conditions will be Included in S.12A Application Where Beneficial to the Application