

TOWN PLANNING ORDINANCE (Chapter 131)

PROPOSED AMENDMENTS TO
THE DRAFT PAK SHA O OUTLINE ZONING PLAN NO. S/NE-PSO/1

Pursuant to section 6B(8) of the Town Planning Ordinance (the Ordinance), upon consideration of the representations and comments to the draft Pak Sha O Outline Zoning Plan No. S/NE-PSO/1 (the Plan) under section 6B(1), the Town Planning Board (the Board) has decided to propose amendments to the Plan. The proposed amendments are set out in the Schedule below.

The proposed amendments are available for public inspection during normal office hours at the following locations, and can also be viewed at the Board's website (<http://www.info.gov.hk/tpb/>):—

- (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 Sha Tin, Tai Po and North District Planning Office, 13th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (v) the Tai Po District Office, Ground Floor, Tai Po Government Offices Building, 1 Ting Kok Road, Tai Po, New Territories; and
- (vi) the Sai Kung North Rural Committee, 2 Yan Wo Lane, Yan Hing Street, Tai Po Market, New Territories.

In accordance with section 6D(1) of the Ordinance, any person, other than that who has made any representation or comment after the consideration of which the proposed amendments are proposed, may make further representation to the Board in respect of the proposed amendments. The further 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 30 September 2016.

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

- (a) the proposed amendment(s) to which the further representation relates;
- (b) whether the further representation is made in support of, or in opposition to, the proposed amendment(s); and
- (c) the reasons for the further representation.

Any person who intends to make further 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.

In accordance with section 6D(4) of the Ordinance, any further representation made to the Board under section 6D(1) will be available for public inspection during normal office hours at locations (ii) and (iii) above until the Chief Executive in Council has made a decision in respect of the draft plan in question under section 9.

Statement on Personal Data

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

- (a) the processing of the further representation which includes making available the name of the person making the further representation (hereafter known as 'further representer') for public inspection when making available the further representation for public inspection; and
- (b) facilitating communication between the 'further 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 PROPOSED AMENDMENTS TO
THE DRAFT PAK SHA O OUTLINE ZONING PLAN NO. S/NE-PSO/1
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

I. *Amendments to the Notes of the Plan*

- (a) Revision to the Schedule of Uses of the 'Village Type Development' ('V') zone by deleting 'House (New Territories Exempted House (NTEH) only) (other than on land designated 'V(1)')', and 'Eating Place', 'Library', 'School' and 'Shop and Services' on the ground floor of a NTEH (other than on land designated 'V(1)')' from Column 1, and replacing 'House (not elsewhere specified)' by 'House (NTEH only)' in Column 2.
- (b) Revision to the planning intention of the 'V' zone by indicating that this zone is to preserve the vernacular Hakka village setting of the existing Pak Sha O and Pak Sha O Ha Yeung villages and designate area of land considered suitable for village expansion in harmony with the surroundings, and only selected community uses serving the needs of the villagers and not adversely affecting character of the villages are always permitted.
- (c) Revision to the Remarks of the 'V' zone by incorporating restriction on filling of land in the zone and removing exemption of rebuilding works from the restriction on diversion of streams or filling of land/pond.
- (d) Corresponding revisions: (i) to paragraph 8 of the Covering Notes by deleting 'rebuilding of NTEH' and 'replacement of an existing domestic building, i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, by a NTEH'; (ii) to the Schedule of Uses of the 'Government, Institution or Community' zone by deleting '(other than rebuilding of NTEH or replacement of existing domestic building by NTEH permitted under the covering Notes)' under 'House' in Column 2; (iii) to the Schedule of Uses and Remarks of the 'Agriculture' zone by deleting '(other than rebuilding of NTEH or replacement of existing domestic building by NTEH permitted under the covering Notes)' under 'House (NTEH only)' in Column 2 and removing exemption of rebuilding works from the restriction on diversion of streams or filling of land/pond respectively; and (iv) to the Schedule of Uses and Remarks of the 'Green Belt' zone by deleting '(other than rebuilding of NTEH or replacement of existing domestic building by NTEH permitted under the covering Notes)' under 'House' in Column 2 and removing exemption of rebuilding works from the restriction on diversion of streams, filling of land/pond or excavation of land respectively.

9 September 2016

Town Planning Board