

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED LAU FAU SHAN AND TSIM BEI TSUI
OUTLINE ZONING PLAN NO. S/YL-LFS/7

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 6 December 2016 referred the approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/7 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 description of the area affected by the amendment in the Schedule of Amendments is for general reference only. The exact location of the area affected by the amendment is more specifically shown on the draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/8.

The draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/8 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 26 May 2017 to 26 July 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 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 26 July 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 Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/8 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 LAU FAU SHAN AND TSIM BEI TSUI OUTLINE
ZONING PLAN NO. S/YL-LFS/7
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. *Amendment to Matters shown on the Plan*

Item A — Excision of an area to the south of the roundabout at the junction of Lau Fau Shan Road and Deep Bay Road from the planning scheme area for incorporation into the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/1.

II. *Amendments to the Notes of the Plan*

- (a) Revision to the covering Notes to amend the definition of existing building in accordance with the Master Schedule of Notes to Statutory Plans.
- (b) Revision to the exemption clause for plot ratio/gross floor area calculation in the Remarks of the Notes for 'Commercial/Residential' ('C/R'), 'Residential (Group C)' ('R(C)'), 'Residential (Group D)' ('R(D)'), 'Residential (Group E)' ('R(E)') and 'Other Specified Uses' annotated 'Comprehensive Development and Wetland Enhancement Area' ('OU(CDWEA)') zones.
- (c) Revision to the filling of land/pond or excavation of land clause in the Remarks of the Notes for 'R(D)', 'Village Type Development' ('V'), 'OU(CDWEA)', 'Green Belt' ('GB'), 'Conservation Area', 'Coastal Protection Area' and 'Site of Special Scientific Interest' zones in accordance with the Master Schedule of Notes to Statutory Plans.
- (d) Revision to the Chinese translation of Remarks (b) of the Notes for 'Residential (Group D)' zone in accordance with the Master Schedule of Notes to Statutory Plans.
- (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 'C/R', 'R(C)', 'R(D)', 'R(E)', 'V', 'Government, Institution or Community', 'Recreation', 'OU(CDWEA)' and 'GB' zones in accordance with the Master Schedule of Notes to Statutory Plans.

26 May 2017

Town Planning Board