

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED TSEUNG KWAN O
OUTLINE ZONING PLAN NO. S/TKO/24

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 on 27 June 2017 referred the approved Tseung Kwan O Outline Zoning Plan (OZP) No. S/TKO/24 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 Tseung Kwan O OZP No. S/TKO/25.

The draft Tseung Kwan O OZP No. S/TKO/25 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 11 August 2017 to 11 October 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 Sai Kung and Islands District Planning Office, 15th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories; and
- (v) the Sai Kung District Office, 6th Floor, Sai Kung Tseung Kwan O Government Complex, 38 Pui Shing Road, Hang Hau, Tseung Kwan O, 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 11 October 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 Chief Executive in Council 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 Tseung Kwan O OZP No. S/TKO/25 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 TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/24
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 an area to the north of Tseung Kwan O Village from 'Green Belt' ('GB') to 'Residential (Group A)7' ('R(A)7') with stipulation of building height restriction.
- Item B —Rezoning of an area to the northwest of Ying Yip Road from 'GB' to 'R(A)7' with stipulation of building height restriction.
- Item C1 —Rezoning of an area to the south of Chiu Shun Road from 'GB' and 'Government, Institution or Community' ('G/IC') to 'R(A)7' with stipulation of building height restriction.
- Item C2 —Rezoning of an area at Tin Ha Wan Village from 'G/IC' to 'Village Type Development' ('V').
- Item D —Rezoning of an area to the west of Yau Yue Wan Village from 'GB' to 'R(A)7' with stipulation of building height restriction.
- Item E —Rezoning of an area to the east of Hong Kong Movie City from 'GB' to 'R(A)7' with stipulation of building height restriction.

II. *Amendments to the Notes of the Plan*

- (a) Revision of the Remarks of the 'Residential (Group A)' zone to incorporate development restrictions for the new 'R(A)7' sub-area.
- (b) Incorporation of 'Art Studio (excluding those involving direct provision of services or goods)' as a Column 1 use in Schedule II of the 'Residential (Group E)' ('R(E)') zone, and corresponding amendment to replace 'Place of Recreation, Sports or Culture' use under Column 2 in the same schedule by 'Place of Recreation, Sports or Culture (not elsewhere specified)'.

11 August 2017

Town Planning Board