

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED POK FU LAM
OUTLINE ZONING PLAN NO. S/H10/17

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 9 July 2019 referred the approved Pok Fu Lam Outline Zoning Plan No. S/H10/17 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 Pok Fu Lam Outline Zoning Plan No. S/H10/18.

The draft Pok Fu Lam Outline Zoning Plan No. S/H10/18 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 27 September 2019 to 27 November 2019 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 Hong Kong District Planning Office, 14th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong; and
- (v) the Southern Home Affairs Enquiry Centre, Ground Floor, Ocean Court, 3 Aberdeen Praya Road, Aberdeen, Hong Kong.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect 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 27 November 2019.

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 revised 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) promulgated in November 2018 and taking effect in 2019. 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 Pok Fu Lam Outline Zoning Plan No. S/H10/18 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 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 POK FU LAM OUTLINE ZONING PLAN NO. S/H10/17
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A1—Rezoning of a site adjacent to the Arcade Cyberport from area mainly shown as 'Road' with minor portions zoned as 'Other Specified Uses' annotated 'Cyber-Port' ('OU(Cyber-Port)') and 'Open Space' ('O') to 'OU(Cyber-Port)(1)'.
- Item A2—Rezoning of an area currently occupied by the Cyberport Waterfront Park from 'OU(Cyber-Port)' and area shown as 'Road' to 'O'.
- Item B1—Rezoning of pieces of land along the waterfront of Waterfall Bay and its park from area shown as 'Road' to 'O'.
- Item B2—Rezoning of an area to the south of Wah Kwai Estate and Ka Lung Court from area shown as 'Road' and 'Residential (Group A)' ('R(A)') to 'O', and incorporation of an area along the waterfront into the planning scheme area and zoning it to 'O'.
- Item C1—Rezoning of a site at Sandy Bay from 'O' and area shown as 'Road' to 'Government, Institution or Community' ('G/IC').
- Item C2—Rezoning of a strip of land along the University of Hong Kong Stanley Ho Sports Centre Complex and an existing pump house from 'O' and area shown as 'Road' to 'G/IC'.
- Item C3—Rezoning of the site of the existing Hong Kong West Drainage Tunnel Western Portal from 'O' and area shown as 'Road' to 'G/IC'.
- Item C4—Rezoning of the site of the existing Telegraph Bay Salt Water Pumping Station from 'OU(Cyber-Port)' and area shown as 'Road' to 'G/IC'.
- Item C5—Rezoning of an area at Tin Wan Praya Road from area shown as 'Road' to 'G/IC', and incorporation of a small area at Tin Wan Praya Road into the planning scheme area and zoning it to 'G/IC'.
- Item D—Rezoning of pieces of land along the coastal steep slopes at Sandy Bay from area shown as 'Road' to 'Green Belt'.
- Item E—Excision of two sea areas along Sandy Bay and Waterfall Bay from the planning scheme area.

Showing the road scheme of the Interchange at Junction of Pok Fu Lam Road and Sassoon Road authorized under the Roads (Works, Use and Compensation) Ordinance (Chapter 370) on the Plan for information. The authorized road scheme shall be deemed to be approved pursuant to section 13A of the Town Planning Ordinance.

II. Amendments to the Notes of the Plan

- (a) Deletion of the Sub-area 6 in the Remarks of the Notes for the 'OU(Cyber-Port)' zone.
- (b) Incorporation of a new set of Notes for the 'OU(Cyber-Port)(1)' zone.

- (c) Deletion of 'Market' from Column 2 in the Notes for the 'Residential (Group B)' ('R(B)'), 'Village Type Development' and 'OU(Cyber-Port)' zones, and revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' in Column 2 in the Notes for the 'R(A)' and 'G/IC' zones.
- (d) Deletion of 'Printing and Reproduction Services' from Column 2 in the Notes for the 'OU(Cyber-Port)'.
- (e) Revisions to the exemption clause on maximum plot ratio and site coverage in the Remarks of the Notes for the 'R(B)' and 'Residential (Group C)' zones to clarify that exemption of caretaker's quarters and recreational facilities are only applicable to those facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building.

27 September 2019

Town Planning Board