

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED TSEUNG KWAN O
OUTLINE ZONING PLAN NO. S/TKO/26

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 17 December 2019 referred the approved Tseung Kwan O Outline Zoning Plan (the Plan) No. S/TKO/26 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 Amendment. The description of the area affected by the amendments in the Schedule of Amendment is for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Tseung Kwan O Outline Zoning Plan No. S/TKO/27.

The draft Tseung Kwan O Outline Zoning Plan No. S/TKO/27 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 19 June 2020 to 19 August 2020 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 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 19 August 2020.

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

- (a) the particular matter in the amendment 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 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 represented 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 Tseung Kwan O Outline Zoning Plan No. S/TKO/27 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 TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/26
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 a site at Chiu Shun Road from an area shown as 'MTR Pak Shing Kok Ventilation Building' and 'Green Belt' ('GB') to 'Residential (Group A)8' ('R(A)8') with stipulation of building height restriction.
- Item B — Rezoning of a strip of land along Chiu Shun Road from an area shown as 'MTR Pak Shing Kok Ventilation Building' to 'Road'.

II. *Amendment to the Notes of the Plan*

- (a) Revision to the Notes for the 'Residential (Group A)' ('R(A)') zone to incorporate 'Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances (on land designated 'R(A)8' only)' in Column 1, and 'Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances (except on land designated 'R(A)8')' in Column 2.
- (b) Revision to the Remarks of the Notes for the 'R(A)' zone to incorporate development restrictions for the 'R(A)8' sub-area, and to add a remark clarifying the plot ratio calculation regarding railway facilities.
- (c) Deletion of 'Market' from Column 1 of the Notes for the 'Commercial/Residential' and 'Other Specified Uses' annotated 'Commercial/Residential Development with Public Transport Interchange' zones, and from Column 2 of the Notes for the 'Comprehensive Development Area', 'Residential (Group B)', Schedule I of 'Residential (Group E)' and 'Village Type Development' zones.
- (d) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' in Column 2 of the Notes for the 'R(A)' and 'Government, Institution or Community' zones.

19 June 2020

Town Planning Board