

# TOWN PLANNING BOARD

TPB Paper No. 10433  
For Consideration by the  
Town Planning Board on 8.6.2018

APPLICATION TO THE CHIEF EXECUTIVE  
UNDER SECTION 8(2) OF THE TOWN PLANNING ORDINANCE  
FOR EXTENSION OF TIME LIMIT FOR SUBMISSION OF THE  
DRAFT TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/25  
TO THE CHIEF EXECUTIVE IN COUNCIL FOR APPROVAL

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**1. Introduction**

The purpose of this paper is to seek Members' agreement to apply to the Chief Executive (CE), under section 8(2) of the Town Planning Ordinance (the Ordinance), for an extension of time limit for submission of the draft Tseung Kwan O Outline Zoning Plan (OZP) No. S/TKO/25 to the Chief Executive in Council (CE in C) for approval. The time limit for submission of the draft OZP is required to be extended for a period of six months from 11.7.2018 to 11.1.2019.

**2. Background**

2.1 On 11.8.2017, the draft Tseung Kwan O OZP No. S/TKO/25 (**Annex I**) was exhibited for public inspection under section 5 of the Ordinance. The Schedule of Amendments is at **Annex II**. The amendments mainly involve rezoning of five sites, located at (1) north of Tseung Kwan O Village; (2) northwest of Ying Yip Road; (3) south of Chiu Shun Road; (4) west of Yau Yue Wan Village; and (5) east of Hong Kong Movie City, from "Green Belt" with minor portion falling within the "Government, Institution or Community" zone to "Residential (Group A)7" to facilitate public housing developments.

2.2 During the two-month plan exhibition period, a total of 1,020 valid representations were received<sup>1</sup>. On 17.11.2017, the representations were published for public comment for three weeks and a total of 9 comments on the representations were received.

2.3 On 10.5.2018, the Town Planning Board (the Board) conducted the hearing of the representations and comments and decided to schedule a separate session to deliberate on the representations and comments.

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<sup>1</sup> A total of 1,036 representations were received. On 23.2.2018, the Town Planning Board agreed to disregard 16 representations. As a result, the total valid representations is 1,020.

2.4 According to the statutory time limit, the draft Tseung Kwan O OZP shall be submitted to the CE in C for approval on or before 11.7.2018.

**3. Need for Extension of the Statutory 9-month Time Limit**

Owing to the Board's tight meeting schedule, the session for deliberation of the representations and comments on the draft OZP can only be arranged in late June 2018. Taking into account the time required to prepare for the submission to the CE in C, it is unlikely that the plan-making process could be completed within the 9-month statutory time limit for submission of the draft OZP to the CE in C for approval (i.e. before 11.7.2018). As such, it is necessary to seek the CE's agreement for an extension of the statutory time limit for six months to allow sufficient time to complete the plan-making process of the draft OZP prior to its submission to the CE in C for approval.

**4. Decision Sought**

Members are invited to agree that the CE's agreement should be sought under section 8(2) of the Ordinance to extend the time limit for submission of the draft Tseung Kwan O OZP No. S/TKO/25 to the CE in C for a period of six months from 11.7.2018 to 11.1.2019.

**5. Attachments**

**Annex I** Draft Tseung Kwan O OZP No. S/TKO/25 (reduced size)

**Annex II** Schedule of Amendments to the Approved Tseung Kwan O OZP No. S/TKO/24

**PLANNING DEPARTMENT  
JUNE 2018**