

TOWN PLANNING BOARD

TPB Paper No. 10473
For Consideration by the
Town Planning Board on 14.9.2018

SUBMISSION OF THE
DRAFT TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/25A
UNDER SECTION 8 OF THE TOWN PLANNING ORDINANCE
TO THE CHIEF EXECUTIVE IN COUNCIL FOR APPROVAL

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1. Introduction

The purpose of this paper is to seek Members' agreement that the draft Tseung Kwan O (TKO) Outline Zoning Plan (OZP) No. S/TKO/25A (**Annex I**) together with its Notes (**Annex II**) are suitable for submission under section 8 of the Town Planning Ordinance (the Ordinance) to the Chief Executive in Council (CE in C) for approval, and that the updated Explanatory Statement (ES) (**Annex III**) is suitable for submission to the CE in C together with the draft OZP.

2. Background

- 2.1 On 14.3.2017, the CE in C approved the draft TKO OZP under section 9(1)(a) of the Ordinance, which was subsequently renumbered as S/TKO/24. On 27.6.2017, the CE in C referred the approved TKO OZP to the Town Planning Board (the Board) for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 7.7.2017 under section 12(2) of the Ordinance.
- 2.2 On 11.8.2017, the draft TKO OZP No. S/TKO/25, incorporating amendments mainly involve the rezoning of five sites, located at (1) north of TKO 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" ("GB") with minor portion falling within "Government, Institution or Community" ("G/IC") zone to "Residential (Group A)7" ("R(A)7") to facilitate public housing development, was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 1,020 valid representations were received. On 17.11.2017, the Board published the representation for three weeks for public comment. During the three-week public inspection period, a total of 9 valid comments were received.

- 2.3 After giving consideration to the representations and comments under section 6B(1) of the Ordinance on 10.5.2018, on 21.6.2018 the Board decided to uphold/partially uphold 758 representations (R48 (part) to R50 (part), R54 (part), R55 (part), R62 to R763, R765 to R781, R788 to R821) by reverting the zoning of the site north of TKO Village from “R(A)7” back to “GB” with corresponding deletion of building height restriction.
- 2.4 On 31.7.2018, the proposed amendment to the draft OZP was exhibited for public inspection under section 6C(2) of the Ordinance. During the first three-week exhibition period, a total of 365 valid further representations were received.
- 2.5 After consideration of the further representations under section 6F(1) of the Ordinance on 14.9.2018, the Board decided to amend the draft OZP by the proposed amendment under section 6F(9) of the Ordinance.

3. Submission to the Chief Executive in Council

- 3.1 In accordance with section 8 of the Ordinance, the Board shall submit the draft OZP, together with a schedule of the representations (if any), comments on representations (if any), further representations (if any) and amendments (if any) to the CE in C for approval within nine months of the expiration of the plan-exhibition period. Since the representation and further representation consideration processes have been completed, the draft OZP is now ready for submission to the CE in C for approval.
- 3.2 For submission to the CE in C, the draft TKO OZP No. S/TKO/25 has been renumbered as S/TKO/25A. Opportunity is also taken to update the ES to reflect the latest position of the OZP. For easy reference, the amendments are highlighted in **bold** and *italics* or ~~strike-out~~ form.
- 3.3 Upon the approval of the draft TKO OZP No. S/TKO/25A by the CE in C, the approved OZP will be renumbered as S/TKO/26.

4. Decision Sought

Members are invited to :

- (a) agree that the draft TKO OZP No. S/TKO/25A and its Notes at **Annexes I and II** respectively are suitable for submission under section 8 of the Ordinance to the CE in C for approval;
- (b) endorse the updated ES for the draft TKO OZP No. S/TKO/25A at **Annex III** as an expression of the planning intention and objectives of the Board for the various land-use zonings on the draft OZP and issued under the name of the Board; and
- (c) agree that the updated ES is suitable for submission to the CE in C together with the draft OZP.

5. Attachments

Annex I	Draft TKO OZP No. S/TKO/25A
Annex II	Notes of the Draft TKO OZP No. S/TKO/25A
Annex III	Explanatory Statement of the Draft TKO OZP No. S/TKO/25A

PLANNING DEPARTMENT
September 2018