

**SUBMISSION OF
 DRAFT HUNG SHUI KIU AND HA TSUEN OUTLINE ZONING PLAN (OZP) NO. S/HSK/1A,
 DRAFT LAU FAU SHAN AND TSIM BEI TSUI OZP NO. S/YL-LFS/8A,
 DRAFT PING SHAN OZP NO. S/YL-PS/17A,
 DRAFT TIN SHUI WAI OZP NO. S/TSW/13A,
 DRAFT LAM TEI AND YICK YUEN OZP NO. S/TM-LTY Y/9A AND
 DRAFT HA TSUEN FRINGE OZP NO. S/YL-HTF/11A
 UNDER SECTION 8 OF THE TOWN PLANNING ORDINANCE
 TO THE CHIEF EXECUTIVE IN COUNCIL FOR APPROVAL**

1. Introduction

The purpose of this paper is to seek Members' agreement that the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/1A, draft Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/8A, draft Ping Shan OZP No. S/YL-PS/17A, draft Tin Shui Wai OZP No. S/TSW/13A, draft Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/9A and draft Ha Tsuen Fringe OZP No. S/YL-HTF/11A (**Annexes Ia to If**) together with their Notes (**Annexes IIa to IIif**) 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 Statements (ES) (**Annexes IIIa to IIIif**) for the draft OZPs are suitable for submission to the CE in C together with the draft OZPs.

2. Background

2.1 On 26 May 2017, the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1, draft Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/8, draft Ping Shan OZP No. S/YL-PS/17, draft Tin Shui Wai OZP No. S/TSW/13, draft Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/9 and draft Ha Tsuen Fringe OZP No. S/YL-HTF/11 were exhibited for two months for public inspection under section 5 of the Ordinance. On 25 August 2017, the Town Planning Board (the Board) published the representations for three weeks for public comments.

2.2 The number of valid representations and comments are tabulated below.

Draft OZP	No. of valid Representations received	No. of valid Comments received
Draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	117	338
Draft Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/8	2	1
Draft Ping Shan OZP No. S/YL-PS/17	2	3
Draft Tin Shui Wai OZP No. S/TSW/13	2	1
Draft Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/9	5	4
Draft Ha Tsuen Fringe OZP No. S/YL-HTF/11	3	1

- 2.3 On 25 May 2018, after giving consideration to the representations and comments, the Board decided not to propose any amendment to the draft OZPs to meet the representations under section 6(B)8 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 OZPs, together with schedules 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 consideration process has been completed, the draft OZP is now ready for submission to the CE in C for approval.
- 3.2 On 17 April 2018, the Chief Executive, under section 8(2) of the Ordinance, agreed to extend the statutory time limit for the Board to submit the draft OZPs to the CE in C for approval for a period of six months from 26 April 2018 to 26 October 2018.
- 3.3 Since the respective representation consideration process has been completed, the draft OZPs are now ready for submission to the CE in C for approval. For submission to the CE in C, the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1, draft Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/8, draft Ping Shan OZP No. S/YL-PS/17, draft Tin Shui Wai OZP No. S/TSW/13, draft Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/9 and draft Ha Tsuen Fringe OZP No. S/YL-HTF/11 have been renumbered as S/HSK/1A, S/YL-LFS/8A, S/YL-PS/17A, S/TSW/13A, S/TM-LTYYY/9A and S/YL-HTF/11A respectively (**Annexes Ia to If**). Opportunity is also taken to update the ES (**Annexes IIIa to IIIf**) to reflect the latest position of the draft OZPs.
- 3.4 For the draft Hung Shui Kiu and Ha Tsuen OZP, the Board decided at the meeting on 25 May 2018 that the ES of the OZP should be revised as appropriate to provide flexibility for possible increase in the development intensity and change of the public and private housing mix in Hung Shui Kiu New Development Area (HSK NDA) to cater for the future need. The relevant paragraph 7.3 of the ES (**Annex IIIa**) has been updated and extracted below:
- “To cater for the changing planning circumstances, social aspiration and development needs, the development intensity and the public and private housing mix in the HSK NDA may be further reviewed, subject to assessments on technical feasibility.”*
- 3.5 For easy reference, the amendments are highlighted in ***bold and italics*** or ~~strike-out~~ form (**Annexes IIIa to IIIf**).
- 3.6 Upon the approval of the draft OZPs by the CE in C, the approved OZPs will be renumbered as S/HSK/2, S/YL-LFS/9, S/YL-PS/18, S/TSW/14, S/TM-LTYYY/10 and S/YL-HTF/12 respectively.

4. Decision Sought

Members are invited to:

- (a) agree that the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1A, draft Lau Fau Shan and Tsui Bei Tsui OZP No. S/YL-LFS/8A, draft Ping Shan OZP No. S/YL-PS/17A, draft Tin Shui Wai OZP No. S/TSW/13A, draft Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/9A and draft Ha Tsuen Fringe OZP No. S/YL-HTF/11A (**Annexes Ia to If**) and their Notes (**Annexes IIa to IIif**) are suitable for submission under section 8 of the Ordinance to the CE in C for approval;
- (b) endorse the updated ESs for the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1A, draft Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/8A, draft Ping Shan OZP No. S/YL-PS/17A, draft Tin Shui Wai OZP No. S/TSW/13A, draft Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/9A and draft Ha Tsuen Fringe OZP No. S/YL-HTF/11A (**Annexes IIIa to IIIif**) as an expression of the planning intention and objectives of the Board for the various land-use zonings on the draft OZPs and issued under the name of the Board; and
- (c) agree that the updated ESs are suitable for submission to the CE in C together with the draft OZPs.

5. Attachments

Annexes Ia to If Draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1A, draft Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/8A, draft Ping Shan OZP No. S/YL-PS/17A, draft Tin Shui Wai OZP No. S/TSW/13A, draft Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/9A and draft Ha Tsuen Fringe OZP No. S/YL-HTF/11A

Annexes IIa to IIif Notes of the respective draft OZPs

Annexes IIIa to IIIif Explanatory Statements of the respective draft OZPs

**PLANNING DEPARTMENT
JULY 2018**