

**SUBMISSION OF THE DRAFT TONG YAN SAN TSUEN  
OUTLINE ZONING PLAN NO. S/YL-TYST/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 Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/11A (the draft OZP) (**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 7.2.2006, the CE in C approved the draft Tong Yan San Tsuen OZP under section 9(1)(a) of the Ordinance, which was subsequently renumbered as S/YL-TYST/10. On 11.2.2014, the CE in C referred the approved Tong Yan San Tsuen OZP No. S/YL-TYST/10 to the Town Planning Board (the Board) for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.2 On 29.9.2017, the draft Tong Yan San Tsuen OZP No. S/YL-TYST/11, incorporating amendments mainly to rezone a piece of land to the west of Long Tin Road and to the north of the Tong Yan San Tsuen Interchange from "Open Space", "Residential (Group B) 1" ("R(B)1") and area shown as 'Road' to "Residential (Group A) 1" ("R(A)1") and a piece of land to the south of Tan Kwai Tsuen South Fresh Water Service Reservoir from "Green Belt" and "Government, Institution or Community" ("G/IC") to "R(A)2" to facilitate planned public housing developments; and to rezone a piece of land at Sha Tseng Road and two pieces of land to the south of Park Villa from "G/IC" to "R(B)1", was exhibited for public inspection under section 5 of the Ordinance.
- 2.3 During the two-month exhibition period of the draft OZP, a total of 203 valid representations were received. On 12.1.2018, the representations were published for three weeks for public comments and a total of 292 valid comments on the representations were received. After giving consideration to the representations and comments under section 6B(1) of the Ordinance on 7.6.2018, the Board decided not to propose any amendment to the draft OZP to meet the representations under section 6B(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 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 consideration process has 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 Tong Yan San Tsuen OZP No. S/YL-TYST/11 has been renumbered as S/YL-TYST/11A. Opportunity is also taken to update the ES to reflect the latest position of the draft OZP. For easy reference, the amendments are highlighted in ***bold and italics*** or ~~strike-out~~ form.
- 3.3 Upon the approval of the draft Tong Yan San Tsuen OZP No. S/YL-TYST/11A by the CE in C, the approved OZP will be renumbered as S/YL-TYST/12.

### 4. **Decision Sought**

Members are invited to :

- (a) agree that the draft Tong Yan San Tsuen OZP No. S/YL-TYST/11A 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 Tong Yan San Tsuen OZP No. S/YL-TYST/11A 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 Tong Yan San Tsuen OZP No. S/YL-TYST/11A
Annex II	Notes of the draft Tong Yan San Tsuen OZP No. S/YL-TYST/11A
Annex III	Explanatory Statement of the draft Tong Yan San Tsuen OZP No. S/YL-TYST/11A