

TOWN PLANNING BOARD

**TPB Paper No. 10613
For Consideration by the
Town Planning Board on 20.12.2019**

**SUBMISSION OF THE
DRAFT TSING YI OUTLINE ZONING PLAN NO. S/TY/29A
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 Tsing Yi Outline Zoning Plan (OZP) No. S/TY/29A (**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 7.2.2017, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsing Yi OZP, which was subsequently renumbered as S/TY/28. On 13.3.2018, the CE in C referred the approved Tsing Yi OZP No. S/TY/28 to the Town Planning Board (the Board) for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the approved OZP was notified in the Gazette on 23.3.2018 under section 12(2) of the Ordinance.
- 2.2 On 14.6.2019, the draft Tsing Yi OZP No. S/TY/29 incorporating amendments which mainly involve the rezoning of a site to the southeast of Tsing Sheung Road from "Other Specified Uses" ("OU") annotated "Marine-related Uses" to "OU" annotated "Container Related Uses", and incorporation of related land and sea areas into the planning scheme area and zoning the areas to "OU" annotated "Container Related Uses", was exhibited for public inspection under section 5 of the Ordinance.
- 2.3 During the two-month exhibition period, a total of two representations were received. On 23.8.2019, the representations were published for three weeks for public comment and one comment was received.
- 2.4 Upon consideration of the representations and comment under section 6(B)1 of the Ordinance on 6.12.2019, the Board noted the supportive representation, and decided not to uphold the remaining representation and that no amendment should be made to the draft OZP to meet the representation.

3. Submission to the Chief Executive in Council

- 3.1 In accordance with section 8 of the Ordinance, the Board shall submit the draft Tsing Yi OZP, together with a schedule of the representations (if any), the comments on

representations (if any), the further representations (if any) and the amendments (if any) made by the Board to the CE in C for approval within nine months of the expiration of the plan exhibition period.

- 3.2 Since the representation process has been completed, the draft Tsing Yi OZP is now ready for submission to the CE in C for approval.
- 3.3 For the submission to the CE in C, the draft Tsing Yi OZP No. S/TY/29 has been renumbered as S/TY/29A (**Annex I**). Opportunity is also taken to update the ES (**Annex III**) to reflect the latest position of the OZP. For easy reference, the amendments are highlighted in *bold and italics* or ~~strike-out~~ form.
- 3.4 Upon approval of the draft Tsing Yi OZP No. S/TY/29A by the CE in C, the approved Tsing Yi OZP will be renumbered as S/TY/30.

4. **Decision Sought**

Members are invited to:

- (a) agree that the draft Tsing Yi OZP No. S/TY/29A 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 Tsing Yi OZP No. S/TY/29A at **Annex III** as an expression of the planning intention and objectives of the Board for various land use zonings on the draft OZP and to be 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 Tsing Yi OZP.

5. **Attachments**

Annex I	Draft Tsing Yi Outline Zoning Plan No. S/TY/29A
Annex II	Notes of the Draft Tsing Yi Outline Zoning Plan No. S/TY/29A
Annex III	Explanatory Statement of the Draft Tsing Yi Outline Zoning Plan No. S/TY/29A