

## **TOWN PLANNING ORDINANCE (Chapter 131)**

### **AMENDMENTS TO THE APPROVED TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/30**

In the exercise of the power conferred by section 12(1A)(a)(ii) of the Town Planning Ordinance (the Ordinance), the Secretary for Development on 3 January 2025 referred the approved Tseung Kwan O Outline Zoning Plan (OZP) No. S/TKO/30 (the Plan) to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Tseung Kwan O OZP No. S/TKO/31.

The draft Tseung Kwan O OZP No. S/TKO/31 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 14 February 2025 to 14 April 2025 during normal office hours at the following locations:-

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Sai Kung and Islands District Planning Office, 15th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (v) the Sai Kung District Office, 6th Floor, Sai Kung Tseung Kwan O Government Complex, 38 Pui Shing Road, Hang Hau, Tseung Kwan O, New Territories; and
- (vi) the Hang Hau Rural Committee, 1 Hang Hau Road, Clear Water Bay, Sai Kung, New Territories.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 14 April 2025.

In accordance with section 6(2) of the Ordinance, a representation must indicate –

- (a) the particular matter in any of the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and

- (c) the amendments (if any) proposed to the plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the Chief Executive in Council has made a decision in respect of the plan or the part or parts of the plan to which the representation relates under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the Town Planning Board Guidelines on “Submission and Processing of Representations and Further Representations under the Town Planning Ordinance” (the Guidelines). Submission of representation should comply with the requirements set out in the Guidelines. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under the Guidelines, the representation submitted may be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. The Guidelines and the submission form are available at locations (i) to (iii) above and the Board’s website (<http://www.tpb.gov.hk/>).

Copies of the draft Tseung Kwan O OZP No. S/TKO/31 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 6/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. The information on the place and hours at which the draft Tseung Kwan O OZP No. S/TKO/31 can be inspected and the electronic version of the draft Tseung Kwan O OZP No. S/TKO/31 can be viewed at the Board’s website. The Town Planning Board Paper related to the proposed amendments to the Plan and relevant information are now available at the Board’s webpage ([https://www.tpb.gov.hk/eng/plan\\_making/S\\_TKO\\_31.html](https://www.tpb.gov.hk/eng/plan_making/S_TKO_31.html)) for public inspection.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and government departments for the following purposes:

- (a) the verification of identity of the person making the representation (hereafter known as “representer”) and the authorized agent;
- (b) the processing of the representation which includes making available the name of the “representer” for public inspection when making available the representation for public inspection; and
- (c) facilitating communication between the “representer” and the Secretary of the Board/government departments

in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENTS TO  
THE APPROVED TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/30  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendments to Matters shown on the Plan**

- Item A – Incorporation of two sea areas in Fat Tong O into the planning scheme area, zoning the areas and/or rezoning the adjoining land from “Other Specified Uses” (“OU”) annotated “Deep Waterfront Industry” (“OU(DWI)”) and/or “OU” annotated “Desalination Plant” to the following land use zonings:
- (a) eight sites in Areas 137A, 137B, 137C and 137D to “Residential (Group A) 9” (“R(A)9”), “Residential (Group A) 10” (“R(A)10”), “Residential (Group A) 11” (“R(A)11”) and “Residential (Group A) 12” (“R(A)12”) with stipulation of building height restrictions;
  - (b) a site in Area 137C to “OU” annotated “Commercial/Residential Development with Public Transport Interchange (1)” (“OU(Commercial/Residential Development with PTI (1))”) with stipulation of building height restriction;
  - (c) six sites in Areas 137A, 137C and 137D to “Government, Institution or Community (10)” (“G/IC(10)”) with stipulation of building height restrictions;
  - (d) seven sites in Areas 137A, 137B, 137C and 137D to “Open Space”;
  - (e) a site in Area 137E to “OU” annotated “Effluent Polishing Plant” (“OU(EPP)”) with stipulation of building height restriction;
  - (f) a site in Area 137D to “OU” annotated “Green Fuel Station” (“OU(GFS)”);
  - (g) two sites in Fat Tong Chau in Area 135 to “Green Belt” (“GB”); and
  - (h) a site across Areas 137A, 137B, 137C and 137D to an area shown as ‘Road’.
- Item B – Rezoning of a site in Fat Tong Chau from “GB” and “OU(DWI)” to “G/IC(10)” with stipulation of building height restriction.

- Item C – Incorporation of a site occupied by a pier near Tit Cham Chau into the planning scheme area, zoning the site and rezoning the adjoining land from “OU(DWI)” to “OU” annotated “Pier” (“OU(Pier)”).
- Item D – Incorporation of a sea area in Chiu Keng Wan into the planning scheme area, zoning the area and/or rezoning the adjoining land from “GB” to the following land use zonings:
- (a) a site to “OU” annotated “Electricity Facilities” (“OU(EF)”) with stipulation of building height restriction;
  - (b) a site to “OU” annotated “Construction Waste Handling Facility and Public Fill Transfer Facility” (“OU(CWHF&PFTF)”) with stipulation of building height restrictions;
  - (c) a site to “OU” annotated “Refuse Transfer Station” (“OU(RTS)”) with stipulation of building height restriction;
  - (d) a site to “OU” annotated “Concrete Batching Plant” (“OU(CBP)”) with stipulation of building height restriction;
  - (e) a site to “G/IC(10)” with stipulation of building height restriction and three sites to “Government, Institution or Community” (“G/IC”); and
  - (f) a site to an area shown as ‘Road’.
- Item E – Incorporation of four sites near Chiu Keng Wan into the planning scheme area and zoning the sites to “GB”.
- Item F – Excision of five sites within “OU(DWI)” zone from the planning scheme area.

As the footbridge as described in the road scheme of the Tseung Kwan O Further Development Infrastructure Works for the Tseung Kwan O Stage 1 Landfill Site – Remaining Works spanning across Eastern Channel in Tseung Kwan O South has been completed, opportunity is taken to delete the annotation indicating its authorisation by the Chief Executive in Council under the Roads (Works, Use and Compensation) Ordinance (Chapter 370).

The possible alignments of Tseung Kwan O - Yau Tong Tunnel and Tseung Kwan O Line Southern Extension are shown for information.

## **II. Amendments to the Notes of the Plan**

- (a) Revision to the Remarks of the Notes for “Residential (Group A)” zone to incorporate “R(A)9”, “R(A)10”, “R(A)11” and “R(A)12” sub-areas with development restrictions.
- (b) Revision to the Remarks of the Notes for “G/IC” zone to incorporate “G/IC(10)” sub-area with development restriction.
- (c) Incorporation of new Remarks of the Notes for “OU” annotated “Commercial/Residential Development with Public Transport Interchange” zone to incorporate “OU(Commercial/Residential Development with PTI (1))” sub-area with development restrictions.
- (d) Deletion of the Notes for “OU(DWI)” zone.
- (e) Incorporation of new sets of Notes for “OU(EF)”, “OU(CWHF&PFTF)”, “OU(RTS)”, “OU(CBP)”, “OU(GFS)” and “OU(EPP)” zones.
- (f) Incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for “Village Type Development” (“V”) zone; and corresponding deletion of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 2 of the Notes for “V” zone.
- (g) Incorporation of ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes for “V” zone.
- (h) Revision to the Remarks of the Notes for “OU(Pier)” zone to revise the development restrictions and incorporate ‘Eating Place’ as an ancillary use.
- (i) Incorporation of ‘Public Utility Installation’ under Column 2 of the Notes for “OU” zones (For All Other Sites) and deletion of ‘Utility Installation not ancillary to the Specified Use’ under Column 2 of the Notes for “OU” zones (For All Other Sites).

Town Planning Board

14 February 2025