

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED TAI PO OUTLINE ZONING PLAN NO. S/TP/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 11 September 2024 referred the approved Tai Po Outline Zoning Plan (OZP) No. S/TP/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 Tai Po OZP No. S/TP/31.

The draft Tai Po OZP No. S/TP/31 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 28 March 2025 to 28 May 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 Sha Tin, Tai Po and North District Planning Office, 13th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (v) the Tai Po District Office, 2nd Floor, Tai Po Government Offices Building, 1 Ting Kok Road, Tai Po, New Territories; and
- (vi) the Tai Po District Rural Committee, Room P101, Po Heung Estate, 1 Po Heung Street, Tai Po, 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 28 May 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 Tai Po OZP No. S/TP/31 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 6th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong. The information on the place and hours at which the draft Tai Po OZP No. S/TP/31 can be inspected and the electronic version of the draft Tai Po OZP No. S/TP/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_TP_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 TAI PO OUTLINE ZONING PLAN NO. S/TP/30
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendment to Matters shown on the Plan

- Item A1 – Rezoning of a site at the junction of Lo Fai Road and Ting Kok Road from “Green Belt” (“GB”) and an area shown as ‘Road’ to “Residential (Group A)11” (“R(A)11”) with stipulation of building height restriction.
- Item A2 – Rezoning of a site at Ting Kok Road to the north of Fortune Garden from “GB” and an area shown as ‘Road’ to “Residential (Group A)12” (“R(A)12”) with stipulation of building height restriction.
- Item B – Rezoning of a site to the north of Shek Kwu Lung from “Open Space” to “Government, Institution or Community (3)” (“G/IC(3)”) with stipulation of building height restriction.
- Item C1 – Rezoning of two parcels of land adjoining Items A1 and A2 along Ting Kok Road from areas shown as ‘Road’ to “GB”.
- Item C2 – Rezoning of a strip of land to the east of Item A2 along Ting Kok Road from “GB” to an area shown as ‘Road’.
- Item C3 – Rezoning of two parcels of land to the north of Fortune Garden along Ting Kok Road from “Residential (Group C)1” (“R(C)1”) to areas shown as ‘Road’.
- Item C4 – Rezoning of a parcel of land to the north of Fortune Garden along Ting Kok Road from an area shown as ‘Road’ to “R(C)1”.

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks of the Notes for “Residential (Group A)” (“R(A)”) zone to incorporate the development restrictions for the new “R(A)11” and “R(A)12” sub-zones.
- (b) Revision of ‘Public Vehicle Park (excluding container vehicle (on land designated “R(A)1” and “R(A)10” only))’ to ‘Public Vehicle Park (excluding container vehicle (on land designated “R(A)1”, “R(A)10” and “R(A)11” only))’ under Column 1 of the Notes for “R(A)” zone.
- (c) Incorporation of a set of Notes for “G/IC(3)” sub-zone with development restrictions.
- (d) 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.

- (e) Incorporation of 'Field Study/Education/Visitor Centre' under Column 2 of the Notes for "V" zone.
- (f) Revision to the Remarks of the Notes for "Site of Special Scientific Interest" zone on filling or excavation of land.

28 March 2025

Town Planning Board