

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED TSENG LAN SHUE
OUTLINE ZONING PLAN NO. S/SK-TLS/8

In the exercise of the power conferred by section 12(1)(b)(ii) of the Town Planning Ordinance (the Ordinance), the Chief Executive in Council (CE in C) on 2 February 2021 referred the approved Tseng Lan Shue Outline Zoning Plan (OZP) No. S/SK-TLS/8 (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 Tseng Lan Shue OZP No. S/SK-TLS/9.

The draft Tseng Lan Shue OZP No. S/SK-TLS/9 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 25 February 2022 to 25 April 2022 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;
- (vi) the Sai Kung Rural Committee, 1 Rural Committee Land, Sai Kung, New Territories; and
- (vii) 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 25 April 2022.

In accordance with section 6(2) of the Ordinance, a representation shall 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 draft plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the CE in C has made a decision in respect of the draft plan in question under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the Town Planning Board Guidelines No. 29B on 'Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance' (TPB PG-No. 29B). Submission of representation should comply with the requirements set out in TPB PG-No. 29B. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under TPB PG-No. 29B, the representation submitted shall 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.info.gov.hk/tpb/>).

Copies of the draft Tseng Lan Shue OZP No. S/SK-TLS/9 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 23rd Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong, and the Survey and Mapping Office, Map Publications Centre (Kowloon), Ground Floor, 382 Nathan Road, Kowloon. The electronic version of the Plan can be viewed at the Board's website.

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 TSENG LAN SHUE OUTLINE ZONING PLAN NO. S/SK-TLS/8
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendment to Matters shown on the Plan

Item A —Rezoning of a site at Ta Ku Ling from 'Green Belt' to 'Residential (Group C)' ('R(C)') with stipulation of non-building area restriction.

II. Amendments to the Notes of the Plan

- (a) Revision to the 'R(C)' zone to incorporate 'Social Welfare Facility (on land designated 'R(C)' only)' under Column 1, and to correspondingly replace 'Social Welfare Facility' under Column 2 by 'Social Welfare Facility (not elsewhere specified)'. Revision to the Remarks for the 'R(C)' zone to incorporate 'R(C)' sub-area with development restrictions and minor relaxation clauses.
- (b) Deletion of 'Market' from Column 2 in 'Residential (Group D)' and 'Village Type Development' zones.
- (c) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' in Column 2 of the 'Government, Institution or Community' zone.
- (d) Revision of the exemption clause for 'filing or excavation of land' in the Remarks for the 'Conservation Area' zone such that public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works are exempted from the requirement of planning permission.

25 February 2022

Town Planning Board