

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED TSEUNG KWAN O  
OUTLINE ZONING PLAN NO. S/TKO/28

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 8 September 2023 referred the approved Tseung Kwan O Outline Zoning Plan (OZP) No. S/TKO/28 (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/29.

The draft Tseung Kwan O OZP No. S/TKO/29 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 29 December 2023 to 29 February 2024 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, 6/F, 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 29 February 2024.

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/29 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, and the Survey and Mapping Office, Map Publications Centre (Kowloon), Ground Floor, 382 Nathan Road, Kowloon. The information on the place and hours at which the draft Tseung Kwan O OZP

No. S/TKO/29 can be inspected and the electronic version of the draft Tseung Kwan O OZP No. S/TKO/29 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/en/plan\\_making/S\\_TKO\\_29.html](https://www.tpb.gov.hk/en/plan_making/S_TKO_29.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/28  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

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

Item A — Rezoning of a site at Ying Yip Road from 'Comprehensive Development Area' ('CDA') to 'Other Specified Uses' annotated 'Film Studio and Related Uses' ('OU(Film Studio and Related Uses)').

Item B — Rezoning of a site at Hang Hau Road from 'Residential (Group C)1' ('R(C)1') to 'Residential (Group C)2' ('R(C)2').

Since the project of Cross Bay Link, Tseung Kwan O, and Tseung Kwan O—Lam Tin Tunnel have been completed, opportunity is taken to delete the annotations indicating their authorisation by the Chief Executive in Council under the Roads (Works, Use and Compensation) Ordinance (Chapter 370).

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

- (a) Incorporation of a new set of Notes for the 'OU(Film Studio and Related Uses)' zone with stipulation of building height restriction.
- (b) Deletion of the Remarks for the 'CDA' zone in relation to the site in Area 92.
- (c) Revision to the Remarks of the Notes for 'R(C)' zone to incorporate development restrictions for the 'R(C)2' sub-area.

29 December 2023

*Town Planning Board*