

**SUBMISSION OF THE DRAFT MA TAU KOK  
OUTLINE ZONING PLAN NO. S/K10/23A  
UNDER SECTION 8 OF THE TOWN PLANNING ORDINANCE  
TO THE CHIEF EXECUTIVE IN COUNCIL FOR APPROVAL**

**1. Introduction**

The purpose of this Paper is to seek Members' agreement that the draft Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/23A (**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 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 5.4.2016, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ma Tau Kok OZP, which was subsequently re-numbered as S/K10/22. On 7.2.2017, the CE in C referred the approved OZP No. S/K10/22 to the Town Planning Board (the Board) for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 17.2.2017 under section 12(2) of the Ordinance.
- 2.2 On 9.3.2018, the draft Ma Tau Kok OZP No. S/K10/23 incorporating amendments mainly to (a) amend the building height restriction (BHR) of a "Government, Institution or Community" ("G/IC") site at Lung Kong Road from 5 and 8 storeys to 60 mPD; (b) rezone a site at the junction of Ko Shan Road and Shansi Street from "G/IC" and "Residential (Group A)" ("R(A)") and an area shown as 'Road' to "R(A)3" with stipulation of BHR; (c) rezone Shansi Street from "G/IC" to an area shown as 'Road'; and (d) rezone a strip of land along Ko Shan Road from an area shown as 'Road' to "R(A)", was exhibited for public inspection under section 5 of the Ordinance.
- 2.3 During the two-month exhibition period, a total of six representations were received. On 18.5.2018, the representations were published for three weeks for public comments and a total of 142 comments were received.
- 2.4 After giving consideration to the representations and comments under section 6B(1) of the Ordinance on 28.9.2018, the Board noted the supportive representation, and decided not to uphold the remaining representations and that no amendment should be made to the draft OZP to meet the representations.

### 3. Submission to the Chief Executive in Council

- 3.1 In accordance with section 8 of the Ordinance, the Board shall submit the draft OZP, together with a schedule of the representations, the comments on representations, 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. Since the representation consideration process has been completed, the draft OZP is now ready for submission to the CE in C for approval.
- 3.2 For submission to the CE in C, the draft Ma Tau Kok OZP No. S/K10/23 has been renumbered as S/K10/23A (**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.
- 3.3 Upon the approval of the draft Ma Tau Kok OZP No. S/K10/23A by the CE in C, the approved OZP will be renumbered as S/K10/24.

### 4. Decision Sought

Members are invited to:

- (a) agree that the draft Ma Tau Kok OZP No. S/K10/23A 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 Ma Tau Kok OZP No. S/K10/23A at **Annex III** as an expression of the planning intention and objectives of the Board for the 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 OZP.

### 5. Attachments

<b>Annex I</b>	Draft Ma Tau Kok OZP No. S/K10/23A
<b>Annex II</b>	Notes of the draft Ma Tau Kok OZP No. S/K10/23A
<b>Annex III</b>	Explanatory Statement of the draft Ma Tau Kok OZP No. S/K10/23A

**TPB Paper No. 10491**

**For Consideration by  
the Town Planning Board on 9.11.2018**

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