

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED SHAU KEI WAN OUTLINE ZONING PLAN NO. S/H9/18

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 18 October 2022 referred the approved Shau Kei Wan Outline Zoning Plan (OZP) No. S/H9/18 (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 Shau Kei Wan OZP No. S/H9/19.

The draft Shau Kei Wan OZP No. S/H9/19 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 23 June 2023 to 23 August 2023 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 Hong Kong District Planning Office, 14th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong; and
- (v) the Eastern Home Affairs Enquiry Centre, Ground Floor, Eastern Law Courts Building, 29 Tai On Street, Sai Wan Ho, Hong Kong.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect 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 23 August 2023.

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 Shau Kei Wan OZP No. S/H9/19 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, 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. The Town Planning Board Paper related to the proposed amendments to the Plan and relevant information are now available at the Board’s website (https://www.info.gov.hk/tpb/en/whats_new/Website_S_H9_19.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 SHAU KEI WAN OUTLINE ZONING PLAN NO. S/H9/18
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A1 – Rezoning of a site at A Kung Ngam Village and its adjacent areas from “Open Space” (“O”), “Green Belt”, “Other Specified Uses” annotated “Business” (“OU(B)”), “Other Specified Uses” annotated “Comprehensive Recreational Development Area” and areas shown as ‘Road’ to “Residential (Group A)6” (“R(A)6”) with stipulation of building height restriction.
- Item A2 – Rezoning of a site at A Kung Ngam Village Lane from “O” and “OU(B)” to an area shown as ‘Road’.
- Item A3 - Rezoning of a site occupied by the Yuk Wong Po Din Temple and its proposed expanded area from “OU(B)” and “O” to “Government, Institution or Community” (“G/IC”).
- Item B - Rezoning of a site to the north of Ming Wah Dai Ha from “O”, “Residential (Group A)” (“R(A)”) and “G/IC” to “Residential (Group A)5” (“R(A)5”) with stipulation of building height restriction.
- Item C - Rezoning of a site at 5 A Kung Ngam Village Road from “OU(B)” to “Other Specified Uses” annotated “Business”¹ (“OU(B)1”) with the stipulation of building height restriction.
- Item D - Rezoning of a site at 456 Shau Kei Wan Road from “G/IC”, “O” and an area shown as ‘Road’ to “Government, Institution or Community(1)” (“G/IC(1)”) with the stipulation of building height restriction.

II. Amendment to the Notes of the Plan

- (a) Revision to the Remarks of the Notes for “R(A)” zone to incorporate development restrictions and requirements for the new “R(A)5” and “R(A)6” sub-zones.
- (b) Revision to “R(A)” zone to incorporate ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)5” and “R(A)6” only)’ under Column 1 and to correspondingly replace ‘Public Vehicle Park (excluding container vehicle)’ under Column 2 by ‘Public Vehicle Park (excluding container vehicle) (not elsewhere specified)’.
- (c) Incorporation of a plot ratio (PR)/GFA exemption clause for any floor space for use solely as Government, institution or community facilities as required by the Government for “R(A)5” and “R(A)6” zones.

- (d) Incorporation of a PR exemption clause for any floor space for use solely as public vehicle parks for the "R(A)5" zone.
- (e) Revision to the Remarks of the Notes for "G/IC" zone to incorporate development restrictions and requirements for the new "G/IC(1)" sub-zone.
- (f) Revision to Schedule I of the "OU(B)" zone to incorporate 'Hospital (wholesale conversion of existing building only) (for "OU(B)1" only)' under Column 1 and to correspondingly replace 'Hospital (for "OU(B)1" only)' under Column 2 by 'Hospital (not elsewhere specified) (for "OU(B)1" only)'.
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'Hospital (not elsewhere specified) (for "OU(B)1" only)'.
- (g) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Column 2 of the "R(A)" and "G/IC" zones.
- (h) Deletion of 'Market' from Column 2 of the "Comprehensive Development Area" zone and from Column 1 of the "Other Specified Uses" annotated "Residential cum Commercial and Community Facilities" zone.

23 June 2023

Town Planning Board