

## **TOWN PLANNING ORDINANCE (Chapter 131)**

### **AMENDMENTS TO THE APPROVED TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG OUTLINE ZONING PLAN NO. S/K11/31**

Pursuant to section 12(1)(b)(ii) of the Town Planning Ordinance (as in force immediately before the commencement of the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023 (25 of 2023) (the Amendment Ordinance)), the Chief Executive in Council (CE in C) on 27 June 2023 referred the approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan (OZP) No. S/K11/31 (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 Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/32.

The draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/32 showing the amendments is exhibited under section 5 of the Town Planning Ordinance as amended by the Amendment Ordinance (the Ordinance) for public inspection for a period of two months from 15 May 2026 to 15 July 2026 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 Kowloon District Planning Office, 14th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong; and
- (v) the Wong Tai Sin District Office, 6th Floor, Lung Cheung Office Block, 138 Lung Cheung Road, Wong Tai Sin, Kowloon.

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 15 July 2026.

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 CE in C 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 Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/32 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 Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/32 can be inspected and the electronic version of the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/32 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\\_K11\\_32.html](https://www.tpb.gov.hk/en/plan_making/S_K11_32.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 TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG  
OUTLINE ZONING PLAN NO. S/K11/31  
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 abutting Choi Hung Road from “Open Space” (“O”) and “Government, Institution or Community” (“G/IC”) to “Open Space (1)” and deletion of building height (BH) restriction.

Item A2 – Rezoning of a site abutting Sheung Hei Street from “O” and “G/IC” to “G/IC” and deletion of BH restriction.

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

- (a) Revision to paragraph (7)(a) of the covering Notes to allow provision, maintenance or repair of small unmanned aircraft take-off and landing facilities on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones.
- (b) Incorporation of ‘Place of Recreation, Sports or Culture (on land designated “Open Space (1)” only)’ and ‘Public Vehicle Park (excluding container vehicle) (on land designated “Open Space (1)” only)’ under Column 1 of the Notes for “O” zone; and corresponding revision of ‘Place of Recreation, Sports or Culture’ and ‘Public Vehicle Park (excluding container vehicle)’ to ‘Place of Recreation, Sports or Culture (not elsewhere specified)’ and ‘Public Vehicle Park (excluding container vehicle) (not elsewhere specified)’ respectively under Column 2 of the Notes for “O” zone.
- (c) Incorporation of ‘Government Use (not elsewhere specified)’ under Column 1 of Schedule I of the Notes for “Other Specified Uses” annotated “Business” (“OU(B)”) zone; and corresponding deletion of ‘Government Use (Police Report Centre, Post Office only)’ under Column 1 and ‘Government Use (not elsewhere specified)’ under Column 2 of Schedule I of the Notes for “OU(B)” zone.
- (d) Revision to the Chinese texts of the user term ‘Research, Design and Development Centre’ from ‘研究所、設計及發展中心’ to ‘研究、設計及發展中心’ in the Notes for “Comprehensive Development Area”, “G/IC” and “OU(B)” zones in accordance with the Master Schedule of Notes to Statutory Plans.