

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED PAK SHEK KOK (EAST) OUTLINE ZONING PLAN NO. S/PSK/13

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 25 January 2024 referred the approved Pak Shek Kok (East) Outline Zoning Plan (OZP) No. S/PSK/13 (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 Pak Shek Kok (East) OZP No. S/PSK/14.

The draft Pak Shek Kok (East) OZP No. S/PSK/14 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 21 August 2026 to 21 October 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 Sha Tin, Tai Po and North District Planning Office, 13th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (v) the Tai Po District Office, Ground Floor, Tai Po Government Offices Building, 1 Ting Kok Road, Tai Po, New Territories;
- (vi) the Sha Tin District Office, Ground Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (vii) the Tai Po Rural Committee, Room G01, Po Heung Estate, 1 Po Heung Street, Tai Po, New Territories; and
- (viii) the Sha Tin Rural Committee, 13 Pai Tau Street, Sha Tin, 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 21 October 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 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 (<https://www.tpb.gov.hk/>).

Copies of the draft Pak Shek Kok (East) OZP No. S/PSK/14 incorporating the amendments are available on payment of a fee at the 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 Pak Shek Kok (East) OZP No. S/PSK/14 can be inspected and the electronic version of the draft Pak Shek Kok (East) OZP No. S/PSK/14 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_PSK_14.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 PAK SHEK KOK (EAST) OUTLINE ZONING PLAN NO. S/PSK/13
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 Science Park Road from “Open Space” to “Other Specified Uses” annotated “Science Park (1)” (“OU(Science Park (1))”).

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 a new set of Notes for “OU(Science Park (1))” zone with development restrictions and requirement.
- (c) Deletion of ‘Market’ from Column 2 of the Notes for “Residential (Group B)1” (“R(B)1”), “R(B)2”, “R(B)5” and “R(B)6” zones in accordance with the Master Schedule of Notes to Statutory Plans (MSN).
- (d) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the Notes for “R(B)3”, “R(B)4” and “Government, Institution or Community” (“G/IC”) zones.
- (e) Revision to the Chinese text 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 “G/IC” zone in accordance with the MSN.
- (f) Revision to the planning intentions of the Notes for “OU(Science Park)” zone and “OU” zones (For All Other Sites) to reflect the latest planning circumstances.
- (g) Editorial amendments to the Chinese text of the Remarks of the Notes for “R(B)5” and “R(B)6” zones to align with the English text.

Town Planning Board

21 August 2026