

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

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Tseung Kwan O (TKO) Outline Zoning Plan (OZP) No. S/TKO/28 (**Attachment I**) as shown on the draft TKO OZP No. S/TKO/28A (the draft OZP) (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the draft OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 1.6.2021, the Chief Executive in Council under section 9(1)(a) of the pre-amended Ordinance¹, approved the draft TKO OZP, which was subsequently renumbered as S/TKO/28. On 18.6.2021, the approved TKO OZP No. S/TKO/28 (**Attachment I**) was exhibited for public inspection under section 9(5) of the pre-amended Ordinance.
- 2.2 On 8.9.2023, the Secretary for Development (SDEV) referred the approved TKO OZP No. S/TKO/28 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. On 15.9.2023, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

Proposed Film Studio Redevelopment at Ying Yip Road

- 3.1 The Clear Water Bay Film Studio built in 1958 is located at Ying Yip Road in TKO Area 92 at the north-eastern part of the New Town. The site is currently zoned "Comprehensive Development Area" ("CDA") on the OZP intended for comprehensive residential and/or commercial development/redevelopment subject to a maximum total gross floor area

¹ The "pre-amended Ordinance" refers to the Town Planning Ordinance as in force immediately before 1.9.2023.

(GFA) of 15,700m² and a maximum building height (BH) of 6 storeys over one level of carport (**Plan 1**). The current “CDA” zoning was to meet an objection submitted by the then land owners against the previous “Other Specified Uses” annotated “Film Studio” (“OU(Film Studio)”) (about 81%) and “Undetermined” (about 19%) zones on the first draft TKO OZP No. S/TKO/1 gazetted on 11.12.1992. The objector requested to rezone the site to “CDA” to facilitate the plan for comprehensive residential development. The residential development has not been pursued, and the site is currently still a film studio in operation.

- 3.2 The current land owner, Sil-Metropole Organization Limited, proposes to redevelop the existing film studio into a Film Production Park. Policy support is given from the Culture, Sports and Tourism Bureau with a view that the redevelopment proposal would revitalize the site to add much capability to the development of film production in Hong Kong from various fronts, such as upgrading facilities for developing digital movie shooting and post production, upscaling local production and encouraging co-production with other countries by providing accommodation for production team, as well as providing an incubation area for nurturing young film talents in Hong Kong. To facilitate the redevelopment proposal, it is proposed to rezone the site from “CDA”² to “OU(Film Studio and Related Uses)”.

Proposed House Redevelopment at Hang Hau Road

- 3.3 On 18.9.2020, the Rural and New Town Planning Committee (the Committee) of the Board partially agreed to a section 12A application (No. Y/TKO/5) to rezone part of the application site in TKO Area 36 at Hang Hau Road from “Residential (Group C)1” (“R(C)1”) to a suitable sub-area of “R(C)” to facilitate redevelopment of the site for eight 4-storey houses with a plot ratio (PR) of 1.0 and a BH of 4 storeys over one level of carport. To take forward the decision of the Committee, it is proposed to rezone the “R(C)1” portion of the application site to “R(C)2” with revised development restrictions (**Plan 1**).

4. Proposed Amendments

Amendment Item A – Rezoning of a Site at Ying Yip Road from “CDA” to “OU(Film Studio and Related Uses)” for Film Studio Redevelopment

The Site and its Surroundings (Plans 1, 2, 3, 4a and 4b)

- 4.1 The site under Item A (Item A Site) (about 4.27 ha) comprises Lots 368 and 371 in D.D. 224 and adjacent government land at Ying Yip Road (**Plan 2**). Lot 368 at the northern part is currently occupied by a film studio comprising a number of 1 to 4-storey (about 28mPD to 41mPD) buildings/structures including studios for film shooting, equipment warehouses, workshops and other related supporting facilities for film production uses. Lot 371 at the southern part is currently occupied by five 3-storey (about 25mPD) staff

² The Notes of the current “CDA” zone was prepared based on the Master Schedule of Notes to Statutory Plans, within which “Broadcasting, Television and/or Film Studio” is neither a Column 1 nor Column 2 use.

quarters buildings for the existing film studio. The film studios and staff quarters buildings are accessible by two separate access roads located at the north and northwest of the lots leading to Ying Yip Road.

- 4.2 The two private lots are located on a sloping ground descending topographically from north (about 43mPD) to south (about 14mPD), with existing buildings/structures scattered on a number of terraces (ranging from 22 to 37mPD) (**Plan 3**). The government land to the east, north and west of Lot 368 is mainly vegetated slopes with trees, within which the two access roads to Lots 368 and 371 are passing by.
- 4.3 A public housing development comprising two blocks with BHs of 40 to 42 storeys (not more than 170mPD) under construction at a higher platform (about 42mPD) is located to the northwest across Ying Yip Road. Areas to the immediate south and east are low-rise residential developments (1 to 3 storeys) including Hang Hau Village, Shui Bin Village and house-type developments in the “R(C)” sub-areas of the Clear Water Bay Peninsula North OZP. To the further south of the site are high-rise Fu Ning Garden (35 storeys, about 103 to 105mPD) and schools.

The Redevelopment Proposal

- 4.4 According to the land owner, while the film studio is still in operation, the buildings/structures are old, under safety risk and most of the facilities are outdated and not functioning properly which cannot meet modern film shooting and production standards and needs. Therefore, it is proposed to redevelop the existing film studio at Lot 368 into a Film Production Park encompassing film creation, shooting, distribution and trading functions which will revitalise Hong Kong’s film industry and support Hong Kong to become a film and television industry hub. The Film Production Park will serve as an international export base for digital film production and processing services, a research and development centre for digital film technology, a training hub, a gathering and incubation space as well as a centre for cultural exchange and copyright trading. The existing staff quarters located at Lot 371 and the adjacent government land including the two access roads would remain in-situ.
- 4.5 As shown on the indicative development scheme of the redevelopment proposal, Lot 368 will be developed into four areas comprising Film Studios (FS), Post-production and Creativity Hub (PCH), Elites’ Workshops cum Dormitories (EWD), as well as an outdoor filming area located at the centre (**Drawings 1 and 2**). There will be four building blocks with BHs ranging from 1 to 7 storeys (including one level of carport in PCH and EWD) (about 50 to 70mPD) to accommodate film studios, workshops, post production facilities, offices as well as other ancillary uses. Five film studios with headroom ranging from 14 to 24.5m to suit different film production and operation needs would be constructed. The EWD would be provided for short stay of movie production team to work and reside in the same building³.

³ The Film Production Park targets to attract 50 to 70 renowned movie writers and filming crews annually. The movie production team would range from 50 to 300 individuals depending on the movie size. The EWD would provide about 150 workshops cum dormitories for the movie production team with an average stay

According to the proposal, some of the facilities in the Film Production Park such as exhibition halls and movie rooms would be open for the general public while some of the studios would also be open to college students majoring in filming and advertising free of charge during the idling periods. Besides, various activities such as exhibitions and seminars would be organised to promote film education and knowledge sharing.

4.6 The major development parameters of the indicative development scheme for the Film Production Park at Lot 368 and the existing staff quarters proposed to remain in-situ at Lot 371 are summarised as follows:

Development Parameters	Indicative Development Scheme^[1] for the Film Production Park at Lot 368	Existing Staff Quarters^[2] at Lot 371
Zoning Area ^[3] (about)	42,700m ²	
Development Site Area (about)	17,094m ²	5,574m ²
Total GFA (about)	20,512.8m ² ^{[4][5]} (FS ^[6] : 1,300m ² PCH ^[6] : 12,072.8m ² EWD ^{[6][7]} : 7,140m ²)	2,807.3m ²
Site Coverage (SC)	not exceeding 30%	not exceeding 23%
No. of Blocks	4	5
BH (about)	50 to 70mPD	24.6mPD
No. of Storeys	1 to 7 (including 1 level of carport) (FS ^[8] : 1 PCH ^[8] and EWD: 7 (including 1 level of carport))	3
Total Car Parking Spaces & Loading / Unloading (L/UL) Bays	143	15
- Private Car Parking Spaces	120	15
- Motorcycle Parking Spaces	12	-
- L/UL Bays	11	-

Notes:

[1] The proposed scheme is indicative in nature and subject to change during detailed design stage.

- [2] No change in the existing development parameters at Lot 371.
- [3] The proposed “OU(Film Studio and Related Uses)” zone will include Lots 368 and 371 in D.D. 224 as well as adjoining government land.
- [4] According to the land owner, the proposed GFA is calculated from the development restrictions for Lot 368 under the existing land lease.
- [5] Assumes GFA exemption/non-accountable GFA for provision of carport, covered driveway and electrical and mechanical facilities, etc. subject to approval by the Building Authority at building plan submission stage.
- [6] Film studio and related uses comprises film studios, film and movie workshops, media centre, post-production studios, elites’ workshop and film production office.
- [7] Comprises ancillary facilities including dormitories (GFA of 5,950m²) and canteen. 150 workshops cum dormitories would be provided for accommodating a population of about 150.
- [8] High headrooms and design for film studios to meet the single storey requirement are subject to approval by the Building Authority at building plan submission stage.

Rezoning Proposal

- 4.7 Taking into account the policy directive as stated in paragraph 3.2 above, the site context and the surrounding characteristics, Item A Site is proposed to be rezoned from “CDA” to “OU(Film Studio and Related Uses)” to provide a clear planning intention to facilitate the redevelopment for a Film Production Park with film studio and related uses.
- 4.8 The maximum BH of 7 storeys for the “CDA” zone will be maintained without specifying that one of the storeys should be one level of carport to provide design flexibility i.e. a BH restriction of 7 storeys will be stipulated for the “OU(Film Studio and Related Uses)” zone. In determining the said maximum number of storeys, any basement floor may be disregarded.
- 4.9 According to the land owner, the proposed GFA for the Film Production Park in the indicative development scheme of about 20,512.8m² is calculated based on the current development restrictions of Lot 368 under existing land lease. While there is a maximum GFA in the existing “CDA” zone, it was mainly stipulated to facilitate comprehensive re-planning of the area for low-density residential development to ensure compatibility with the existing natural and built environment and the capacity of existing and planned infrastructure in the area. The proposed Film Production Park involves special-purpose building (e.g. film shooting studio) which may have special building design and spatial requirement to meet the operation needs (e.g. high headroom) where the exact GFA of the future development can only be confirmed at building plan submission stage. Given that BH restriction in terms of number of storeys has been stipulated for Item A Site and there are other mechanisms such as land lease to govern the development intensity of the proposed redevelopment, it is recommended not to impose a maximum GFA restriction for the “OU(Film Studio and Related Uses)” zone to allow design flexibility. There is generally no GFA restriction in the respective zonings for other film studio use in TKO OZP and other OZPs.

Land Use Compatibility

- 4.10 The proposed rezoning to facilitate the redevelopment of the Clear Water Bay Film Studio into a Film Production Park is basically reflecting the existing use and the proposed GFA in the indicative development scheme is calculated

based on the current development restrictions under the existing land lease. Also, the maximum BH control of the “CDA” zone will be maintained for the proposed “OU(Film Studio and Related Uses)” zone. The land use and development intensity of the proposed redevelopment of the film studio is considered not incompatible with the surrounding areas characterised by low to high-density residential developments as well as village type developments.

Technical Assessments

- 4.11 Technical assessments and reviews on traffic, environmental, sewage, visual, landscape and geotechnical aspects in the redevelopment proposal (**Attachment V**) conclude that the proposed redevelopment will not result in significant adverse impact in technical terms. Relevant government bureaux/departments have no adverse comments on the proposed redevelopment. The assessments and reviews are at Sections 4 to 4.6 and Appendices 2 to 5 of **Attachment V** and the findings are summarised in the following paragraphs.

Traffic Aspect

- 4.12 According to the Traffic Impact Assessment (TIA) (Appendix 3 of **Attachment V**), the traffic generation by the proposed redevelopment is considered minimal and would not induce significant adverse impact on the surrounding road network. The concerned junctions and road links in the vicinity along Ying Yip Road and Po Ning Road will operate within capacity. Also, to ensure safety of road users at the junctions between the access roads and Ying Yip Road, some existing roadside vegetation falling within the sightline area are proposed to be trimmed to reduce the height to below 1.05m. Commissioner for Transport (C for T) has no comment on the TIA from traffic engineering perspective.

Environmental Aspect

- 4.13 A Noise Impact Assessment (NIA) has been conducted to assess the potential traffic noise arising from the surrounding road networks, fixed noise sources in the vicinity, as well as potential noise impact generated from the proposed Film Production Park (Appendix 4 of **Attachment V**). The FS and CH would be air-conditioned and would not rely on openable windows for ventilation. For EWD, the predicted noise levels would comply with the noise criterion as listed in Hong Kong Planning Standards and Guidelines (HKPSG) for dormitory use. Therefore, no insurmountable traffic noise impact is anticipated. Besides, there is no potential fixed noise source within 300m from the boundary of Item A Site.
- 4.14 The NIA also demonstrates that the proposed redevelopment will not induce significant adverse noise impact on the surroundings. The outdoor filming area is located at the centre of Item A Site to minimise potential interference with the surrounding area. The planned fixed noise sources for the proposed development will be located and designed to comply with the standards stipulated in the HKPSG. Proper noise mitigation measures will be implemented to ensure any noisy activities will be in compliance with

relevant requirements, legislation and standards. The Director of Environmental Protection (DEP) has no comment on the NIA from environmental point of view.

Visual Aspect

- 4.15 According to the indicative development scheme, special urban design features will be incorporated in the layout and building disposition of the Film Production Park to reduce visual bulk. These include multi-level terraces, stepped BH profile, building separation, set back from lot boundary and opening up central area. While the proposed Film Production Park would have buildings higher than the existing structures, the maximum BH control for the “OU(Film Studio and Related Uses)” zone remains the same as the “CDA” zone. According to the photomontages (Items 4 and 5 of Appendix 2 of **Attachment V** as well as **Drawings 3 and 4**) and the BH profile of the surrounding context, the proposed BHs for the film studio and related uses, which are confined to 7 storeys ranging from 50 to 70mPD are considered not incompatible with the existing developments in the surrounding area, which have BHs ranging from 18 to 170mPD. The existing 3 storeys staff quarters at Lot 371 remained in-situ also serves as a visual buffer and transition for Hang Hau Village and Shui Bin Village located at the south.
- 4.16 The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) advises that considering the maximum BH control for the “OU(Film Studio and Related Uses)” zone remains the same as the “CDA” zone, and the surrounding context (including the “R(A)” zone of maximum BH of 170mPD to the northwest of the site), it is anticipated that the proposed development would not induce significant impact on the visual character of the surrounding environment. The Chief Architect/Advisory and Statutory Compliance, Architectural Services Department (CA/ASC, ArchSD) has no comment from architectural and visual impact point of view.

Landscape Aspect

- 4.17 The Site is situated in an area of miscellaneous urban fringe landscape character predominated by village houses, residential buildings and woodland. The proposed Film Production Park is not entirely incompatible with the existing landscape character of the surroundings. According to the Landscape Proposal and the Tree Survey (Items 6 and 11 of Appendix 2 of **Attachment V** as well as **Drawing 5**), the proposed development will involve the felling of 29 existing trees of common species within Lot 368. Trees located at the adjacent government land would not be affected under the redevelopment proposal. Landscape treatments such as planting of 29 new trees, shrub planting and provision of lawn are proposed within the site to mitigate the landscape impact, and a site coverage of greenery of about 30% would be provided (Item 7 of Appendix 2 of **Attachment V**). The propose development will not induce significant adverse landscape impact. CTP/UD&L, PlanD has no comment on the Landscape Proposal from landscape planning perspective.

Sewerage Aspect

- 4.18 According to the Sewerage Impact Assessment (SIA) (Appendix 5 of **Attachment V**), the sewage generated by the proposed redevelopment would be discharged to the planned public sewerage on Ying Yip Road via the proposed rising main. It is demonstrated that the capacity of the sewerage system is sufficient to cater for the sewerage generated from the proposed redevelopment. Significant adverse impact on the public sewage system in the vicinity is not anticipated. DEP and Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD) has no comment on the SIA.

Geotechnical Aspect

- 4.19 Slope features within the site will be treated and strengthened in accordance with the pertinent engineering regulations and guidelines. No significant geotechnical impact is anticipated. Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) has no comment on geotechnical aspect.

Amendment Item B – Rezoning of a Site at Hang Hau Road from “R(C)1” to “R(C)2” for House Redevelopment

- 4.20 The site under Item B (Item B Site) (about 0.34 ha) comprising major part of Lot 310 in D.D. 224 and adjacent government land, is currently occupied by some dilapidated 1 to 2-storey buildings and an outdoor swimming pool (**Plans 4a and 4c**). The site is located to the west of Hang Hau Road and is partly surrounded by vegetated slopes zoned “Green Belt” (“GB”). The surrounding developments include Shui Bin Village and Hang Hau Village to its southwest, as well as low-rise and low-density residential developments to its north (i.e. “R(C)1” zone with a maximum PR of 0.6 and a maximum BH of 2 storeys over one level of carport), east, and further northeast and southeast falling within the Clear Water Bay Peninsula North OZP (i.e. “R(C)” sub-areas with maximum PRs ranging from 0.2 to 0.6 and a maximum BH of 3 storeys including carport) (**Plans 1, 2, 3, 4a and 4c**).
- 4.21 A section 12A application (No. Y/TKO/5) proposed to rezone the application site from “R(C)1”, “GB” and an area shown as ‘Road’ to “R(C)2” and “GB” to facilitate house redevelopment. According to the applicant’s proposal, eight 4-storey houses with a PR of 1.0, a SC of 30% and a BH of 4 storeys over one level of carport will be developed at Item B Site (**Drawing 6**). On 18.9.2020, the Committee partially agreed to the application by rezoning the “R(C)1” portion of the application site to a suitable sub-area of “R(C)”.
- 4.22 To take forward the Committee’s decision, it is proposed to rezone Item B Site from “R(C)1” to “R(C)2” with revised development restrictions where the maximum PR to be increased from 0.6 to 1 and the maximum BH to be increased from 2 storeys over one level of carport to 4 storeys over one level of carport⁴.

⁴ SC restriction is not proposed for the “R(C)2” zone in accordance with the streamlined measures under the Joint Practice Note No. 7 in that Planning Department would only impose a more stringent SC restriction than that stipulated in the Building (Planning) Regulations for specific planning purposes in selected sites.

5. Provision of Government, Institution and Community (GIC) Facilities and Open Space

- 5.1 Taking into account the proposed amendments as mentioned above, the planned population of the TKO Planning Scheme Area would be about 473,900 persons. Based on the requirements under HKPSG, the existing and planned provision for GIC facilities in the TKO Planning Scheme Area are generally adequate (**Attachment VI**).
- 5.2 Although there will be shortfalls in elderly facilities, child care centres, day rehabilitation and residential care services, the HKPSG requirements for these facilities are long-term goals, the actual provision would be subject to consideration of the Social Welfare Department in the planning and development process as appropriate. These facilities should be carefully planned/reviewed by relevant government bureaux/departments, and premises-based GIC facilities could be incorporated in future development/redevelopment when opportunities arise.
- 5.3 There will be a surplus of 10.06 ha of district open space and 26.26 ha of local open space provision.

6. Proposed Amendments to Matters shown on the OZP

- 6.1 The proposed amendments as shown on the draft TKO OZP No. S/TKO/28A at **Attachment II** are as follows:
- (a) Item A (about 4.27 ha) (Plans 1, 2, 3, 4a and 4b)
- Rezoning of a site at Ying Yip Road from “CDA” to “OU(Film Studio and Related Uses)” (subject to a maximum BH of 7 storeys as stipulated in the Notes).
- (b) Item B (about 0.34 ha) (Plans 1, 2, 3, 4a and 4c)
- Rezoning of a site at Hang Hau Road from “R(C)1” to “R(C)2” (subject to a maximum PR of 1 and a maximum BH of 4 storeys over one level of carport as stipulated in the Notes).
- 6.2 Apart from the above proposed amendments, the following annotations for the completed road schemes would be deleted from the OZP to reflect the latest circumstances:
- annotations indicating the authorized projects of Cross Bay Link, Tseung Kwan O, and Tseung Kwan O – Lam Tin Tunnel are deleted as the projects have been completed and are now in operation.

7. **Proposed Amendments to the Notes of the OZP**

The proposed amendments to the Notes of the OZP (with additions in *bold and italics* and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration. The proposed amendments are summarised as follows:

“OU” zone

- (a) In relation to Item A mentioned in paragraph 6.1 (a) above, the Notes and the Remarks for the “OU” zone will be revised to incorporate the new “OU (Film Studio and Related Uses)” zone, and specify the maximum BH.

“CDA” zone

- (b) In relation to Item A mentioned in paragraph 6.1 (a) above, paragraphs (d) and (f) under the Remarks for the “CDA” zone will be deleted and paragraphs (c) and (g) will be amended.

“R(C)” zone

- (c) In relation to Item B mentioned in paragraph 6.1 (b) above, the Remarks for “R(C)” zone will be revised to incorporate development restrictions for the “R(C)2” sub-area including the maximum PR and BH.

8. **Revision to the Explanatory Statement of the OZP**

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP. The revised ES (with additions in *bold and italics* and deletions in ‘~~crossed-out~~’) are at **Attachment IV** for Members’ consideration.

9. **Plan Number**

Upon exhibition for public inspection, the OZP will be renumbered as S/TKO/29.

10. **Consultation**

Departmental Consultation

10.1 The proposed amendments to the OZP have been circulated to the following bureaux/departments for comment. No objection or adverse comments have been received and their comments (if any) have been incorporated into the proposed amendments to the OZP as appropriate.

- (a) SDEV;
- (b) Secretary for Culture, Sports and Tourism;
- (c) District Lands Officer/Sai Kung, Lands Department;

- (d) Project Manager (East), CEDD;
- (e) H(GEO), CEDD;
- (f) Project Team Leader/Housing, CEDD;
- (g) CA/ASC, ArchSD;
- (h) DEP;
- (i) Director of Housing;
- (j) District Officer (Sai Kung), Home Affairs Department;
- (k) C for T;
- (l) Chief Highway Engineer/New Territories East, Highways Department;
- (m) Chief Engineer/Construction, Water Supplies Department;
- (n) CE/MS, DSD;
- (o) Chief Building Surveyor/New Territories East (2) and Rail, Buildings Department;
- (p) Director of Agriculture, Fisheries and Conservation;
- (q) Director of Fire Services;
- (r) Director of Leisure and Cultural Services;
- (s) Commissioner of Police;
- (t) Director of Electrical and Mechanical Services; and
- (u) CTP/UD&L, PlanD.

Public Consultation

10.2 If the proposed amendments are agreed by the Committee, the draft OZP incorporating the amendments (to be renumbered to S/TKO/29 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. The Sai Kung District Council and the Hang Hau Rural Committee will be consulted of the proposed amendments during the exhibition period of the draft OZP.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Tseung Kwan O OZP No. S/TKO/28 as shown on the draft Tseung Kwan O OZP No. S/TKO/28A at **Attachment II** (to be renumbered as S/TKO/29 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Tseung Kwan O OZP No. S/TKO/28A (to be renumbered as S/TKO/29) as an expression of the planning intentions and objectives of the Board for various land use zones on the OZP; and agree that the revised ES is suitable for exhibition for public inspection together with the OZP.

12. Attachments

Attachment I	Approved TKO OZP No. S/TKO/28 (reduced scale)
Attachment II	Draft TKO OZP No. S/TKO/28A
Attachment III	Revised Notes of Draft TKO OZP No. S/TKO/28A
Attachment IV	Revised ES of Draft TKO OZP No. S/TKO/28A
Attachment V	Redevelopment Proposal in relation to Item A
Attachment VI	Provision of Major Community Facilities and Open Space in TKO OZP
Drawing 1	Master Layout Plan for Item A
Drawing 2	Cross Section Plan for Item A
Drawings 3 to 4	Photomontages for Item A
Drawing 5	Landscape Proposal for Item A
Drawing 6	Overall Block Plan under Section 12A Application No. Y/TKO/5 for Item B
Plan 1	Comparison of Existing and Proposed Zonings on the TKO OZP
Plan 2	Site Plan for Items A and B
Plan 3	Aerial Photo for Items A and B
Plans 4a to 4c	Site Photos for Items A and B

**PLANNING DEPARTMENT
DECEMBER 2023**