

# **TOWN PLANNING BOARD**

**TPB Paper No. 10818**

**For Consideration by  
The Town Planning Board on 8.4.2022**

**APPLICATION TO THE CHIEF EXECUTIVE  
UNDER SECTION 8(2) OF THE TOWN PLANNING ORDINANCE  
FOR EXTENSION OF TIME LIMIT FOR SUBMISSION OF THE  
DRAFT TSING YI OUTLINE ZONING PLAN NO. S/TY/31  
TO THE CHIEF EXECUTIVE IN COUNCIL FOR APPROVAL**

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**1. Introduction**

The purpose of this paper is to seek Members' agreement to apply to the Chief Executive (CE), under section 8(2) of the Town Planning Ordinance (the Ordinance), for an extension of time limit for submission of the draft Tsing Yi Outline Zoning Plan (OZP) No. S/TY/31 to the Chief Executive in Council (CE in C) for approval. The time limit for submission of the draft Tsing Yi OZP No. S/TY/31 is required to be extended for a period of six months from 2.6.2022 to 2.12.2022.

**2. Background**

- 2.1 On 2.7.2021, the draft Tsing Yi OZP No. S/TY/31 (**Annex I**) was exhibited for public inspection under section 5 of the Ordinance. The Schedule of Amendments is at **Annex II**. The amendments mainly involve rezoning of a site to the west of Tsing Yi Road West from "Green Belt" to "Residential (Group A)5" ("R(A)5") for public housing development. Amendments were also made to the Notes of the OZP in association with mainly the concerned rezoning and to the Explanatory Statement to update the general information for various land use zones to reflect the latest status and planning circumstances.
- 2.2 During the two-month exhibition period, a total of 5,277 valid representations were received. On 16.11.2021, the representations were published for public comments. Upon expiry of the three-week publication period, a total of 1,627 valid comments on the representations were received.
- 2.3 According to the statutory time limit, the draft Tsing Yi OZP No. S/TY/31 shall be submitted to the CE in C for approval on or before 2.6.2022.

**3. Need for Extension of the Statutory 9-month Time Limit**

Consideration of the representations and comments by the full Board under section 6B of the Ordinance was originally scheduled for 8.4.2022 and was subsequently rescheduled for 16.5.2022 in view of the latest situation of the novel coronavirus epidemic. It is anticipated that there will be insufficient time for the whole plan-making process including submission of the draft OZP to the CE in C for approval to be completed within the 9-month statutory time limit (i.e. on or before 2.6.2022). Hence, it is necessary to seek CE's agreement for an extension of the statutory time

limit for six months to allow sufficient time to complete the plan-making process of the draft OZP prior to its submission to the CE in C for approval.

**4. Decision Sought**

Members are invited to agree that the CE's agreement should be sought under section 8(2) of the Ordinance to extend the time limit for submission of the draft Tsing Yi OZP No. S/TY/31 to the CE in C for approval for a period of six months from 2.6.2022 to 2.12.2022.

**5. Attachments**

<b>Annex I</b>	Draft Tsing Yi OZP No. S/TY/31 (reduced size)
<b>Annex II</b>	Schedule of Amendments to the Draft Tsing Yi OZP No. S/TY/31

**PLANNING DEPARTMENT  
APRIL 2022**



圖例  
NOTATION

**ZONES**

COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	RIA	住宅 (甲類)
RESIDENTIAL (GROUP B)	RI(B)	住宅 (乙類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL	I	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
SITE OF SPECIAL SCIENTIFIC INTEREST	SSSI	具特殊科學價值地點

**COMMUNICATIONS**

RAILWAY AND STATION	RAILWAY STATION	鐵路及車站
RAILWAY AND STATION (UNDERGROUND)	RAILWAY STATION (UNDERGROUND)	鐵路及車站 (地下)
RAILWAY AND STATION (ELEVATED)	RAILWAY STATION (ELEVATED)	鐵路及車站 (高架)
MAJOR ROAD AND JUNCTION	MAJOR ROAD AND JUNCTION	主要道路及路口
ELEVATED ROAD	ELEVATED ROAD	高架道路

**MISCELLANEOUS**

PLANNING AREA NUMBER	1	規劃區編號
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	200	最高建築物高度 (在主水平基準上若干米)
PETROL FILLING STATION	P F S	加油站

**土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS**

USES	大約面積及百分比 APPROXIMATE AREA & % 公頃 HECTARES	% 百分比	用途
COMMERCIAL	2.50	0.23	商業
RESIDENTIAL (GROUP A)	103.90	9.74	住宅 (甲類)
RESIDENTIAL (GROUP B)	2.89	0.27	住宅 (乙類)
VILLAGE TYPE DEVELOPMENT	17.25	1.62	鄉村式發展
INDUSTRIAL	147.87	13.86	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	43.59	4.09	政府、機構或社區
OPEN SPACE	45.48	4.28	休憩用地
OTHER SPECIFIED USES	180.24	16.89	其他指定用途
GREEN BELT	420.06	39.37	綠化地帶
SITE OF SPECIAL SCIENTIFIC INTEREST	1.05	0.10	具特殊科學價值地點
MAJOR ROAD ETC.	102.20	9.57	主要道路等
TOTAL PLANNING SCHEME AREA	1067.03	100.00	規劃範圍總面積

夾附的《註釋》應這份圖則的一部分。  
現經修訂並按照城市規劃條例第 5 條展示。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN  
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER  
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S / T Y / 3 0 的修訂  
AMENDMENT TO APPROVED PLAN No. S / T Y / 3 0

AMENDMENT EXHIBITED UNDER SECTION 5  
OF THE TOWN PLANNING ORDINANCE

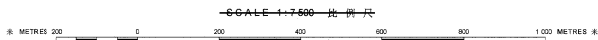
AMENDMENT ITEM A

(參看附表)  
(SEE ATTACHED SCHEDULE)

2021年7月2日 按照城市規劃條例第5條展示的  
核准圖編號 S / T Y / 3 0 的修訂  
AMENDMENT TO APPROVED PLAN No. S / T Y / 3 0 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON  
2 JULY 2021

Fiona LUNG 龔小玉  
SECRETARY  
TOWN PLANNING BOARD

香港城市規劃委員會依據城市規劃條例擬備的青衣分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
TSING YI - OUTLINE ZONING PLAN



規劃署遵照城市規劃委員會指示擬備  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S / T Y / 3 1

**SCHEDULE OF AMENDMENTS TO THE  
APPROVED TSING YI OUTLINE ZONING PLAN NO. S/TY/30  
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 to the west of Tsing Yi Road West from “Green Belt” to “Residential (Group A) 5” (“R(A)5”) with stipulation of building height restriction.

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

- (a) Revision to the Notes for the “R(A)” zone to incorporate ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)5” 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)’.
- (b) Revision to the Remarks of the Notes for “R(A)” zone to incorporate new development restrictions for “R(A)5” sub-zone and to specify the uses that may be disregarded when determining the maximum plot ratio in the sub-zone.

Town Planning Board

2 July 2021