

**SCHEDULE OF AMENDMENTS TO THE
APPROVED PING SHAN
OUTLINE ZONING PLAN NO. S/YL-PS/18
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site to the west of Fuk Hi Street in Wang Chau from “Green Belt” (“GB”) and “Open Storage” (“OS”) to “Residential (Group A)5” (“R(A)5”) .
- Item B – Rezoning of a site to the east of Tin Tsz Road in Ping Shan north from “Recreation” (“REC”) to “Residential (Group A)6” (“R(A)6”) .
- Item C – Rezoning of a site to the north of Ha Mei San Tsuen from “REC” to “Government, Institution or Community” (“G/IC”) .

II. Amendments to the Notes of the Plan

- (a) Revision of the Remarks of the Notes for “R(A)” zone to incorporate development restrictions for the new “R(A)5” and “R(A)6” sub-areas.
- (b) Revision of the Notes for the “R(A)” zone to incorporate ‘Public Vehicle Park (excluding container vehicle) (on land designated “Residential (Group A)4” (“R(A)4”), “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) Addition of a remark in the Notes for the “R(A)” zone to specify that in determining the maximum plot ratio for the “R(A)5” and “R(A)6” sub-areas, the area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community (GIC) facilities including school(s), as may be required by the Government, shall be deducted from calculation of the site area.
- (d) Addition of a remark in the Notes for the “R(A)” zone to specify that in determining the maximum plot ratio for the “R(A)4”, “R(A)5” and “R(A)6” sub-areas, any floor space that is constructed or intended for use solely as public vehicle park, public transport facilities and GIC facilities, as required by the Government, may be disregarded.

- (e) Deletion of 'Market' from Column 2 of the Notes for "Comprehensive Development Area", "Residential (Group B)", "Residential (Group E)", "Village Type Development" and "Other Specified Uses" annotated "Heritage and Cultural Tourism Related Uses" zones.
- (f) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Column 2 of the Notes for "R(A)" and "G/IC" zones.
- (g) Revision of the Remarks of the Notes for "Conservation Area" zone on filling of land/pond or excavation of land.

Town Planning Board

7 May 2021

**List of Representers in respect of the
Draft Ping Shan Outline Zoning Plan No. S/YL-PS/19**

Comment No. TPB/R/S/YL-PS/19-	Name of Representer
R1	新界鄉議局 Heung Yee Kuk New Territories
R2	鄭森祺 (元朗屏山鄉大井圍及吳屋村村代表)
R3	黃永生 (元朗屏山鄉橫洲六村村代表)
R4	楊家安 (橫洲楊屋邨原居民村代表)
R5	屏山鄉鄉事委員會 Ping Shan Rural Committee
R6	陳月倫 (屏山鄉蝦尾新村村代表)
R7	張錦福 (屏山鄉鄉事委員會委員)
R8	鄧志學 (鄧維新堂司理人)
R9	馮少騰 (屏山鄉馮家圍村代表)
R10	馮少權 馮少強 郭桂英 (馮家圍村民)
R11	陳天佑
R12	梁仁維
R13	梁添維
R14	鄧偉堂
R15	廖駿凌
R16	潘永良
R17	鄭沛豪
R18	劉效良
R19	郭錦昌
R20	Lai Chun San
R21	鄧凱丰
R22	Chan Chi Wing
R23	鄧志學
R24	鄧志剛
R25	陳士誠
R26	鄧志堅
R27	梁新維
R28	鄧勵才
R29	鄧燦邦
R30	鄧志勇

R31	鄧喬丰
R32	鄧青年
R33	鄧德揚
R34	鄧偉揚
R35	鄧允傑
R36	陳志榮
R37	Tang Wing Hong
R38	陳清麟
R39	鄧耀榮
R40	Ho Siu Wing
R41	陳文偉
R42	何冠屏
R43	余穎儀
R44	莫秀顏
R45	黃麗新
R46	曾帶偉
R47	陳景良
R48	熊敏兒
R49	李沅汶
R50	黃洛英
R51	布偉雄
R52	劉錫文
R53	杜秋
R54	陸子峯
R55	鄧焯謙
R56	環宇建設有限公司 Universal Construction Company Limited
R57	環宇機械運輸有限公司 Universal Machine Transport Company
R58	天輝工程有限公司 Natural Shine Engineering Limited
R59	張妹
R60	Mary Mulvihill
R61	Fung Kam Lam
R62	Wong Hoi Yan

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Comment No. TPB/R/S/YL-PS/19-	Name of Commenter
C1	環保觸覺 Green Sense
C2	香港觀鳥會 Hong Kong Bird Watching Society
C3	鄧志強 (元朗區議員)
C4	Mary Mulvihill