

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/18

In the exercise of the power conferred by section 12(1)(b)(ii) of the Town Planning Ordinance (the Ordinance), the Chief Executive in Council (CE in C) on 9 July 2019 referred the approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/18 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 Ping Shan OZP No. S/YL-PS/19.

The draft Ping Shan OZP No. S/YL-PS/19 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 7 May 2021 to 7 July 2021 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 Tuen Mun and Yuen Long West District Planning Office, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (v) the Yuen Long District Office, Yuen Long District Office Building, 269 Castle Peak Road, Yuen Long, New Territories; and
- (vi) the Ping Shan Rural Committee, 139-147 Yuen Long On Ning Road, Yuen Long, 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 7 July 2021.

In accordance with section 6(2) of the Ordinance, a representation shall 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 draft plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the CE in C has made a decision in respect of the draft plan in question under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the revised Town Planning Board Guidelines No. 29B on “Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance” (TPB PG-No. 29B). Submission of representation should comply with the requirements set out in TPB PG-No. 29B. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under TPB PG-No. 29B, the representation submitted shall 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.info.gov.hk/tpb/>).

Copies of the draft Ping Shan OZP No. S/YL-PS/19 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 23rd Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong, and the Survey and Mapping Office, Map Publications Centre (Kowloon), Ground Floor, 382 Nathan Road, Kowloon. The electronic version of the plan can be viewed at the Board’s website.

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 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