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PROPOSED AMENDMENTS TO THE TSEUNG KWAN O OZP NO. S/TKO/28
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Representation Number:
TPB/R/S/TKO/29- R1

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PROPOSED AMENDMENTS TO THE TSEUNG KWAN O OZP NO. S/TKO/28

Item A: (about 4.27 ha) 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 (70mPD) as stipulated in the Notes).

Originally rezoned 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. The current land owner, Sil-Metropole Organization Limited, proposes to redevelop the existing film studio into a Film Production Park

Current OZP - GFA of 15,700m² and a maximum building height (BH) of 6 storeys over one level of carport. UNLIMITED GFA AND NO PR

Lot 368 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. Redevelop to 70mPD 131 Vehicle Parking. 17,094sq.m

Lot 371 at the southern part is currently occupied by five 3-storey (about 25mPD) staff quarters. The existing staff quarters located at Lot 371 and the adjacent government land including the two access roads would remain in-situ.

150 workshops cum dormitories 15 parking. 5,574sq.m

Strong Objections to deletion of 8.1.3 and the unlimited GFA and no PR requirement. It is clear from the images that the development will be extremely bulky (note that the paper confirms this) and significantly impact the views of the ridgeline behind. The proposed GFA is significantly greater than that permitted under the OZP. The project appears to be skipping the requirement of a Sec 12 or 16 application for amendments.

Item B: (about 0.34 ha) 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).

Y/TKO/5 Approved 18 Sept 2020 (Partially – 'GB' 763sq.m and 'Road' excluded)

Lot 310 in D.D. 224 and Adjoining Government Land, Hang Hau Road, Sai Kung

Site area : About 4,195.29m² Includes Government Land of about 479.2m²

Zoning ;"Res (Group C) 1", "Green Belt" and "Road"

Proposed Amendment : Rezone to "Res (Group C)2" and "Green Belt" 8 houses / 16 parking

Eight 4-storey houses / PR 1.0 / BH of 4 storeys over one level of carport.

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 carport. **STRONG OBJECTIONS TO 'RES C 2' AMENDMENT**

Object to the almost doubling of both PR and BH. This is out of character with the surrounding area and creates a significant visual impact that diminishes public enjoyment of the verdant background.

House No 1 is on the borderline of the lot and indicates possible impact on the adjoining land that is "GB' and Government Land.

This development is on a site surrounded by trees. The portion zoned Res appears to be due to historical reasons as there is an old low-rise home on the site. The development of a clump of medium height buildings will not only greatly diminish the integrity of the GB and its existing eco-system, it will also encourage applications for further development on the GB.

Development on GB was supported under the 'urgent need of land for housing' scam but this can no longer be justified as there is now a glut of private residential that will take years to market.

Mary Mulvihill

