

TERRY YEUNG & LAI
SOLICITORS

in association with Messrs. Kong & Chang, Solicitors

黎 楊
雅 寶
明 林
律 師
行Date : 3rd May 2011
Your Ref. :
Our Ref. : WTY/E9774/11Please reply to: Head Office
 Sheung Shui Branch
 Tai Po Branch**By Fax (2877 0389) and By Post**Town Planning Board,
Town Planning Department,
17/F., North Point Government Offices,
333 Java Road, North Point, Hong Kong**URGENT**Partners:
TERRY P.L. YEUNG
LL.B.
楊寶林律師
TEL NO. 23162078**K. K. LAI**
LL.B.
黎國光律師
TEL NO. 28518265**JACKIE K. Y. LAM**
LL.B.
林香苗律師Consultants:
SUNG WING KWONG
B.SOC.SC.
宋榮光律師
China-Appointed Attesting Officer
Notary Public
TEL NO. 26682662**RAY C. L. HUNG**
LL.B.
洪俊良律師
TEL NO. 24998799**JEFF T. Y. WONG**
LL.B.
黃天佑律師
TEL NO. 28518365Assistant Solicitor:
GRACE CHIN
BBA
錢諾思律師

Dear Sirs,

Re : Requisitions to Tseung Kwan O Outline Zoning Plan No.S/TKO/18A

We act for Ms. Fong Kwok Shan Christine, Sai Kung District Councilor and a resident of the Tseung Kwan O area, in the captioned matter.

We are instructed that your department issued an intended Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/18A ("Plan No.18A") for replacement of the previous Draft Tseung Kwan O Outline Zoning Plan No. No.S/TKO/18 ("Plan No.18"). Upon perusal, we note there are substantive errors therein :-

1. The Land Boundaries of Area Lot No.137 and Area Lot No.101 therein appear to be wrong. We note from Plan No.18 that the part marked "Area A1" therein has always been part of Area Lot No.137, but in Plan No.18A Plan "Area A1" was wrongly included as part of Area Lot No.101. Kindly clarify in this regard.
2. The Land Boundary for Country Park therein appears to be amended. We note that "Area A2" as shown in Plan No.18 has always been part of the Clear Water Bay Country Park, but in Plan No.18A "Area A2" was amended to be included in Lot No.101. Kindly confirm if approvals from the Legislative Council and relevant Government Department has been obtained. In this regard, we wish to draw your attention that similar attempt for amendment of the Country Park Boundary through Administrative Order has been repealed by the Legislative Council on 13th October 2010.
3. A clear comparison can be made between Plan No.18A and Plan No.18. In Plan No.18, the said "Area A1" and "Area A2" were shown as part of the amendment to the Development Plan, and their change in usage are shown accordingly. However, the same indications are missing from Plan No.18A.

.../2

Head Office 總行 :
Rooms 1411-1412, Wing On Centre,
No.111 Connaught Road, Central, Hong Kong
香港中環干諾道中111號永安中心1411-1412室
Tel No.(電話) : 23662088
Fax No.(圖文傳真) : 23162098Sheung Shui Branch 上水分行 :
Unit 22B, Level 9, Landmark North,
No. 39 Lung Sum Avenue, Sheung Shui, N.T., Hong Kong
香港新界上水龍琛路39號上水廣場9字樓22B室
Tel No.(電話) : 26682662
Fax No.(圖文傳真) : 26682283Tai Po Branch 大埔分行 :
Unit 8, G/F., Fook On Building, 53 Wan Tau Street,
Tai Po, N.T., Hong Kong
香港新界大埔運頭街53號福安樓地下8號舖
Tel No.(電話) : 26669882
Fax No.(圖文傳真) : 26669800

TERRY YEUNG & LAI

SOLICITORS

in association with Messrs. Kong & Chang, Solicitors

黎 楊
雅 寶
明 林
律 師
行

- 2 -

We note that pursuant to the Town Planning Ordinance (Cap.131), the draft plan will be subject to public inspection before submitted for approval from Chief Executive. We see that no proper public inspection could be conducted unless the above defects of Plan No.18A are redeemed.

In the circumstances, we request Plan No.18A be withdrawn and revised, in particular, to include the indication as shown in Plan No.18 for "Area A1" and "Area A2", before the same is formally issued. We are instructed that in case Plan No.18A is not withdrawn by the Government, legal proceedings for judicial review in this regard will be commenced without further notice.

Please let us have a reply in respect of the above as soon as possible.

Yours faithfully,


TERRY YEUNG & LAI

- c.c. (1) Subcommittee on Country Park (Designation) (Consolidation)
(Amendment) Order 2010
c/o Legislative Council Secretariat,
Legislative Council Building,
8 Jackson Road,
Central, Hong Kong
(By Fax (2537 1851) and By Post)
- (2) Environmental Protection Department
Regional Office (East)
5/F., Nan Fung Commercial Centre,
19 Lam Lok Street, Kowloon Bay, Kowloon
(By Fax (2756 8588) and By Post)
- (3) Agriculture, Fisheries and Conservation Department
5/F., Cheung Sha Wan Government Offices,
303 Cheung Sha Wan Road, Kowloon
(By Fax (2311 3731) and By Post)

Unit 8, 10th Floor,
53 Wan Tai Street, Tai Po, N.T.
香港新界大埔運頭街53號地F8號舖
Tel No.(電話): 26669882
Fax No.(圖文傳真): 26669800

Head Office 總行:
Rooms 1411-1412, Wing On Centre,
No.111 Connaught Road, Central, Hong Kong.
香港中環干諾道中111號永安中心1411-1412室
Tel No.(電話): 23662088
Fax No.(圖文傳真): 23162098

Sheung Shui Branch 上水分行:
Unit 22B, Level 9, Landmark North,
No. 39 Lung Sum Avenue, Sheung Shui, N.T.
新界上水龍琛路39號上水廣場9字樓22B室
Tel No.(電話): 26682662
Fax No.(圖文傳真): 26682283

Tai Po Branch 大埔分行:
Shop 74, 1st Floor, Fortune Plaza,
No. 4 On Chee Road, Tai Po, N.T.
新界大埔安慈路4號昌運中心一字樓74號舖
Tel No.(電話): 26669882
Fax No.(圖文傳真): 26669800