

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED CHA KWO LING, YAU TONG,
LEI YUE MUN OUTLINE ZONING PLAN NO. S/K15/25

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 16 March 2021 referred the approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/25 (the Plan) 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 Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/26.

The draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/26 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 3 December 2021 to 4 February 2022 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 Kowloon District Planning Office, 14th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong; and
- (v) the Kwun Tong District Office, Ground Floor, The Grande Building, 398 Kwun Tong Road, Kwun Tong, Kowloon.

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 4 February 2022.

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 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 Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/26 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 CHA KWO LING, YAU TONG, LEI YUE MUN
OUTLINE ZONING PLAN NO. S/K15/25
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. *Amendments to Matters shown on the Plan*

- Item A1—Rezoning of two sites abutting Cha Kwo Ling Road from 'Undetermined' ('U') and 'Green Belt' ('GB') and areas shown as 'Road' to 'Residential (Group A)8' ('R(A)8') with stipulation of building height restrictions.
- Item A2—Rezoning of a site to the north of the proposed 'R(A)8' zone and another site abutting Cha Kwo Ling Road from 'U' and 'GB' to 'Government, Institution or Community' ('G/IC').
- Item A3—Rezoning of a site abutting Cha Kwo Ling Road from 'U' to 'G/IC(1)'.
- Item A4—Rezoning of parcels of land to the east, west and northwest of the proposed 'R(A)8' zone from 'U', 'G/IC', 'Open Space' ('O') and 'GB' to areas shown as 'Road'.
- Item A5—Rezoning of two sites at the junction of Cha Kwo Ling Road and Wai Yip Street from 'O' to 'Other Specified Uses' annotated 'Amenity Area' ('OU(A)').
- Item A6—Rezoning of parcels of land to the east of the proposed 'R(A)8' zone from 'U' and 'O' to 'GB'.
- Item B1—Rezoning of parcels of land within the ex-Cha Kwo Ling Kaolin Mine Site (ex-CKLKMS) from 'Residential (Group B)2' ('R(B)2'), 'R(B)3', 'R(B)4' and 'O' to 'R(A)9' with stipulation of building height restrictions.
- Item B2—Rezoning of a parcel of land within the ex-CKLKMS from 'GB' to 'G/IC' with stipulation of building height restriction.

II. *Amendment to the Notes of the Plan*

- (a) Deletion of the clause for the 'U' zone from the Covering Notes.
- (b) Revision to the Remarks for 'Comprehensive Development Area' ('CDA') zone to incorporate requirements regarding public vehicle park for the 'CDA' zone at Yau Tong Bay.
- (c) Revision to the Remarks for 'R(A)' zone to incorporate development restrictions and requirements for the new 'R(A)8' and 'R(A)9' sub-zones.
- (d) Revision to the 'R(A)' zone to revise 'Public Vehicle Park (excluding container vehicle) (on land designated 'R(A)6' only)' to 'Public Vehicle Park (excluding container vehicle) (on land designated 'R(A)6', 'R(A)8 and 'R(A)9' only)' under Column 1, and to correspondingly replace 'Public Vehicle Park (excluding container vehicle) (except on land designated 'R(A)6')' under Column 2 by 'Public Vehicle Park (excluding container vehicle) (not elsewhere specified)'.
- (e) Revision to 'R(B)' zone to delete the 'R(B)3' and 'R(B)4' sub-zones.
- (f) Revision to the Remarks for 'Residential (Group E)' ('R(E)') zone to incorporate new development restriction for addition, alteration and/or modification of existing building for non-domestic use.
- (g) Revision to the 'G/IC' zone to incorporate 'Flat (Government Staff Quarters only) (on land designated 'G/IC(1)' only)' under Column 1, and to correspondingly replace 'Flat' under Column 2 by 'Flat (not elsewhere specified)'.
- (h) Incorporation of a new set of Notes for the 'OU(A)' zone.

- (i) Deletion of 'Market' from Column 1 of 'Commercial' zone and from Column 2 of the 'CDA', 'R(B)', Schedule I of 'R(E)' and 'Village Type Development' zones.
- (j) Revision to the 'R(A)' and 'G/IC' zones to revise 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Column 2.

3 December 2021

Town Planning Board