

TOWN PLANNING ORDINANCE (Chapter 131)
AMENDMENTS TO THE APPROVED KAI TAK
OUTLINE ZONING PLAN NO. S/K22/6

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 1 June 2021 referred the approved Kai Tak Outline Zoning Plan (OZP) No. S/K22/6 (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 Kai Tak OZP No. S/K22/7.

The draft Kai Tak OZP No. S/K22/7 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 10 December 2021 to 10 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;
- (v) The Kowloon City District Office, Lower Ground Floor, Kowloon City Government Offices, 42 Bailey Street, Hung Hom, Kowloon;
- (vi) The Wong Tai Sin District Office, Unit 201, 2nd Floor, Lung Cheung Office Block, 138 Lung Cheung Road, Wong Tai Sin, Kowloon; and
- (vii) 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 10 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 Kai Tak OZP No. S/K22/7 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 KAI TAK OUTLINE ZONING PLAN NO. S/K22/6
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

I. *Amendments to Matters shown on the Plan*

- Item A — Revision to the stipulated building height restriction for the site zoned 'Comprehensive Development Area (4)' ('CDA(4)') on the south-eastern side of Olympic Avenue and the north-eastern side of Muk Lai Street.
- Item B — Rezoning of a site on the south-eastern side of Olympic Avenue and the south-western side of Muk Lai Street from 'Commercial (3)' ('C(3)') to 'Residential (Group A)6' ('R(A)6') with stipulation of building height restriction.
- Item C — Rezoning of three sites situated between Olympic Avenue and Road L16 from 'C(3)' to 'R(A)5' with stipulation of building height restrictions and addition of two symbols on the Plan for linking up the three sites.
- Item D — Re-alignment of the areas shown as 'Underground Shopping Street'.
- Item E1 — Rezoning of a strip of land along the north-western boundary of Kai Tak Sports Park from 'Other Specified Uses' ('OU') annotated 'Stadium' ('OU(Stadium)') to 'Open Space' ('O').
- Item E2 — Rezoning of a parcel of land at Shing Kai Road from an area shown as 'Road' to 'O(2)'.
- Item E3 — Rezoning of a parcel of land at Shing Kai Road from 'O(2)' to an area shown as 'Road'.
- Item F — Rezoning of a site on the north-eastern side of Shing Fung Road and the south-eastern side of Shing King Street from 'C(4)' to 'Residential (Group B)8' ('R(B)8').
- Item G — Rezoning of a site on the south-western side of Shing Fung Road and the north-western side of Shing King Street from 'C(7)' to 'R(B)9'.
- Item H — Rezoning of a site on the south-western side of Shing Fung Road and the south-eastern side of Shing King Street from 'C(5)' to 'R(B)10'.
- Item I — Rezoning of a site at the junction of To Kwa Wan Road and San Ma Tau Street from 'OU' annotated 'Tunnel Ventilation Shaft' ('OU(TVS)') and 'Government, Institution or Community' ('G/IC') to 'C(9)' with stipulation of building height restriction.
- Item J1 — Rezoning of a site to the south and southeast of the To Kwa Wan Road Pumping Station from 'G/IC', 'OU' annotated 'Waterfront Related Commercial, Cultural and Leisure Uses' ('OU(WRCCLU)') and 'O' to 'R(A)6' with stipulation of building height restriction.
- Item J2 — Rezoning of a parcel of land to the east of the To Kwa Wan Road Pumping Station from 'OU(WRCCLU)' to 'O'.
- Item K — Rezoning of Kwun Tong Ferry Pier from 'OU' annotated 'Pier' ('OU(Pier)') to 'OU(Pier)(1)'.
- Item L — Rezoning of a piece of land at Cha Kwo Ling Road from 'G/IC' to 'O'.

Removing the indicative alignment of the Environmentally Friendly Linkage System and Station from the Plan.

Showing the road alignment for the Trunk Road T2 authorized under the Roads (Works, Use and Compensation) Ordinance (Chapter 370) on 11 November 2014 by the Permanent Secretary for Transport and Housing (Transport) on the Plan for information. The authorized road scheme shall be deemed to be approved pursuant to section 13A of the Town Planning Ordinance.

II. *Amendments to the Notes of the Plan*

- (a) Revision to the Remarks for the 'C' zone to incorporate development restrictions for the new 'C(9)' sub-area and to delete the 'C(3)', 'C(4)', 'C(5)' and 'C(7)' sub-areas.
- (b) Revision to the 'CDA' zone to replace 'Flat (on land designated 'CDA' and 'CDA(5)' only)', 'House (on land designated 'CDA' and 'CDA(5)' only)' and 'Residential Institution (on land designated 'CDA' and 'CDA(5)' only)' under Column 2 by 'Flat', 'House' and 'Residential Institution' respectively.
- (c) Revision to the Remarks for the 'CDA' zone to update the planning intention and incorporate the revised development restrictions for the 'CDA(4)' sub-area.
- (d) Revision to the Remarks for the 'R(A)' zone to incorporate development restrictions and requirements for the new 'R(A)5' and 'R(A)6' sub-areas.
- (e) Revision to the 'R(B)' zone to incorporate 'Social Welfare Facility (on land designated 'R(B)8', 'R(B)9' and 'R(B)10' only)' under Column 1 and 'School' under Column 2, and to correspondingly replace 'Social Welfare Facility' under Column 2 by 'Social Welfare Facility (not elsewhere specified)'.
- (f) Revision to the Remarks for the 'R(B)' zone to incorporate development restrictions and requirements for the new 'R(B)8', 'R(B)9' and 'R(B)10' sub-areas and to replace 'Road D2' and 'proposed Shatin to Central Link' by 'Shing Kai Road' and 'MTR Tuen Ma Line' respectively.
- (g) Revision to the 'OU(Pier)' zone to incorporate 'Institutional Use (on land designated 'OU(Pier)(1)' only)' and 'Place of Recreation, Sports or Culture (on land designated 'OU(Pier)(1)' only)' under Column 1 and to incorporate the planning intention for the new 'OU(Pier)(1)' sub-area.
- (h) Revision to the 'OU(TVS)' zone to delete Schedule II (for existing industrial building).
- (i) Deletion of 'Market' from Column 1 of the 'C' and Schedule I of the 'OU' annotated 'Mixed Use' zones and from Column 2 of the 'CDA' and 'OU' annotated 'Tourism Related Uses to include Commercial, Hotel and Entertainment' zones.
- (j) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Column 1 of the 'OU(Stadium)' zone and under Column 2 of the 'R(A)' and 'G/IC' zones.

10 December 2021

Town Planning Board