

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED NGAU CHI WAN
OUTLINE ZONING PLAN NO. S/K12/16

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 4 October 2011 referred the approved Ngau Chi Wan Outline Zoning Plan (OZP) No. S/K12/16 (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 Ngau Chi Wan OZP No. S/K12/17.

The draft Ngau Chi Wan OZP No. S/K12/17 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 24 June 2022 to 24 August 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 Wong Tai Sin District Office, Unit 201, 2nd Floor, Lung Cheung Office Block, 138 Lung Cheung Road, Wong Tai Sin, 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 24 August 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 Ngau Chi Wan OZP No. S/K12/17 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. The Town Planning Board Paper related to the proposed amendments to the OZP and relevant information are now available at the Board’s website (https://www.info.gov.hk/tpb/en/whats_new/Website_S_K12_17.html) for public inspection.

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 'representor') and the authorized agent;
- (b) the processing of the representation which includes making available the name of the 'representor' for public inspection when making available the representation for public inspection; and
- (c) facilitating communication between the 'representor' 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 NGAU CHI WAN
OUTLINE ZONING PLAN NO. S/K12/16
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 two sites abutting Wing Ting Road from 'Residential (Group B)' ('R(B)'), 'Government, Institution or Community' ('G/IC'), 'Open Space' ('O'), 'Village Type Development' ('V') and areas shown as 'Road' to 'Residential (Group A)1' ('R(A)1') with stipulation of building height restrictions.

Item B — Rezoning of two pieces of land abutting Wing Ting Road and Lung Cheung Road from 'R(B)', 'G/IC' and an area shown as 'Road' to 'O'.

Item C — Rezoning of a strip of land along Lung Cheung Road from 'G/IC' to an area shown as 'Road'.

II. *Amendments to the Notes of the Plan*

- (a) Refinement to paragraphs 3(c) and (10) of the Covering Notes to clarify the planning intention with respect to 'existing use' and revise the definition of 'existing building'.
- (b) Revision to the 'R(A)' zone to incorporate 'Public Vehicle Park (excluding container vehicle) (on land designated 'R(A)1' 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) Revision to the Remarks for the 'R(A)' zone to incorporate development restrictions and requirements for the new 'R(A)1' sub-zone.
- (d) Revision to the Remarks for the 'R(A)' zone to incorporate development restriction to specify that the relevant maximum plot ratios of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building.
- (e) Deletion of 'Market' from Column 2 of the 'Comprehensive Development Area' ('CDA'), 'R(B)' and 'V' zones.
- (f) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Column 2 of the 'R(A)' and 'G/IC' zones.
- (g) Refinement to the planning intention of the 'O' zone.
- (h) Revision to the Remarks for the 'R(A)', 'R(B)' and 'Other Specified Uses' annotated 'Funeral Parlour' zones to incorporate minor relaxation clause for development restrictions.
- (i) Revision to the exemption clause on maximum plot ratio in the Remarks for the 'CDA', 'R(A)' and 'R(B)' zones to clarify that exemption of caretaker's quarters and recreational facilities are only applicable to those facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building.