

TOWN PLANNING ORDINANCE (Chapter 131)
AMENDMENTS TO DRAFT YAU MA TEI
OUTLINE ZONING PLAN NO. S/K2/22

Pursuant to section 7(1) of the Town Planning Ordinance (the Ordinance), the Town Planning Board (the Board) has made amendments to the draft Yau Ma Tei Outline Zoning Plan (OZP).

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 Yau Ma Tei OZP No. S/K2/23.

Pursuant to section 7(2) of the Ordinance, the draft Yau Ma Tei OZP No. S/K2/23 showing the amendments is exhibited for public inspection for a period of two months from 15 October 2021 to 15 December 2021 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 Tsuen Wan and West Kowloon District Planning Office, 27th Floor, Tsuen Wan Government Offices, 38 Sai Lau Kok Road, Tsuen Wan, New Territories; and
- (v) the Yau Tsim Mong District Office, Ground Floor, Mong Kok Government Offices, 30 Luen Wan Street, Mong Kok, 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 15 December 2021.

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 Chief Executive in Council 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 Yau Ma Tei OZP No. S/K2/23 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 DRAFT YAU MA TEI OUTLINE ZONING PLAN NO. S/K2/22
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A — Revision of the building height restriction for the 'Commercial' ('C') zones on the two sides of Nathan Road from 100mPD to 110mPD.
- Item B1 — Revision of the building height restriction for the 'Residential (Group A)' ('R(A)') zones from 80mPD to 100mPD.
- Item B2 — Rezoning of 'R(A)2' to 'R(A)' and revision of the building height restriction from 80mPD to 100mPD.

Showing the alignment of MTR Kwun Tong Line Extension and Sha Tin to Central Link railway scheme authorised by the Chief Executive in Council under the Railways Ordinance (Chapter 519) on the Plan for information. The authorised railway schemes 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 of the Notes for 'R(A)' zone to delete the provision for sites with an area of 400m² or more with permitted maximum building height restriction of 100mPD and to delete the 'R(A)2' sub-zone.
- (b) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Column 2 of 'R(A)' and 'Government, Institution or Community' ('G/IC') zones.
- (c) Revision to the Remarks of the Notes for 'G/IC(2)' zone to delete the building setback requirement.
- (d) Deletion of 'Market' from Column 1 of 'C' zone.
- (e) Deletion of 'Market' from Column 2 of 'Residential (Group B)' and Schedule I of 'Other Specified Uses' annotated 'Residential Development with Historical Building Preserved' zones.

15 October 2021

Town Planning Board