

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED NGAU TAU KOK AND KOWLOON BAY
OUTLINE ZONING PLAN NO. S/K13/30

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 Ngau Tau Kok and Kowloon Bay Outline Zoning Plan (OZP) No. S/K13/30 (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 Tau Kok and Kowloon Bay OZP No. S/K13/31.

The draft Ngau Tau Kok and Kowloon Bay OZP No. S/K13/31 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 31 December 2021 to 28 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, Eastcore, 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 28 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 Ngau Tau Kok and Kowloon Bay OZP No. S/K13/31 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 NGAU TAU KOK
AND KOWLOON BAY OUTLINE ZONING PLAN NO. S/K13/30
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

I. *Amendment to Matters shown on the Plan*

- Item A1 — Rezoning of a site to the north of Kai Fuk Road Flyover bounded by Wang Chiu Road, Sheung Yee Road and Cheung Yip Street from 'Other Specified Uses' ('OU') annotated 'Refuge Transfer Station' ('OU(RTS))' and an area shown as 'Road' to 'Commercial (1)' ('C(1)') with stipulation of building height restrictions.
- Item A2 — Rezoning of a site bounded by Wai Yip Street and Hoi Bun Road from 'Government, Institution or Community (1)' ('G/IC(1)'), 'OU(RTS)' and areas shown as 'Road' to 'Commercial (2)' ('C(2)') with stipulation of building height restrictions, and addition of a symbol to show the section of Cheung Yip Street within the site as 'Pedestrian Precinct/Street' on the Plan.
- Item A3 — Rezoning of a parcel of land at the junction of Wang Chiu Road/Hoi Bun Road to the immediate west of the proposed 'C(2)' zone from 'G/IC(1)' and an area shown as 'Road' to 'Open Space' ('O').
- Item A4 — Rezoning of a parcel of land at Hung Yip Street to the immediate southeast of the proposed 'C(2)' zone from 'G/IC(1)', 'Other Specified Uses' annotated 'Business' ('OU(B)') and an area shown as 'Road' to 'O'.
- Item A5 — Rezoning of several strips of land along Hoi Bun Road, Wang Chiu Road, Sheung Yee Road, Wai Yip Street and Shun Yip Street from 'G/IC(1)', 'OU(RTS)' and 'OU(B)' to areas shown as 'Road'.
- Item A6 — Rezoning of two strips of land along Cheung Yip Street from 'OU(RTS)' and 'G/IC(1)' to an area shown as 'Road', and addition of a symbol to show the aforesaid land together with the adjacent section of Cheung Yip Street as 'Pedestrian Precinct/Street' on the Plan.
- Item B — Rezoning of Yip On Factory Estate and the adjacent section of Wang Hoi Road from 'OU(B)' and an area shown as 'Road' to 'Residential (Group A)3' ('R(A)3') with stipulation of building height restriction.

II. *Amendments to the Notes of the Plan*

- (a) Revision to 'Commercial' ('C') zone to incorporate 'Hotel (on land designated 'C(2)' only)' under Column 1, and to correspondingly revise 'Hotel' to 'Hotel (not elsewhere specified)' under Column 2.
- (b) Revision to the planning intention of 'C' zone.
- (c) Revision to the Remarks for the 'C' zone to incorporate development restrictions and requirements for the new 'C(1)' and 'C(2)' sub-zones.
- (d) Revision to 'Residential (Group A)' ('R(A)') zone to incorporate 'Public Vehicle Park (excluding container vehicle) (on land designated 'R(A)3' only)' under Column 1, and to correspondingly revise 'Public Vehicle Park (excluding container vehicle)' to 'Public Vehicle Park (excluding container vehicle) (not elsewhere specified)' under Column 2.
- (e) Revision to the Remarks for the 'R(A)' zone to incorporate development restrictions and requirements for the new 'R(A)3' sub-zone.
- (f) Deletion of 'OU(RTS)' zone.

- (g) Deletion of 'Market' from Column 1 of the 'C', 'OU' annotated 'Mass Transit Railway Depot with Commercial and Residential Development Above' and 'OU' annotated 'Commercial Uses with Public Transport Terminus' zones and from Column 2 of 'Residential (Group B)' zone.
- (h) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Column 2 of the 'R(A)', 'Government, Institution or Community' and 'OU' annotated 'Commercial/Residential Development with Public Car Park and Public Transport Interchange' zones.

31 December 2021

Town Planning Board