

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED CHEUNG SHA WAN
OUTLINE ZONING PLAN NO. S/K5/37

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 7 December 2021 referred the approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/37 (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 Cheung Sha Wan OZP No. S/K5/38.

The draft Cheung Sha Wan OZP No. S/K5/38 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 28 January 2022 to 28 March 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 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 Sham Shui Po District Office, 4th Floor, Cheung Sha Wan Government Offices, 303 Cheung Sha Wan Road, 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 March 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/>).

The draft Urban Renewal Authority Cheung Wah Street/Cheung Sha Wan Road Development Scheme Plan (DSP) No. S/K5/URA3/1 has replaced the draft Cheung Sha Wan Outline Zoning Plan No. S/K5/38 relating to the area delineated and described therein from the date that the exhibition of the DSP is first notified in the Gazette on 28 January 2022. The annotation and delineation of the area delineated and described in the DSP on the draft Cheung Sha Wan Outline Zoning Plan No. S/K5/38 is for information only.

Copies of the draft Cheung Sha Wan OZP No. S/K5/38 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 CHEUNG SHA WAN OUTLINE ZONING PLAN NO. S/K5/37
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 Wang Cheong Factory Estate and the adjacent section of Tan Lai Street from 'Open Space' ('O') to 'Residential (Group A)11' ('R(A)11') with stipulation of building height restriction.
- Item B1 — Rezoning of a piece of land at the Sham Shui Po Sports Ground from an area shown as 'Road' to 'O'.
- Item B2 — Rezoning of a section of Cheung Sha Wan Road between Cheung Sha Wan Path and Hing Wah Street from 'Government, Institution or Community' ('G/IC') and 'O' to an area shown as 'Road'.
- Item B3 — Rezoning of a strip of land at Cheung Sha Wan Path from 'O' and an area shown as 'Road' to 'Other Specified Uses' annotated 'Business (3)' ('OU(B)3') with stipulation of building height restriction.
- Item B4 — Rezoning of a strip of land at Cheung Sha Wan Path from 'O' to 'OU(B)' with stipulation of building height restriction.
- Item C — Incorporation of the area covered by the approved Urban Renewal Authority (URA) Lai Chi Kok Road/Kweilin Street and Yee Kuk Street Development Scheme Plan (DSP) No. S/K5/URA1/2 into the Plan and zoning the area as 'R(A)12' with stipulation of building height restrictions.
- Item D — Incorporation of the area covered by the approved URA Hai Tan Street /Kweilin Street and Pei Ho Street DSP No. S/K5/URA2/2 into the Plan and zoning the area as 'R(A)13' with stipulation of building height restrictions.
- Item E1 — Rezoning of a site at Tai Po Road from 'Comprehensive Development Area' ('CDA') and 'Green Belt' ('GB') to 'Residential (Group C)7' ('R(C)7').
- Item E2 — Rezoning of a strip land at Tai Po Road from 'CDA' and 'GB' to an area shown as 'Road'.

Since the construction work of the Hong Kong Section of Guangzhou-Shenzhen-Hong Kong Express Rail Link has been completed, opportunity is taken to delete the annotations indicating its authorisation by the Chief Executive in Council under the Railway Ordinance (Chapter 519).

II. *Amendments to the Notes of the Plan*

- (a) Deletion of 'CDA' zone.
- (b) Revision to the 'R(A)' zone to revise 'Public Vehicle Park (excluding container vehicle) (on land designated 'R(A)2' and 'R(A)10' only)' to 'Public Vehicle Park (excluding container vehicle) (on land designated 'R(A)2', 'R(A)10' and 'R(A)11' only)' under Column 1.

- (c) Revision to the Remarks for the 'R(A)' zone to incorporate development restrictions and requirements for new 'R(A)11', 'R(A)12' and 'R(A)13' sub-areas.
- (d) Revision to the Remarks for the 'R(C)' zone to incorporate development restrictions for new 'R(C)7' sub-area.
- (e) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Column 2 of the 'R(A)' and Schedule I of 'G/IC' zones.
- (f) Deletion of 'Market' from Column 2 in Schedule I of 'Residential (Group E)' zone.

28 January 2022

Town Planning Board