

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE DRAFT NGAU TAU KOK AND KOWLOON BAY
OUTLINE ZONING PLAN NO. S/K13/28

Pursuant to section 7(1) of the Town Planning Ordinance (the Ordinance), the Town Planning Board (the Board) has made amendments to the draft Ngau Tau Kok and Kowloon Bay 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 Ngau Tau Kok and Kowloon Bay OZP No. S/K13/29.

Pursuant to the Court's ruling on three judicial reviews since the publication of the draft Ngau Tau Kok and Kowloon Bay OZP No. S/K13/26, the building height, non-building areas and building gap restrictions imposed on a 'Residential (Group A)' site near the junction of Kwun Tong Road and Choi Shek Lane, as previously shown on the draft Ngau Tau Kok and Kowloon Bay OZP No. S/K13/28, were quashed and the question of whether any restrictions should be imposed on the site was to be remitted to the Board for reconsideration. The Board has now made amendment to the OZP in respect of the site, i.e. Item C as shown in the Schedule of Amendments.

Pursuant to section 7(2) of the Ordinance, the draft Ngau Tau Kok and Kowloon Bay OZP No. S/K13/29 showing the amendments is exhibited for public inspection for a period of two months from 13 April 2017 to 13 June 2017 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, 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 13 June 2017.

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. Any person who intends to make representation is advised to read the 'Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance' (the Guidelines) for details. The Guidelines and the sample 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/K13/29 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 processing of the representation which includes making available the name of the person making the representation (hereafter known as 'representer') for public inspection when making available the representation for public inspection; and
- (b) 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
NGAU TAU KOK AND KOWLOON BAY OUTLINE ZONING PLAN NO. S/K13/28
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 at Wang Chiu Road to the north of Richland Gardens from 'Open Space' ('O') to 'Residential (Group A)' ('R(A)') with stipulation of building height restriction and addition of a symbol on the Plan to link the two 'R(A)' sites.
- Item B — Rezoning of a site at Wang Chiu Road to the north of Richland Gardens from 'O' to 'Government, Institution or Community' ('G/IC') with stipulation of building height restriction.
- Item C — Stipulation of building height restriction on a site zoned 'R(A)' near the junction of Kwun Tong Road and Choi Shek Lane.
- Item D1 — Rezoning of a small piece of land at Kwun Tong Road to the north of Kai Yip Estate from 'O' to 'G/IC' with stipulation of building height restriction.
- Item D2 — Rezoning of four strips of land along Prince Edward Road East, Kwun Tong Road, Wang Chiu Road and Wang Kwong Road from 'O' and 'G/IC(2)' to areas shown as 'Road'.

II. *Amendments to the Notes of the Plan*

- (a) Incorporation of 'Art Studio (excluding those involving direct provision of services or goods)' as a Column 1 use in Schedule II of the 'Other Specified Uses' annotated 'Business' zone and corresponding amendment to replace 'Place of Recreation, Sports or Culture' under Column 2 by 'Place of Recreation, Sports or Culture (not elsewhere specified)'.
- (b) Revision to the Covering Notes to include allowance for rail facilities in paragraph 7(a) and to correspondingly delete 'railway track' in paragraph 8.

13 April 2017

Town Planning Board