

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED CHA KWO LING, YAU TONG,
LEI YUE MUN OUTLINE ZONING PLAN NO. S/K15/23

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 5 April 2016 referred the approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/23 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 Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/24.

The draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/24 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 24 June 2016 to 24 August 2016 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 24 August 2016.

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. 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 Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/24 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
APPROVED CHA KWO LING, YAU TONG, LEI YUE MUN
OUTLINE ZONING PLAN NO. S/K15/23
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 a site at the junction of Yan Wing Street and Cha Kwo Ling Road from 'Green Belt' ('GB') to 'Residential (Group A)' ('R(A)') with stipulation of building height restriction.
- Item B1—Rezoning of a site at Ko Chiu Road from 'Other Specified Uses' annotated 'Ventilation Building' ('OU(Ventilation Building)'), 'Government, Institution or Community' ('G/IC') and 'GB' to 'R(A)7' with stipulation of building height restriction.
- Item B2—Rezoning of a strip of land at Ko Chiu Road from 'OU(Ventilation Building)' and 'G/IC' to an area shown as 'Road'.
- Item B3—Rezoning of a site at Ko Chiu Road from 'OU(Ventilation Building)' and 'G/IC' to 'R(A)' with stipulation of building height restriction.
- Item C — Rezoning of a piece of land to the south of Yau Tong No.2 Fresh Water Service Reservoir at Ko Chiu Road from 'G/IC' to 'GB'.
- Item D — Rezoning of a piece of land covering the northern part of Yau Tong No.2 Fresh Water Service Reservoir at Ko Chiu Road from 'GB' to 'G/IC' and a strip of land to the south of Ko Chun Court from 'GB' to 'R(A)'.

II. *Amendments to the Notes of the Plan*

- (a) Revision to the Notes of the 'R(A)' zone by including 'Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances (on land designated 'R(A)7' only)' in Column 1 use of the User Schedule, and corresponding revision of the use from 'Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances' to 'Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances (except on land designated 'R(A)7')' in Column 2 of the User Schedule.
- (b) Revision to the Remarks of the Notes to specify the development restriction for the 'R(A)7' sub-zone, and to add a remark clarifying the plot ratio calculation regarding railway facilities.
- (c) Incorporation of 'Art Studio (excluding those involving direct provision of services or goods)' as Column 1 use in the Schedule II for the Notes for the 'Other Specified Uses' annotated 'Business' and 'Residential (Group E)' zones, with corresponding amendments to replace 'Place of Recreation, Sports or Culture' under Column 2 by 'Place of Recreation, Sports or Culture (not elsewhere specified)' in the above zones.