

TOWN PLANNING ORDINANCE (Chapter 131)
AMENDMENTS TO THE APPROVED KAI TAK
OUTLINE ZONING PLAN NO. S/K22/4

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 16 September 2014 referred the approved Kai Tak Outline Zoning Plan (OZP) No. S/K22/4 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 Kai Tak OZP No. S/K22/5.

The draft Kai Tak OZP No. S/K22/5 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 17 February 2017 to 18 April 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;
- (v) the Kowloon City District Office, Lower Ground Floor, Kowloon City Government Offices, 42 Bailey Street, Hung Hom, Kowloon;
- (vi) the Wong Tai Sin District Office, Unit 201, 2nd Floor, Lung Cheung Office Block, 138 Lung Cheung Road, Wong Tai Sin, Kowloon; and
- (vii) 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 18 April 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 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 Kai Tak OZP No. S/K22/5 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 KAI TAK OUTLINE ZONING PLAN NO. S/K22/4
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

I. *Amendments to Matters shown on the Plan*

Kai Tak City Centre

- Item A1 — Rezoning of an area to the north of the proposed Shatin to Central Link To Kwa Wan Station from 'Government, Institution or Community' ('G/IC'), 'Commercial (3)' ('C(3)') and areas shown as 'Road' and 'Pedestrian Precinct/Street' to 'Open Space (3)' ('O(3)').
- Item A2 — Rezoning of a strip of land between Road D1 and Road L16 from 'C(3)', 'G/IC' and area shown as 'Pedestrian Precinct/Street' to area shown as 'Road'.
- Item A3 — Rezoning of an area abutting Road D1 from 'C(3)' to 'G/IC' with stipulation of building height restriction.
- Item A4 — Rezoning of an area at the western end of Road L16 from 'O' to area shown as 'Road', a strip of land at the western end of Road L16 from 'O' and area shown as 'Road' to area shown as 'Pedestrian Precinct/Street', and an area to the further south-east of the said 'Pedestrian Precinct/Street' from area shown as 'Road' to 'O'.
- Item B — Revision to the stipulated building height restrictions for four sites zoned 'C(3)' abutting Road L7 and to the north of Road L16 and rezoning of a site near the western end of Road L16 from 'G/IC' and area shown as 'Pedestrian Precinct/Street' to 'C(3)' with stipulation of building height restriction and designation of non-building area (NBA).
- Item C — Revision to the stipulated building height restrictions for three sites to the north-east and south-east of Road L7 zoned 'Comprehensive Development Area (3)' ('CDA(3)'), 'CDA(4)' and 'CDA(5)' and designation of land along the frontages of the three sites facing the 'O(3)' zone as areas for 'Shop and Services' and 'Eating Place' uses only.
- Item D1 — Rezoning of a site at the southern end of Road L7 from 'Residential (Group B)1' ('R(B)1') to 'R(B)6' with stipulation of building height restriction.
- Item D2 — Rezoning of four sites zoned 'R(B)1' and a strip of land to the south-east of Road L16 zoned 'O' and area shown as 'Road' to 'Residential (Group A)4' ('R(A)4') with stipulation of building height restrictions and deletion of the designation of the area for 'Shop and Services' and 'Eating Place' uses only within these four sites.
- Item E — Rezoning of a site abutting Road L1 and Concorde Road from 'G/IC' to 'C(8)' with stipulation of building height restriction and designation of NBA.
- Item F — Revision to the stipulated building height restriction for a site zoned 'G/IC' at the junction of Road D2 and Road D3.
- Item G1 — Rezoning of two areas near the ring road of the proposed Central Kowloon Route from 'Other Specified Uses' annotated 'Amenity' ('OU(A)') and areas shown as 'Road' to 'O'.
- Item G2 — Rezoning of the areas near the junction of Road D2 and Road D3 from 'Other Specified Uses' annotated 'Tunnel Ventilation Shaft and Administration Building' to 'OU(A)'.

South Apron

- Item H1 — Rezoning of an area between Kai Fuk Road and the proposed Central Kowloon Route from 'G/IC' and areas shown as 'Road' to 'C(8)' with stipulation of building height restriction.
- Item H2 — Rezoning of an area abutting Road L10 from 'G/IC', 'O' and area shown as 'Road' to 'C(1)' with stipulation of building height restriction and rezoning of a strip of land at the junction of Road L10 and Road L18 from 'G/IC' to area shown as 'Road'.
- Item H3 — Rezoning of areas shown as 'Road' and 'G/IC' to 'Other Specified Uses' annotated 'Landscaped Elevated Walkway' ('OU(Landscaped Elevated Walkway)') to reflect the re-alignment of elevated walkways and corresponding deletion of the originally proposed elevated walkway by rezoning the areas zoned 'OU(Landscaped Elevated Walkway)' to 'C(1)', 'C(8)' and areas shown as 'Road'.
- Item H4 — Rezoning of an area at the north-western part of the South Apron near the proposed Central Kowloon Route from area shown as 'Road' to 'O'.
- Item I — Rezoning of two areas adjoining the existing petrol filling stations at Kai Fuk Road from 'G/IC' and areas shown as 'Road' to 'Other Specified Uses' annotated 'Petrol Filling Station' ('OU(PFS)') with stipulation of building height restriction and rezoning of two strips of land nearby from 'G/IC' to areas shown as 'Road'.
- Item J — Rezoning of an area between the proposed Central Kowloon Route and a site zoned 'G/IC' to the south-west of Kwun Tong Bypass from area shown as 'Road' to 'G/IC' and revision to the stipulated building height restriction of the enlarged 'G/IC' zone.
- Item K — Rezoning of an area to the south of the existing petrol filling stations at Kai Fuk Road from area shown as 'Road' to 'G/IC' with stipulation of building height restriction.
- Item L — Rezoning of a strip of land between two sites zoned 'G/IC' to the south of Kwun Tong Bypass from 'OU(Landscaped Elevated Walkway)' and area shown as 'Road' to 'G/IC' with stipulation of building height restriction and a strip of land across Road L18 from area shown as 'Road' to 'OU(Landscaped Elevated Walkway)'.
- Item M1 — Rezoning of an area between Kwun Tong Bypass and Trunk Road T2 from 'OU(A)', 'OU(Landscaped Elevated Walkway)' and areas shown as 'Road' to 'G/IC' with stipulation of building height restriction and revision to the stipulated building height restriction of the northern portion of a site zoned 'G/IC'.
- Item M2 — Revision to the stipulated building height restriction of a site zoned 'G/IC' at the junction of Cheung Yip Street and Shing Cheong Road.
- Item M3 — Rezoning of the southern part of a site near the junction of Road D4 and Shing Cheong Road from 'G/IC' to area shown as 'Road' and 'OU(Landscaped Elevated Walkway)'.
- Item M4 — Revisions to the building height sub-zone boundary and the respective stipulated building height restrictions for a site zoned 'G/IC' at the junction of Cheung Yip Street and Shing Cheong Road.
- Item M5 — Rezoning of two strips of land across Shing Cheong Road and Kwun Tong Bypass from areas shown as 'Road' to 'OU(Landscaped Elevated Walkway)' to reflect the re-alignment of the elevated walkways and corresponding deletion of the originally proposed elevated walkways by rezoning the respective walkways across Shing Cheong Road and Kwun Tong Bypass from 'OU(Landscaped Elevated Walkway)' to areas shown as 'Road'.
- Item N1 — Rezoning of a site at Cheung Yip Street from 'C(2)', 'Other Specified Uses' annotated 'Gas Pigging Station' and 'O' and area shown as 'Road' to 'R(B)2' with stipulation of building height restrictions and designation of two building height sub-zones.
- Item N2 — Rezoning of two areas from 'C(2)' and 'O' to areas shown as 'Road' and an area shown as 'Road' to 'O' to reflect the latest alignment of Kai Hing Road.

Runway Area

- Item O — Rezoning of four sites facing Kwun Tong Typhoon Shelter from ‘Residential (Group C)’ (‘R(C)’) to ‘R(B)7’, ‘R(B)5’ and ‘R(B)4’ with stipulation of building height restrictions.
- Item P — Rezoning of a site to the south-east of Road L12C from ‘R(C)’ to ‘C(4)’ with stipulation of building height restriction.
- Item Q — Rezoning of three sites facing To Kwa Wan Typhoon Shelter from ‘C(4)’ to ‘R(B)7’, ‘R(B)5’ and ‘R(B)4’ respectively with stipulation of building height restrictions.
- Item R — Rezoning of two sites abutting Road L13A from ‘C(4)’ to ‘C(7)’ and ‘C(5)’ respectively with stipulation of building height restrictions.
- Item S — Rezoning of a site to the west of Road D4 and its adjoining area from ‘R(C)’ and ‘O’ respectively to ‘R(B)5’ with stipulation of building height restriction and designation of NBAs.
- Item T — Rezoning of a site facing To Kwa Wan Typhoon Shelter and its adjoining area from ‘C(4)’ and ‘O’ respectively to ‘R(B)5’ with stipulation of building height restriction and designation of NBAs.
- Item U1 — Rezoning of an area abutting Road D3 from ‘O’ to ‘R(B)4’ with stipulation of building height restriction.
- Item U2 — Rezoning of an area to the further south of Road D3 facing To Kwa Wan Typhoon Shelter from ‘O’ to ‘R(B)4’ with stipulation of building height restriction and designation of NBAs.
- Item U3 — Rezoning of a strip of land and an area zoned ‘O’ to the south of Road D3 to areas shown as ‘Pedestrian Precinct/Street’ and area shown as ‘Road’ respectively.
- Item V1 — Rezoning of a site abutting Road D3 from ‘O’ to ‘G/IC’ with stipulation of building height restriction.
- Item V2 — Rezoning of a section of Road D3 from area shown as ‘Road’ to ‘O(2)’ for a proposed landscaped deck atop the relevant section of the road.

Cha Kwo Ling Waterfront

- Item W1 — Rezoning of a piece of land at Wai Yip Street/Cha Kwo Ling Road from ‘O’, ‘Other Specified Uses’ (‘OU’) annotated ‘Sewage Treatment Plant with Landscaped Deck Above’, ‘OU(PFS)’, ‘OU’ annotated ‘Tunnel Ventilation Shaft and Administration Building’ and areas shown as ‘Road’ to ‘G/IC’ with stipulation of building height restrictions and designation of two building height sub-zones.
- Item W2 — Rezoning of a site to the south-east of Kwun Tong Sewage Pumping Station from ‘OU’ annotated ‘Sewage Treatment Plant with Landscaped Deck Above’ to ‘OU(PFS)’ with stipulation of building height restriction.
- Item W3 — Rezoning of a site to the south-east of Kwun Tong Sewage Pumping Station from ‘OU’ annotated ‘Sewage Treatment Plant with Landscaped Deck Above’ to ‘O’.
- Item W4 — Rezoning of a strip of land connecting Wai Yip Street from ‘OU’ annotated ‘Sewage Treatment Plant with Landscaped Deck Above’ and ‘O’ to area shown as ‘Road’.
- Item W5 — Rezoning of an area to the west of Cha Kwo Ling Road from ‘OU’ annotated ‘Tunnel Ventilation Shaft and Administration Building’ and area shown as ‘Road’ to ‘O’.
- Item W6 — Rezoning of a strip of land along Cha Kwo Ling Road from ‘O’ and ‘OU’ annotated ‘Tunnel Ventilation Shaft and Administration Building’ to area shown as ‘Road’.
- Item W7 — Rezoning of an area along Cha Kwo Ling Road from area shown as ‘Road’ to ‘G/IC’ with stipulation of building height restriction.

Showing the railway alignment for the Shatin to Central Link authorized under the Railways Ordinance (Chapter 519) on 27 March 2012 and the road alignment for the Central Kowloon Route authorized under the Roads (Works, Use and Compensation) Ordinance (Chapter 370) on 5 January 2016 by the Chief Executive in Council respectively on the Plan for information. The authorized railway scheme and road scheme 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 the 'C' zone to revise the plot ratio restrictions for the 'C(3)' and 'C(4)' zones, and to incorporate plot ratio and site coverage restrictions for the new 'C(1)', 'C(5)', 'C(7)' and 'C(8)' zones and a clause clarifying the plot ratio calculation relating to railway facilities for a 'C(3)' site.
- (b) Revision to the Remarks of the Notes for the 'CDA' zone to revise the plot ratio restrictions for the 'CDA(3)', 'CDA(4)' and 'CDA(5)' zones, and to incorporate the requirement of the provision of 'Shop and Services' and 'Eating Place' uses in buildings not exceeding 2 storeys for the 'CDA(3)' and 'CDA(4)' zones.
- (c) Revision to the Remarks of the Notes for the 'R(A)' zone to stipulate the plot ratio restriction for the new 'R(A)4' zone.
- (d) Revision to the Schedule of Uses of the 'R(B)' zone to amend the provisions regarding the circumstances where 'Shop and Services' and 'Eating Place' uses are always permitted.
- (e) Revision to the planning intention of the 'R(B)' zone and incorporation of plot ratio and site coverage restrictions for the new 'R(B)4', 'R(B)5', 'R(B)6' and 'R(B)7' zones in the Remarks of the Notes for the 'R(B)' zone.
- (f) Revision to the Remarks of the Notes for the 'R(B)' zone to incorporate the requirement of the provision of 'Shop and Services' and 'Eating Place' uses in buildings not exceeding 2 storeys for the 'R(B)6' zone.
- (g) Deletion of the set of Notes for the 'R(C)' zone.
- (h) Incorporation of 'Place of Recreation, Sports or Culture (Water Sports/Water Recreation only)' as a Column 1 use in the Schedule of Uses for 'O' 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)'.
- (i) Revision to the planning intention of the 'O' zone.

17 February 2017

Town Planning Board