

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED MA TAU KOK
OUTLINE ZONING PLAN NO. S/K10/22

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 February 2017 referred the approved Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/22 (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 Ma Tau Kok OZP No. S/K10/23.

The draft Ma Tau Kok OZP No. S/K10/23 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 9 March 2018 to 9 May 2018 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 Kowloon City District Office, Lower Ground Floor, Kowloon City District Government Offices, 42 Bailey Street, Hung Hom, 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 9 May 2018.

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 Ma Tau Kok OZP No. S/K10/23 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 MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/22
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

I. *Amendments to Matters shown on the Plan*

- Item A — Revision to the building height restriction of a ‘Government, Institution or Community’ (‘G/IC’) site at Lung Kong Road from 5 and 8 storeys to 60 metres above Principal Datum.
- Item B — Rezoning of a site at the junction of Ko Shan Road and Shansi Street from ‘G/IC’ and ‘Residential (Group A)’ (‘R(A)’) and an area shown as ‘Road’ to ‘R(A)3’ with stipulation of building height restriction.
- Item C1 — Rezoning of Shansi Street from ‘G/IC’ to an area shown as ‘Road’.
- Item C2 — Rezoning of a strip of land along Ko Shan Road from an area shown as ‘Road’ to ‘R(A)’.

II. *Amendments to the Notes of the Plan*

- (a) Revision to the Remarks of the Notes for ‘R(A)’ zone to incorporate the ‘R(A)3’ zone.
- (b) Incorporation of ‘Public Vehicle Park (excluding container vehicle) (on land designated ‘R(A)3’ only)’ as a Column 1 use in the Notes for ‘R(A)’ zone and corresponding amendment to replace ‘Public Vehicle Park (excluding container vehicle)’ under Column 2 by ‘Public Vehicle Park (excluding container vehicle) (not elsewhere specified)’.
- (c) Revision to the exemption clause for plot ratio/gross floor area calculation in relation to caretakers’ quarters and recreational facilities in the Remarks of the Notes for the ‘Comprehensive Development Area’, ‘R(A)’, ‘Residential (Group B)’, ‘Residential (Group E)’ zones.
- (d) Incorporation of a clause in the Remarks of the Notes for the ‘R(A)’ zone stating the application of plot ratio of the existing building.

9 March 2018

Town Planning Board